

DENBURY & TORBRYAN PARISH COUNCIL

Minutes of the Meeting Held Monday 8th August 2005 at Denbury Village Hall
Meeting Commenced 7.30pm

Present – Cllr P Howe (Vice-Chairman), Cllr B Clatworthy, Cllr C Wills, Cllr P Parsons, Cllr D Wilson, Cllr J Loynes, D Cllr M Colclough, C Cllr P Cook.

In Attendance – 11 Members of the Public.

Apologies for Absence – Cllr S Bryan (Chairman).

Vice Chairman – Cllr P Howe took the meeting in the absence of the Chairman – Cllr S Bryan.

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

- a) Mrs H Wills commented regards the planning application for Paintball on Land at Home Park Farm. The surrounding woodland is designated as Ancient and a County Wildlife site. The access shown on the application is wrong as a new access has been made and there is no provision for coaches on the new access.
- b) Mr Tony Brownhill commented that still nothing has been done between Wrenwell Cross and Courtland Cross regards the further digging out of the drainage ditch at the side of the road. The Road surface at Courtland Cross is breaking up due to large vehicles turning the corner. The Annual TDC Skip in South Street was again in a dangerous position too near the corner of the Green because of Car Parking in the South Street Layby.

Comments from Public Present regards Revised Drawings & Description – Application no 05/02226/FUL – Mr & Mrs Fice – Court Park, South Street, Denbury – 3 No Dwellings.

- The revised plans show only minor amendments, the proposed homes are still too big and too imposing. Now that the site plan has been corrected they seem worse as they are even closer to some of the surrounding homes.
- The homes are still too big and the impact on the entrance to the Village must be preserved. Not against development on the site but the proposed homes are just too large for the site.
- Not in keeping with the Conservation area of the Village.
- Privacy and Amenity value lost for all of the neighbours concerned.
- A Lorry has already hit the Gatepost Entrance which is to be retained.

- 2) **Minutes** – The minutes of the Meeting held Monday 4th July 2005, have been distributed and read. The minutes were proposed by Cllr B Clatworthy and seconded by Cllr D Wilson with all in agreement and duly signed by the Vice-Chairman – Cllr P Howe.

3) **Planning Applications Received from TDC**

- a) Application no 05/02698/COU – Messrs Wyatt and Isaac – Land at Home Park Farm, Ipplepen – Change of use of agricultural land to additional land for occasional paintball use. Cllr C Wills declared that his parents own the Woodland adjacent to this site. The Parish Council refuse this application which appears to be for additional land to be used for Paintballing. Comments as before-
 - 1) The site is part of a County Wildlife site.
 - 2) The access shown is in the wrong position – the access being used is in a dip in the road and there is no provision for coaches which frequently visit the site.
 - 3) It is a totally inappropriate use of the Countryside – The Woodland should be reinstated and enforcement action taken on the buildings to get them removed – It should be reinstated back to its natural state.

- 4) The use of the land has been continuing and the Parish Council have made a note of all the days used which is now nearly up to the legal limit for the year.

Proposed by Cllr P Parsons and seconded by Cllr B Clatworthy with all in agreement.

- b) Application no 05/02625/FUL – Miss L A Ross – Land to the north of road from Poole Cross to Broadhempston – Six Stables, Tack Room and Hay/Straw Barn (Revised scheme). This seems to be a retrospective application as Cllrs have noted Stables already on the site. The Parish Council propose that the reasons for refusal from TDC on the last application should be upheld. Proposed by Cllr D Wilson and seconded by Cllr C Wills with all in agreement.
- c) Revised Drawings & Description – Application no 05/02226/FUL – Mr & Mrs Fice – Court Park, South Street, Denbury – 3 No Dwellings. Cllr C Wills asked if the Clerk would contact Doug Pratt at TDC regards the Walnut Tree at Court Park which is only 8 metres from one of the proposed properties to find out if he has carried out a report. Proposed by Cllr B Clatworthy and seconded by Cllr D Wilson that the Parish Councils previous comments still stand as nothing has changed and nothing has been done to address the size of the proposed homes or the entrance.
- 1) Overdevelopment of the site.
 - 2) Loss of privacy to adjacent properties in South Street and Down View Road.
 - 3) Potential access problems both into the site and out on to South Street.

It also seems that the Planning File at TDC is missing some letters from Parishioners and that comments have been added ie: The Parish Councils comments have got added comments written on in pen.

The following applications had been received by the Clerk from TDC on the day of the meeting and so were not on the Agenda.

- d) Application no 05/02765/FUL – Mr & Mrs Fraser – 8 Down View Road, Denbury – Conservatory – No objections from the Parish Council – Proposed by Cllr B Clatworthy and seconded by Cllr D Wilson.
- e) Application no 05/02832/FUL – R Stinton & P Parsons – 35 East Street, Denbury – Garage and alteration to entrance drive – Cllr P Parsons declared an interest and left the room. No objections from the Parish Council – Proposed by Cllr D Wilson and seconded by Cllr J Loynes.

After a further discussion the above decisions will be held pending a further Planning Meeting on Monday 22nd August 2005.

Decisions received from TDC

- a) Grant of Conditional Planning Permission – Application no 05/01938/COU – Mr & Mrs Ives – Land Near Wrenwell Farm, Denbury – Change of use of land for the keeping of Horses and construction of Timber Clad Barn for Equestrian Stabling.
- b) Grant of Conditional Planning Permission – Application no 05/00651/CLDE – Mr R Harris – The Caravan, Denbury Down – Application for a Certificate of Lawfulness for an existing use of stationing of Residential Caravan.
- c) Grant of Conditional Planning Permission – Application no 05/01528/FUL – Mr B Holroyd – The Linhay, Wrenwell Farm, Denbury – Single Storey Extension to form Dining area and en-suite Bedroom.

4) **Matters Arising.**

- a) Forever Tree Nurseries – D Cllr M Colclough confirmed that Steve Hobbs – TDC Enforcement Officer would be visiting site tomorrow.
- b) Dwelling in an Agricultural Barn at Norden Farm – D Cllr M Colclough confirmed that Steve Hobbs – TDC has visited the site and that the occupants are living in the Livestock Barn whilst renovation works are carried out on the Barn which has planning permission for conversion.
- c) Car Speed Monitor – Village Green and South Street – A letter has been received from DCC – Helen Martin asking for times when speeding is at its worst so that a manual check can be carried out. The Clerk to reply – 7.30 to 9.30am and 3.00pm to 6.00pm at its worst during the afternoon times quoted.
- d) Denbury Garage Site Overgrown Hedges & Deterioration of Site – A letter has been received from TDC confirming receipt of the Parish Councils letter regards the untidy nature of the site. D Cllr M Colclough confirmed that a meeting with Mr Perryman, Mr Perrymans Agent and TDC will shortly be occurring to discuss the site and plans. Cllr B Clatworthy noted that a Propane Gas Bottle is being used to prop up part of the safety fence.

5) **Correspondence.**

- a) Letter from TDC – Civic Service – 9th October 2005 – Note for the Chairmans Diary – further details to follow.
- b) Letter from TDC – Howard Davis – Informing Cllrs that he will be leaving TDC to take up another post.
- c) Letter from BT – Payphone in South Street – BT propose to change the Phone Box in South Street to a Phone Card only facility – they also state that Denbury has 2 phone boxes – it only has one and there is one in Torbryan. The Clerk will write back to them stating this and the matter will be carried forward to the next PC meeting in September for further comments from the Parish Council.
- d) DAPC AGM – 1st October 2005 – Placed into the envelope – if anyone wishes to attend please contact the Clerk.
- e) DAPC – Planning and Chairmans Courses – Placed into the envelope as above (Item 5d).
- f) Letter from Bartons Solicitors – The Old Church House Inn, Torbryan – Transfer of the Licence – The Clerk will acknowledge receipt.
- g) E-Mail from Denbury Primary School – School Opening – The School confirmed that unless it was a special occasion no Children are on the site after 5.30pm. However the School is open to the Public for bookings so people may be on site during the evenings.

Matters not requiring discussion placed in the envelope to be circulated (6 Envelopes).

6) **Main Agenda.**

- a) Report from County Cllr P L Cook – Cllr Cook reported that the DCC Leader was now Brian Greenslade (Lib Dems). Travellers Sites – District Councils have now been asked to propose suitable sites, greater public consultation should be made and if a Private Site is suitable it should be pursued. Waste Management – TDC recycled 27% last year, the target for this year is 30% which should be met. Devon recycled 32.7%, there will be larger targets on recycling to be met after 2010.
- b) Report from District Cllr M Colclough – Cllr Colclough reported that the Licencing of Public Houses etc is keeping certain parts of the Council busy. Newton Abbots new Leisure Centre is now open with new facilities and 2 new play areas have been opened in Teignmouth and Decoy.
- c) Playing Field Management Committee Report – Chairman – Cllr B Clatworthy had nothing to report as no meeting had been held. The Clerk confirmed that the Parish Council need to decide on a plan of action regards the proposals by Newton Town FC for a longer lease. David Owen from TDC will be invited to the next meeting for a discussion regards the proposals and to guide the Parish Council in writing up a flyer to all Parishioners and then holding a Public Meeting.

- d) Village Hall Management Committee Report – Chairman – Cllr C Wills reported that some members of the Steering Group have now joined the Village Hall Committee as the upkeep of the Field for the New Village Hall will also come under this umbrella so the Committee has amalgamated until such time as they wish to pursue grants again for the New Hall.
- e) Village Hall Steering Group Report – (as above 6d).
- f) Report on Teignbridge Association of Local Councils – 28th July meeting was attended by Cllr S Bryan who had given a written report about the topic covered of affordable Housing. The next meeting on 29th September 05 – Cllrs Clatworthy and Wilson to attend if possible.
- g) Footpath Reports – Nothing to report.
- h) Reports from Parish Councillors – Cllrs asked if the Parish Clerk would pass on thanks to Ian Stevens at TDC for organising the visit to the Heathfield Composting Site, it was a very interesting day.
- i) Road Maintenance & Parish Lengthsman Items – Several Items have been identified –
 - 1) The hedge on the New Village Hall Site – Cllr C Wills confirmed that this would be cut in the Autumn.
 - 2) Hedge – Moorland Avenue & East Street has now been cut.
 - 3) Parking in East Street by the Church – The Parking here is quite bad and on one side of the Cistern is sometimes unpassable. The only way for this to be dealt with is for any complaints to be made to the Community Policewoman who will come out and have a look at the Traffic situation.
 - 4) Courtland Cross – The Road surface is breaking up – The Clerk will inform DCC.
 - 5) Gravel Pit Layby – This has been in use and Gravel needs tidying up, it comes out into the Road and could cause an accident – The Clerk will inform DCC.
 - 6) TDC – Dog Bin on the Playing Field – The Bin at the end of Fairview Rd and Moorland Av is emptied once a week but the Bin in the Field Carpark is not done – The Clerk will write to TDC and ask them to add it to their round.

7) **Cheques for Signature.**

Cheque no 453 = £20.00 Denbury Village Hall (Hall Hire Meetings).

Cheque no 454 = £8.50 Sharon Orchard (Virus Control for Computer).

The above cheques proposed by Cllr P Parsons and seconded by Cllr B Clatworthy

Bank Balance – August 2005 = £3,594.51

- 8) **Any Items to go onto next Parish Council meeting Agenda.** – None.

There being no further business the meeting closed at 9.53pm Next Meeting Denbury Village Hall – MONDAY 5th September 2005 @ 7.30pm.

ANY MEMBER OF THE PUBLIC WHO HAS SPECIAL NEEDS AND REQUIRES A COPY OF THESE MINUTES SENT TO THEM – PLEASE CONTACT THE CLERK – 01364 644109.

DENBURY & TORBRYAN PARISH COUNCIL

Minutes of the Planning Meeting Held Monday 22nd August 2005 at Denbury Village Hall
Meeting Commenced 7.00pm

Present – Cllr S Bryan (Chairman), Cllr P Howe (Vice-Chairman), Cllr B Clatworthy, Cllr C Wills, Cllr D Wilson.

In Attendance – 9 Members of the Public.

Apologies for Absence – Cllr P Parsons, Cllr J Loynes.

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

- a) Mr R Stinton spoke regards his application no 05/02832/FUL – Rusticks, East Street. This application to be considered later in the meeting.
- b) Parishioners comments regards – Application no 05/02226/FUL (Revised Plans) – Mr & Mrs Fice – Court Park, South Street, Denbury – 3 no Houses.

The window changes on the revised plans have been noted but the size of the homes are still the same, the building line has not been altered and the size has not been addressed.

Now that the measurements on the plans are correct the proposed properties are even closer than before to the homes in Down View Road.

The application was today considered at TDC and a site meeting is to be held on 2nd September 05 before any decision is made.

2) **Planning Applications received from TDC**

- a) Application no 05/02832/FUL – R Stinton & P Parsons – 35 East Street, Denbury – Garage and alteration to entrance drive – No objections from the Parish Council – proposed by Cllr B Clatworthy and seconded by Cllr D Wilson with all in agreement.
- b) Application no 05/02765/FUL – Mr & Mrs Fraser – 8 Down View Road, Denbury – Conservatory – No objections from the Parish Council – proposed by Cllr D Wilson and seconded by Cllr B Clatworthy with all in agreement.
- c) Application no 05/02889/LBC – Mr G Coleman & Ms L Barnett – 7 East Street, Denbury – Replacement of internal ground level concrete floor – No objections from the Parish Council – proposed by Cllr C Wills and seconded by Cllr P Howe with all in agreement.
- d) Application no 05/02226/FUL (Revised Plans) – Mr & Mrs Fice – Court Park, South Street, Denbury – 3 no Houses – The Parish Council will reiterate their previous comments as nothing has changed their views on the site and add comments - Moving the windows does not improve the fact that the site is overdeveloped. Now that the measurements on the plans are correct the proposed properties are even closer than before to the homes in Down View Road.

There being no further business the meeting closed at 7.20pm.