

**DENBURY & TORBRYAN PARISH COUNCIL**

**Minutes of the Meeting Held Monday 3<sup>rd</sup> October 2016 at Denbury Village Hall**  
**Meeting Commenced 7.00pm**

**Present** – Cllr R White, Cllr T Brownhill, C Cllr A Dewhirst, Cllr Mrs H Wills, Cllr G Brendon (from item 4a), Cllr Mrs P Griffin, Cllr C Stacey, Cllr D Smith.

**In Attendance** – 26 Members of the Public, Amy Luxton from TDC & South Southwell from Devon Rural Housing Partnership, Donna Johnson from Southwestern Housing Society, Alan Fox from South Devon Rural Housing.

**Apologies for Absence** – D Cllr Mrs M Colclough, Cllr Mrs E Heaver.

**Declarations of Interest**

**3a) Cllr Mrs H Wills has declared an interest.**

**1) Public Time (Limited to 15 Minutes) –**

a) Sue Southwell – Affordable Housing, the Parish Council contacted the Housing Partnership as they were concerned that local people could not afford a new home in the Village, at present there is only one house for rent in Denbury at £800 per month and the level of house prices in Denbury mean that young people cannot afford to rent or buy a home in the Village and this is the same across many villages in Devon. In 2012 a housing needs survey was carried out and at that time there was a need for 4 households, in 2016 a further survey was done and there was a need for 9 households in the area wanting accommodation. A site finding exercise was done in the area and 6 sites in total looked like they may be suitable and after discussion with planners it was narrowed down to 3 sites and of these only 1 was deemed as suitable.

Amy Luxton – although there were originally several sites in the village the 1 only suitable and available site is now being looked at and the planning team at TDC in principle have agreed and DCC highways have also agreed subject to the correct visibility splays, sewerage has also been looked into and there is capacity for this.

Donna Johnson (South Western Housing Society) – in Rural Devon householders need 15 x their household income to own a home and in many cases this is not possible. South Western Housing specialise in building small sites in rural villages enabling young families to gain access to homes and stay in the villages where they grew up and not have to move away from the area.

Alan Fox - (South Devon Rural Housing Association) – small association which specialises in small rural developments working in conjunction with South Western Housing Society, the housing association have been looking at the site to see if a viable scheme can be done to fit 9 or 10 dwellings on the site. Various surveys are now being undertaken on the site including an ecology survey which takes some time. At this stage its very early days on the design of the homes but if from tonights meeting there is a positive outcome then a further more detailed design will be put forward for consultation.

- b) Mrs Jones – planning application which went through the Parish Council at the last meeting where there were comments that the plans were poor. Plans were drawn by the applicant on the agreement of TDC, however some revised plans have now been submitted to TDC which should now come back to the Parish Council.
- c) Parish Council Noticeboard – Mrs V White has volunteered to paint this, all Cllrs were in agreement and many thanks from the Parish Council.

2) **Minutes** – Minutes of the Parish Council Meeting Held – Monday 5<sup>th</sup> September 2016.

The above minutes have been distributed and read. They were proposed by Cllr T Brownhill and seconded by Cllr C Stacey with all in agreement and duly signed by the Chairman – Cllr R White.

3) **Planning Applications Received from TDC –**

**Applications received from Teignbridge District Council**

- a) **Application no 16/02311/FUL – Mr R Lucas – 7 Townsend, Shute Lane – Single and two storey extensions to rear of property. Cllr Mrs H Wills has left the room. No objections from the Parish Council – proposed by Cllr C Stacey and seconded by Cllr Mrs P Griffin with all in agreement.**

**Decisions received from Teignbridge District Council – none.**

**Planning matters**

- a) **New Homes in Greenhill Lane – CIL payments – Letter from Nicola Bulbeck TDC – noted by the Parish Council.**
- b) **Fairfield Road & Moorland Avenue – The managing director of the company who own the road have now been given another 3 months to remedy the situation.**
- c) **Caravan at Stables on back Road to Ipplepen – Road from Owls to the back of Dornafield a caravan has now appeared – E-mail to Steve Hobbs at TDC and ask him to look at.**

4) **Matters Arising**

- a) Neighbourhood Plan – website start up – Cllr R White reported that at the last meeting it was asked if the Parish Council could lend the steering group some money to start up the website until the grant money comes through. All Cllrs were in agreement with this.
- b) Planting under the Village Sign on the Green – carried forward to the next meeting.
- c) Parish Council Vacancy – nothing at present.
- d) Denbury Allotments – Cllr Mrs E Heaver confirmed she would be speaking to sport England tomorrow to see what the position is regards the allotments and whether they would still support a grant on the new Pavillion. Elector Fund at TDC has also been applied for to help the Allotments start up.

- e) Parish Defibrillator – grant money being awaited from DCC and then it can be purchased and the school are in agreement with having it sited there.
- f) Torbryan Trough – quotation has been received for £528, all Cllrs were in agreement that this should go ahead, it is a specialist item so only one quote has been received.
- g) Village Hall Land – This needs to be looked at again, a steering group if possible needs to be formed.
- h) Purchase of a projector – Cllr E Heaver is looking into this, carried forward to the next meeting.

#### **5) Correspondence.**

- a) Local Government Boundary Commission – Electoral Review of Teignbridge – comments required by the end of October 2016.**

#### **6) Main Agenda.**

- a) Report from County Councillor – A Dewhirst – see written report.
- b) Report from District Cllr Mrs M Colclough & District Cllr D Smith – see written report.
- c) Playing Field Management Report.
  - 1) Annual Inspection Report – Cllr Mrs E Heaver will prepare a report for the next meeting.
- d) Village Hall Management Committee Report – Cllr T Brownhill reported - meeting held in September, window left of the stage will be replaced and costs being looked at. Quotes for re-sanding floor, electrics checked and villages in action events have been booked. Sink from ladies has been removed. Toddlers equipment to be removed as they are currently not operating. Next meeting 13<sup>th</sup> October 2016.
- e) Report on Teignbridge Association of Local Councils – circulated by e-mail to Cllrs.
- f) Footpath Reports – nothing to report.
- g) Reports from Parish Councillors of any external meetings attended.
  - 1) Cllr Mrs H Wills attended the new Parish Councillors meeting.
- h) Highways Matters.
  - 1) Pavement in Woodland Road – this is now badly breaking up and needs attention.
  - 2) The point of Horse Manure in the Village was raised – this is not in the Parish Councils remit.
  - 3) Refuse lorry driving onto private driveway at Wrenwell, they are damaging the private driveway and some quotes have been sent to TDC for the repair of this who have offered to pay 20% of the cost of the repair.

#### **7) Cheques for Signature –**

- Cheque no 979 = £250.00 – Oxfam (Books for Torbryan Library Project).**
- Cheque no 980 = £17.00 – NALC (Annual Subscription).**

Current Bank Balance – Parish Council – October 2016 = £12,203.93

Grant monies for new Playing Field Building £3,000 (held within PC Account).

- 8) Any Items to go onto next Parish Council meeting Agenda.
- a) Torbryan Phonebox.
  - b) Village Post Office.

There being no further business the meeting closed at 8.50pm

Next Meeting - Denbury Village Hall - Monday 7<sup>th</sup> November 2016 – 7.00pm.

**ANY MEMBER OF THE PUBLIC WHO HAS SPECIAL NEEDS AND REQUIRES A COPY OF THESE MINUTES SENT TO THEM – PLEASE CONTACT THE CLERK – 01364 654607**