

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

DRAFT Minutes of the monthly meeting of Dittisham Parish Council on **Wednesday 2nd October 2024**

Present: Cllrs Bond(Vice-Chair), Golding, Green, Hawke, Neale, Lloyd, Pope, and Unitt
There were no members of the public present in person and there was no Zoom audio-connection.

Public Forum
No issues were raised

AGENDA

1. Apologies for absence.
Cllr Nightingale, Cllr Hawkins (DCC)

2. Declaration of Interests
None declared

3. Approval of Minutes
It was resolved to approve the Minutes of the meeting held on 4th September 2024.

4. Community Reports

4.1. South Hams District Council Councillor: Deferred in the absence of Cllr McKay

4.2. Devon County Council Councillor: Deferred in the absence of Cllr Hawkins

5. Financial Matters

5.1. Financial Reports

The Financial Reports were noted. The finance working group plan to meet in the near future.

5.2. Payments

The following payments were authorised:

- Clerk Expenses Reimbursement for July, August and September - £187.39
- Payment for Car Park Attendant June-September - £500.

Payments authorised since the last monthly meeting were noted:

Ringo processing fee, SHDC, £234.22

Tindle newspaper, for advert in Kingsbridge Gazette £134.40

To reimburse Cllr Bond for Parish-related hardware expenses £6.78 and £4 respectively.

6.0 Planning Decisions noted since our September meeting.

6.1. 2062/24/LBC Myrtle Cottage, Manor Street, Dittisham, TQ6 0EX Listed Building Consent for of 5 timber single glazed windows – **withdrawn**

7.0 New Planning Applications

7.1. 2279/24/24 LBC and 2280/24/HHO The Old Bakehouse, Manor Street, Dittisham. TQ6 0EX

Proposal: Householder application to add double pile with half hipped

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extension to rear, raise ridge line, addition of roof lights & dormer & internal alterations to create new bedroom suite:

Both LBC and HHO applications **Supported (by resolution)**

7.2. 2620/24/LBC and 621/24/HHO

Site Address: Lilac Cottage, The Level, Dittisham, TQ6 0ES

Proposal: Householder application for loft alterations, minor alterations to first floor & outbuilding: **comments by 3 October 2024.**

Both LBC and HHO applications **Supported (by resolution)**

7.3 2891/24/LBC and 2890/24/HHO

Bay Cottage, Manor Street, Dittisham, TQ6 0EX

Proposal: Householder application for new extension, glazed link to existing single storey extension, material change, new window & revised external access

Comments by 17 October 2024

Both LBC and HHO applications **Object (by resolution)**

- Increase in light pollution due to link block being of glazed design. Increase light pollution of glazed roof light incorporated in flat roof area. DPC is concerned to reduce the cumulative effect of light pollution on both residential amenity and the survival of nocturnal species. DPC recognises the importance of preserving dark landscapes and dark skies as set out in the NPPF and the JPL.

If the development is approved, DPC requests a full Lighting Impact Assessment is required and appropriate conditions are put in place to minimise light pollution. DPC also requests a suitable construction management plan be put in place due to the access difficulties of the site and the impact on nearby businesses and dwellings.

7.4 2481/24/LBC

Tunis, The Quay, Dittisham. TQ6 0EZ

Proposal: Householder application for extension to the rear of the existing property with associated refurbishment works and the demolition and rebuild of an existing ancillary accommodation building. **Comments by 31st October 2024**

Both LBC and HHO applications **Object (by resolution)**

- The proposal to extend the property from a 2/3 bedroom dwelling to a 4 bedroom dwelling is contributing to the poor housing mix in the parish and the under supply for 1/2/3 bedroom dwellings in Dittisham parish. (ONS data shows an overprovision of 4 bedroom dwellings in Dittisham parish).
- Notable increase in hard landscaping / loss of permeable and green landscaping leading to increased surface water runoff.
- Upscaling of 'shed' (as described on plans submitted) to bedroom accommodation is considered over-development.
- Increased pressure on foul waste disposal & management.
- Increased vehicular traffic in conservation area.
- Overall increase to light pollution. DPC is concerned to reduce the cumulative effect of light pollution on the survival of nocturnal species and on residential amenity and recognises the importance of preserving dark landscapes and dark skies.
- Overall negative impact on the associated Listed Buildings and the character of the Conservation Area.

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If the development is approved DPC request a condition that the proposed garden accommodation shall not be used as a separate dwelling and remains as proposed, as an ancillary bedroom. DPC also requests a suitable construction management plan due to the access difficulties of the site.

DPC further requests appropriate conditions to minimise light pollution, particular attention being on external & garden lighting.

7.5 Application for a new premises licence from Sharpham Partnership Ltd for Unit 1, South Devon Food Hub, Longcombe, Totnes, TQ9 6PW.
Application noted. No Comment

8.0 Car Parks attendant Contract (The current contract expires on 31 December 2024)
It was agreed that the specifications, terms and advertising be delegated to the Clerk (Annette Thom) in consultation with the Car Parks Working Group.

8.1 Maintenance Contractor

There were no applicants for this role.

One resident is willing to do maintenance jobs for the PC but does not want to be contracted to the Parish Council.

It was agreed that regular and ad hoc maintenance jobs could be done by this individual at an hourly rate. The Maintenance Working Group will oversee any work to monitor value for money.

9. Reports from Councillors' Working Groups and External Forums

9.1 Little Orchard steps

It was resolved to approve the installation of a knee railing - £289.29

9.2 Jubilee Steps Project Update

Six companies have been approached to quote for the manufacture and installation of a handrail on the Jubilee steps.

Three quotes have been received. The PC is awaiting two more quotes from the companies that have expressed an interest.

9.3 Parish Emergency Plan

The central contact number was tested in the meeting. Cllr Unitt will check the numbers of the two Cllrs where the call system did not work properly. Instructions will then be issued to the PC Emergency Team.

It was resolved to publish the Parish Emergency Plan on the website.

It was suggested to communicate information to the residents via a letterbox drop with info re the Emergency contact number; System for keeping medical information in a container in the fridge so it can be accessed by people responding to an emergency and an ICE (In Case Of Emergency) number to have on one's phone.

First Aid course – previously agreed – needs to be organised.

9.4 West Dart Bus

Cllr Hawkes reported the formation of the working group (Cllrs Hawke and Green, volunteer drivers, including Claudia Benzies, WDB coordinator at Blackawton.)

Devon County Council is prepared to increase their grant for the School run by up to 10%. Also there is significant interest and potential grant funding assuming new bus has wheel chair access.

9.5 Lengthsman Report

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The report was noted. There are 47.5 hours remaining up to March 31st 2025.
The Maintenance working group will prioritise the work to be done.

9.6 Neighbourhood Plan meeting.

The public meeting held on Wednesday 25th Sept. was attended by 12 people 5 of whom were Cllrs. The 7 non Cllrs represented 4 households in the Village.
It was resolved to create a working group (Cllrs Golding, Hawke, Green and Lloyd) to move this project forwards

9.7 Dittisham Music Festival

It was agreed to send a letter of thanks to the organisers congratulating them on their achievements.

9.8 Village Hall collapsed wall repairs update

The arrangements for the repair of the wall are progressing. The Ecclesiastical Insurance Company has accepted the claim for the re-instatement of the wall and outside store and has agreed to DVHMC instructing PCA Consulting (Andrew Horton) to design the replacement wall.

9.9 Dittisham Village Hall Committee meeting

Report from July meeting by Cllr Neale was noted.

Key issues: Revenue will be depleted as Buckingham Dance Studio will no longer be using the hall. The 100 club is very well supported. Annual Premises Report has been completed. The DVHMC will be submitting a grant application to the PC in the near future.

10. Climate & Nature

The Sustainable South Hams (SusSH) Climate and Nature Symposium will be held on Friday 11th Oct, 9:30 am - 3 pm Follaton House, Totnes.

Cllr Nightingale will be giving a presentation. Cllrs Hawke and Neale will be attending.

10.2 Friends of the Dart

Cllr Hawke will be taking part in a night time paddle to raise funds.

The organisation has been sent a DPC grant application form and a link to the Parish of Dittisham Charity page should they wish to apply for funding towards the work that they want to do with particular regard water testing throughout the year.

(The Environment agency testing stopped at the end of September)

11. Correspondence: To note or consider correspondence:

None

12. Next Meeting:

To confirm the next meeting of the Parish Council will be held on November 2nd 2024 at 7:00 pm.

13. Closure of the Meeting

To consider passing a resolution in accordance with the 1960 Public Bodies (Admission to Meetings) Act to exclude the public and press during consideration of the following item(s) because of the commercial-in-confidence nature of the business.

14. Quotes for Jubilee steps project

Not discussed as further quotes are expected.

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PRESS AND MEMBERS OF THE PUBLIC ARE VERY WELCOME TO ATTEND

The meeting will be held in the Village Hall

Ros Neale 2nd Clerk