

DENBURY & TORBRYAN PARISH COUNCIL

Minutes of the Meeting Held Monday 4th July 2005 at Denbury Village Hall

Meeting Commenced 7.30pm

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

In Attendance – 16 Members of the Public, Jeremy Newcombe (Architect).

Apologies for Absence – C Cllr P Cook, D Cllr M Colclough.

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

- a) The hedge around the Denbury Garage site has not been attended to – Brambles are overgrown and in Down View Road the hedge is coming over onto the Footpath – Chairman – Cllr S Bryan confirmed that Mr Perryman had received a letter regards the state of his hedge and the matter will now be passed onto DCC.
- b) Mr Tony Brownhill commented that the ditch has still not been dug out properly between Wrenwell and Courtland Cross. Wrenwell Cross to Brambleoak has Potholes which need attention. He also noticed that the Village Green had been cut only around the Picnic Tables.
- c) Mr Jeremy Newcombe (Architect for Mr & Mrs Fice – Court Park Planning Application) – Mr Newcombe confirmed that new revised plans have now been submitted – after the last Parish Council meeting the points raised have been taken into consideration on the new plans with the following amendments – The size of the Cottage although still 3 in number have been reduced. The Site has been lowered in height. The new Houses have been moved in relation to the surrounding homes. The Walnut Tree in the corner has been inspected by the Tree Officer and the new proposals will not affect this Tree. Mr Newcombe concluded that he is comfortable with the new plans in their present form, and he hopes that they show that comments have been taken on board.

Comments from Public Present

- Pleased that Mr Newcombe and Mr Fice had taken on board the comments raised at the last meeting, however not enough has been done to address these issues raised, there is still overlooking and overcrowding on the site which will lead to parking problems etc. The impact on the Village should also be assessed, as you enter the Village opposite a very ancient manor house would be a very modern site.
- The positioning of the current properties surrounding the site is not correct as shown on the site plan provided. A very old property in the Village will be surrounded by Cars and Parking Spaces, a Driveway and a Turning Bay.
- There are inaccuracies on the Plans which need to be addressed. Still 3 homes on the site which at the last meeting was deemed to be over development.
- Fairness must be seen to be done by the Parish Council

Chairman – Cllr S Bryan confirmed that the Parish Council have been around to the applicant and Parishioners who have all been told that the Parish Council can listen but must make no comments.

- 2) **Minutes** – The minutes of the Meeting held Monday 6th June 2005, have been distributed and read. Amendments - Item 6f) – Should read TALC (spelling error). The minutes were proposed by Cllr J Harrison and seconded by Cllr D Wilson with all in agreement and duly signed by the Chairman – Cllr S Bryan.

3) Planning Applications Received from TDC

- a) Application no 05/02226/FUL – Mr & Mrs Fice – Court Park, South Street, Denbury – Demolition of existing House and construction of Three Cottages. The Parish Council have concerns regarding the inaccuracies on the plans showing the positions of the homes already in situ surrounding the site – they are in the wrong positions. The Parish Councils original comments regards this site still stand –
- 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.

The Parish Council has received 15 letters of objection.

Proposed by Cllr D Wilson and seconded by Cllr B Clatworthy that the above comments be sent to TDC. A resulting vote was 7 for the proposal and 1 against.

Decisions received from TDC

- a) 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 ensuite bedroom.
- b) Grant of Conditional Planning Permission – Application no 05/01689/FUL – Mr & Mrs Rowe – Tapleys Cottage, Torbryan – Lean-to sunroom extension to side.

4) Matters Arising

- a) Visit to TDC Recycling Unit - 26th July @ 11.00am – This has been confirmed – Cllrs Clatworthy, Wills, Howes & Bryan to attend.
- b) Forever Tree Nurseries – Nothing heard – carried forward to next PC meeting.
- c) Home Park Farm – Paintballing – Carried forward to next PC meeting – list of dates of usage to be compiled.
- d) TDC Draft Housing Strategy 2005 and beyond.
- e) TDC – Consultation Statement – Trees and Development – Supplementary Planning Document – Draft.
- f) Teignbridge Local Development Framework – Issues and Alternative Options Pre-submission Consultation.
- Comments for the above items D,E & F required by the 11th July 2005 – The Parish Council wished to say to TDC that the documents have been read and the Parish Council look forward to receiving more details in due course. The Parish Council wish to see Denbury Village envelope preserved and no development at all in Torbryan Village.
- g) Dwelling in an Agricultural Barn at Norden Farm – Carried forward to next meeting – D Cllr M Colclough was looking into at TDC.
- h) Car Speed Monitor – Village Green and South Street – No answer has yet been received from DCC – The Clerk will chase.

5) Correspondence

- a) Rural Skip – 9th July – South Street Layby.
- b) E-Mail from TDC – Union Inn, Denbury – Conversion and Variation of Licence – Longer opening hours are proposed by the Pub. A noise nuisance has been reported by a Parishioner and the Parish Council have advised them to contact TDC.
- c) Letter from the Standards Board for England – A complaint from a Parishioner has been lodged with the Standards Board against a Cllr – this matter has been looked into by the Standards Board who will be taking no further action.

- d) Letter from Denbury Flower & Produce Show – Request to put a temporary sign on the Village Green and for the Parish Council to send a letter to the Prison thanking them for the plants for the Containers on the Cistern.
- e) Conclusive Map of Registered Common Land & Open Country – This map will be displayed – Orley Common being the only piece shown.
- f) DEFRA – Clean Neighbourhoods and Environment Act 2005 – Note on Dog Fouling in this new Act – it will be placed in the envelope for Cllrs perusal.

Matters not requiring discussion placed in the envelope to be circulated (5 Envelopes).

6) Main Agenda.

- a) Report from County Cllr P L Cook – Cllr Cook was not in attendance so no report was given.
- b) Report from District Cllr M Colclough – Cllr Colclough was not in attendance so no report was given.
- c) Playing Field Management Committee Report – Chairman – Cllr B Clatworthy reported that a meeting had been held on the 20th June. NTFC still wish to negotiate the rent and propose a £1,000 in rent with help to cut the Grass using their own mowers which they have purchased. Parish Councillors asked to see the re-valuation which has yet to be done by TDC before making a final decision.
- d) Village Hall Management Committee Report – Chairman – Cllr C Wills reported that after the AGM he was still Chairman – new members are always most welcome. As the Electric Bills are always very high they are looking into some insulation in the roof – the hourly rate of hiring has now gone up to £5 per hour.
- e) Village Hall Steering Group Report – Cllr P Howe had nothing to report but reminded Cllrs of the Musical Evening on the Field 9th July 05.
- f) Report on Teignbridge Association of Local Councils – Next meeting 28th July 2005 – Cllr S Bryan and Cllr C Wills to attend.
- g) Footpath Reports – Nothing to report.
- h) Reports from Parish Councillors – Nothing to report.
- i) Road Maintenance & Parish Lengthsman Items – Denbury Garage hedge – Copy of Mr Perrymans letter to DCC and ask them to deal with as it has not been done. A letter has also been received from DCC – Malcom Camp-Richards asking for a Cllr to make contact by visiting the DCC office in Newton Abbot on a regular basis – Cllr C Wills will contact him.
- j) Use of the Village Green – When the Village Green was used by the Denbury Devils the Loud Soeaker system was very Loud and echoed through the Village – In future use of the Village Green will include a stipulation that Noise should be kept to an acceptable level.
- k) Licence Applications – This has been dealt with in Correspondence – Item 5b).

7) Cheques for Signature.

Cheque no 450 = £31.11 – Castles (Envelopes and Ink Cartridge).

Cheque no 451 = £16.00 – Denbury Village Hall (Hall Hire).

Cheque no 452 = £16.25 – SWEB (Cistern Electric).

The above cheques proposed by Cllr D Wilson and seconded by Cllr P Parsons

Bank Balance – July 2005 = £3,596.60

8) Any Items to go onto next Parish Council meeting Agenda.

- a) Hedge on the New Village Hall Site.
- b) Denbury School Closing Times.
- c) Hedges – Moorland Avenue & East Street
- d) Parking in East Street by The Church.

There being no further business the meeting closed at 9.40pm Next Meeting Denbury Village Hall – MONDAY 8th August 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 Special Meeting Held Friday 29th July 2005 @ Denbury Village Hall
Meeting Commenced 7.00pm

Present – Cllr S Bryan (Chairman), Cllr B Clatworthy, Cllr C Wills, Cllr P Parsons, Cllr D Wilson, Cllr J Loynes, Cllr J Harrison.

Playing Field Committee – Alan Boon, Nick Leslie, Simon Hickey, Jo Davison – Newton Town FC Chairperson.

In Attendance – 1 Member of the Public.

Apologies for Absence – Cllr P Howe (Vice-Chairman), Cllr J Loynes

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

Nick Leslie on behalf of Denbury Cricket Club confirmed that the Cricket Club are in favour of keeping the Football Club as they make a good contribution to the upkeep of the field.

2) **Denbury & Torbryan Playing Fields & Newton Town FC Licence** – Due to the ending of Newton Town FC Licence for the Denbury & Torbryan Playing Fields on the 1st August 2005. It is necessary to decide how to proceed for the forthcoming new Licence Term.

A Letter has been received from Newton Town FC asking if they could have a longer lease for the Fields as they would like to stay on the site and improve the facilities for all, but to enable them to tap into the grants available they need a longer Lease the minimum being 25 years, they would also like a reduced rent to enable them to put more money into the renovation works, in return they are happy to help the Parish Council with the Grass Cutting to cut down on costs.

There are two options open –

- a) A Yearly Licence is still possible if the Parish Council applies for Grants to improve the facilities.
- b) A 25 year lease with written in clauses to ensure that control of the Field is not lost and that it can still be used by the Cricket Club and Parishioners alike just as it currently is.

Cllrs Comments:-

Cllr J Harrison – The other option is to just offer a yearly Licence to the Football Club which they can take or leave.

Cllr B Clatworthy – 25 years is a long time and the Parishioners should be consulted.

Cllr C Wills – The Parish Council should hold a Public Meeting to enable the whole of the Parish to be consulted.

Cllr D Wilson – Agrees with the comments regards a Public Meeting, the Parish Council should do the best for the Parish.

Cllr P Parsons – Another yearly Licence should be given and during the next 12 months the Public should be engaged to decide what to do after that.

Proposal – Cllr J Harrison – Another yearly Licence is given which should stay at the same amount of rent.

Amended proposal – Cllr P Parsons – The Parish Council give the Football Club another yearly Licence for the reduced rent amount of £1,000.00 per year. During this time the Parish Council will consult the Public to gain their views on proceeding further with possibly a longer Lease.

Proposal Seconded by Cllr D Wilson.

The following vote resulted in 5 for the amended proposal and 1 against.

The motion now being carried the Clerk will send Newton Town FC a new yearly Licence.

Meeting closed 7.30pm.