

DITTISHAM PARISH COUNCIL
Incorporating the Hamlet of Capton and the Manors of Bozomzeal and Coombe

Approved Minutes of the meeting of Dittisham Parish Council held in Dittisham Village Hall, on Wednesday 2 December 2015 at 7.30 p.m.

Present: Cllr D Harris-Evans, Cllr R Bond, Cllr J Robinson, Cllr P Perry, Cllr K Wotton, Cllr P Coxon, Cllr P Unitt, and A Thom (Clerk).

1 member of the public was present.

148/15 Apologies:

Cllr M Faulkner (Chairman), Cllr J Tucker, & County Cllr J Hawkins.

Due to Cllr Faulkner's absence the meeting was chaired by the Vice-Chairman: Cllr Harris-Evans.

149/15 Declarations of interest in items on the agenda

None declared.

150/15 Minutes of the Meeting of the Parish Council held on 4 November 2015.

Cllr Perry queried the wording of 140/15.2 Ambulance access to Manor Street.

The Clerk explained why the minutes were factually correct. The Clerk updated the meeting on a positive response from South Western Ambulance Service to the Parish Council's letter. A site visit has been carried out by SWAS.

It was **resolved** to approve the minutes as circulated.

151/15 Public issues.

None raised.

152/15 Community Reports

152/15.1 Devon County Councillor

Deferred in the absence of Cllr Hawkins.

152/15.2 South Hams District Council Councillor

Deferred in the absence of Cllr Tucker.

153/15 Communication from South Hams District Council in relation to planning applications.

153/15.1 18/2560/14/F Ground Floor Flat, 2 Meadow Cottages, The Level, Dittisham, Dartmouth, TQ6 0EU. Householder application for proposed single-storey extensions to side and rear. Conditional approval.

153/15.2 18/0305/15/F Laburnum Cottage, Manor Street, Dittisham, Dartmouth, TQ6 0EX. Householder application for construction of ancillary garden building within the curtilage of Laburnum Cottage (resubmission of 18/2875/14/F). Conditional approval.

153/15.3. 18/0743/15/LB Laburnum Cottage, Manor Street, Dittisham, Dartmouth TQ6 0EX. Listed building consent for demolition of existing extension and construction of 2 storey extension, alterations to dwelling with associated landscaping and parking. Conditional approval.

153/15.4. 18/1744/15/F Landfast, Higher Street, Dittisham, Dartmouth, TQ6 0HT. Householder application for alterations and extension including new roof to provide new first floor accommodation, new double garage with associated driveway and landscaping. Conditional approval.

153/15.5. 15_18/1754/15/MIN Distins Boatyard, Old Mill Creek, Dartmouth. Non-material amendment to planning consent 15_18/0071/12/RM (revisions to floorplan and elevations). Conditional approval.

153/15.6. New SHDC Planning IT system

SHDC is currently implementing new IT system which will increase the efficiency of application processing.

154/15 Reports from Councillors with Specific Responsibilities / External Forums

154/15.1 Tree Officers/Ham Maintenance

The maintenance of the cleared area on the north Ham was discussed. A Clerk's Report on this project had been circulated with the Agenda.

- It was **resolved** that DPC's maintenance contractor will be asked to clear the patch of brambles remaining on land south of Shearwater to a 40cm sward with an estimated cost of £56.
- The Clerk was asked to write to Britannia Royal Naval College thanking the Cadets for their work on 7 December 2015 and welcoming them to return. The Clerk noted that the invasive privet observed in the tree survey would be a suitable project.
- It was agreed that DPC Tree Officers will obtain and plant 'whips'. The proposal to plant three larger 'specimen' trees on the more level part of the cleared area was raised and rejected. Cllr Robinson offered to provide the Clerk with information about suitable trees.
- The Clerk was asked to obtain prices to carry out tree works recommended in the tree survey to be presented for the January 2016 meeting.
- It was agreed that DPC's maintenance contractor would also be asked to reduce the height of the tall stump and chop the surface of all stumps to promote rot.
- The meeting agreed that Cllr Tucker would be asked to scrape the mud off the surface of Ham Lane and to place this mud to start extending the existing bank toward Riverside Road. Cllr Tucker has also offered remove the pile of cleared vegetation.

154/15.2 Ham Working Group

Cllrs reported on the Allianz Insurance Inspector's assessment visit which was carried out in the morning of the same day. The meeting was told that the Inspector had condemned the cradle seat swing unit and that the swings had been removed and stored by Cllrs. The Group proposes like for like replacement of the swing but to possibly relocate it so that the current location can be used for vehicular access to The Ham. The Group noted that fencing may become requirement rather than recommendation in the longer term and grouped siting of equipment with swings on the outside should be done to plan for this. The Clerk recommended a public consultation if the project moves beyond like for like replacement. The Working Party will present a formal plan for the project to the 6 January 2016 meeting.

154/15.3 Car Park Working Group

Cllr Perry reported that the Group had met on site in The Level Car Park with DPC's lawyer for the purchase. The lawyer is working to negotiate with SHDC to resolve issues with implementation of overage and pre-emption provisions in the purchase contract. The costs obtained from the two main local providers of pay and display machines and the quote from Western Power for a power connection were discussed. It was noted that in addition to the connection work quoted it would be necessary to pay for trenching and possibly a meter, and in the longer term electricity charges. It was agreed that the Clerk would accept Cale Briparc's offer to carry out a site visit to assess whether solar is a viable option in that location.. Clerk to arrange.

154/15.4 Shinnars Meadow trees adjoining Ham Lane

Cllr Perry stated that DPC would be liable if trees from Shinnars Meadow caused damage on Ham Lane. He asked what action has been taken by the owners and requested a copy of the tree report or a copy of the owner's insurance policy. The alternative view that the liability resides with the owners of the trees was discussed. The meeting agreed to ask the Clerk to liaise with owners of the trees requesting confirmation of insurance or information on action being taken regarding the trees.

154/15.5 Health Services Steering Group

Cllr Unitt reported that plans to build a new community hub health facility located in Townstal have been put on hold because it appears it would not be possible to ring fence proceeds from any sale of the Dartmouth Cottage Hospital and the Dartmouth Clinic.

155/15 Parish Maintenance

155/15.1 Clearance of gulleys and drains

Cllr Unitt reported that the Parish 'walk around' with DCC established that DCC would obtain an affordable quote for small gully wagon to carry out clearance work. Since then DCC has carried out this work. The drainage chambers on Manor Street and the one on Lower Street at the bottom of the steps were cleared last week. The assessment by contractors and DCC is that the drains have a 'swans neck' connection to a main line which suggests a combined sewer system. Cllr Unitt noted that heavy rains carry debris and therefore drains becoming blocked will be a recurring problem. It was agreed the Clerk will put Cllr Unitt in contact with

the Parish's lengthsman to arrange an on-site meeting for the purpose of assessing whether routine clearance of the Lower Street drain by the lengthsman is appropriate.

155/15.2 Town and Parish Fund bids

This item was moved forward. The total funds available in the Eastern (Dartmouth) Cluster are £8,835.20. It was **resolved** to approve the collaborative bid for £2,080 for weed spraying as circulated. Six of the seven cluster parishes are included.

It was **resolved** to submit a bid for £2,120 for maintenance of problem drains in collaboration with Dartmouth and Kingswear as circulated and with £500 allocated for Kingswear.

155/15.3 Combined Traffic Order

The opportunity to utilise a combined South Hams Traffic Order to request double yellow lines at apparently no cost to the Parish was discussed. The Clerk has been advised that requesting these independently would cost £3,000 or more depending on the work involved and the Order could be blocked by objections with some liability for costs incurred. The two locations being considered are opposite the Level Car Park to ensure that large vehicles have clearance to turn, and in various locations on lower Dittisham hill and outside Church Cottage.

The meeting's preference was to apply but only to implement if the lines were needed.

The Clerk will enquire whether this approach is possible. The Clerk will provide Cllr Harris-Evans with a map of the lower Dittisham Hill area which he will mark up for discussion by the 6 January 2016 meeting of DPC.

156/15 Strategic Planning

156/15.1 Purchase of The Level Car Park

This item has been addressed as minuted in 154/15.3 above.

156/15.2 Parish Council Ownership of small area of land on Manor Street

The meeting concluded that the triangle of land between the wall of Laburnum Cottage and Manor Street belongs on Laburnum Cottage's title and that the ownership of the adjoining land between the wall owned by Pink Thorn and Manor Street is unknown to the PC.

The Clerk was asked to minute this conclusion, to write to the owner of Laburnum Cottage documenting the conclusion regarding ownership, and to write to the Parishioner who initially questioned the use of the land earlier in 2015. The owner of Laburnum Cottage was invited to write to the Parish Council with their request to maintain both parts of the crescent of land and to convert Devon County Council's salt bin to a seat.

157/15 Financial Matters

157/15.1 Income/Expenditure Statement

It was **resolved** to approve the current income/expenditure statement which showed a balance of £74,616.34 and an available balance of £19,616.34.

157/15.2 2016/17 DPC Budget

The Working Groups were asked to notify the Clerk of anticipated expenditure to be included in the 2016/17 budget. The budget will be presented to the 6 January 2016 meeting of the PC. Maintenance of the BT phone boxes was noted. Cllr Coxon will liaise with the Clerk regarding anticipated playground costs.

157/15.3 Clerks expenses

It was **resolved** to approve CE13 as circulated.

158/15 Correspondence since the previous meeting.

158/15.1 The following correspondence was considered:

158/15.1.1 4/11/15, Devon Building Control Partnership: Reply re fires with demolition of Kiln Lyon.

158/15.2 The following correspondence was sent:

158/15.2.1 18/11/15, South Western Ambulance Service: Access of ambulances to Dittisham

159/15 Date of the next meeting of Dittisham Parish Council

It was confirmed that the next full meeting of the Parish Council would take place on **Wednesday 6 January 2016 at 7:30 pm** in the Village Hall.

Action	By Whom	When
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clearance of patch of brambles remaining on north Ham	Clerk/maintenance contractor	December 2015
reduce the height of the tall stump and chop the surface of all stumps on north Ham	Clerk/maintenance contractor	December 2015
obtain and plant 'whips' on north Ham	DPC Tree Officers	December 2015 -January 2016
Information about trees to plant in north Ham cleared area	Cllr Robinson	31 December 2015
Cost works recommended in tree survey of north Ham	Clerk	6 January 2016
Scrape mud from Ham Lane & remove pile of vegetation	Clerk/Cllr Tucker	Not specified
Ham Working Group to provide a detailed proposal for the playground	Cllrs Bond, Coxon, Robinson and Perry	31 December 2015
Request Cale Briparc site visit re solar ticket machine viability	Clerk	6 January 2016
liaise with owners of Shinners Meadow trees re confirmation of insurance or information on action being taken	Clerk	6 January 2016
Submit TAP Bids - weed spraying , drainage	Clerk	18 December 2015
Facilitate site meeting between Cllr Unitt & Parish lengthsman	Clerk/Cllr Unitt	Not specified
Write to thank BRNC re outreach visit	Clerk	Not specified
Establish if implementation of Traffic Orders can be deferred	Clerk	6 January 2016
Map proposed location of Dittisham hill/Riverside Road double yellow lines	Clerk/ Cllr Harris-Evans	6 January 2016
Minute Laburnum triangle land ownership conclusion, write to owner of Laburnum and to Parishioner who queried use	Clerk	Not specified.
2016/17 Budget Items	DPC	ASAP
Consider support of visit by Penang Free School/Old Frees' in 2016	Cllr Tucker	MN146/15.2.6
Update the Village Guide	Cllr Bond	MN124/15.3
Adoption of BT Phone Boxes Adopt box on The Level Street and consult Capton residents regarding Capton box	Cllr Coxon & Bond	MN125/151
Maintenance of The Ham retaining wall	Maintenance contractor/Clerk/Cllr Faulkner	MN125/15.1
Determine ownership of the area of beach on the southern edge of the sailing club boat park.	Clerk and Cllr Perry	4 Nov 2015. MN124/15.2
Neighbourhood/Community Plan initial research and report to PC	Cllrs Harris-Evans, Coxon and Perry	MN110/15.1
SHDC Locality Fund grant application for £800 for playground	Clerk	April 2016 MN111/15.2