

DENBURY & TORBRYAN PARISH COUNCIL

Minutes of the Meeting Held Monday 5th September 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 P Parsons, Cllr D Wilson, Cllr J Loynes.

In Attendance – 3 Members of the Public & David Owen from TDC Property Services.

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

Before the meeting began the Chairman – Cllr S Bryan asked Cllrs if they would be in agreement to lift standing orders for items I & J on the Main Agenda for a member of the Public to speak – All were in agreement with this. Also that Application no 05/03145/CIR for HM Prison Channings Wood be discussed at tonight's meeting – All were in agreement with this.

The Chairman – Cllr S Bryan welcomed David Owen from TDC Property Services to the meeting. The purpose of his visit was to speak to the Parish Council regards the various options open to them for the Denbury & Torbryan Playing Fields proposed Lease with Newton Town FC.

He first explained the difference between a Licence and a Lease.

The Lease gives exclusive use of the said property and the Licence does not but the current Licence does not give the Football Club the security it needs to apply for any grants for improvements to the Property which are needed if they are to continue to progress in the Football Leagues.

One solution to this problem would be just to give the Football Club a lease for the Club House for 25 years, this would give them the security to gain grants and the pitches would still be available to them at certain times, but also to everyone else in the Parish who use them ie; Dog Walkers, Children, Cricket Club etc. This could be written into the Lease and also the fact that the cricket Club would want to use the Building could also be a stipulation of the Lease. The rent would be subject to negotiation and agreement as grass cutting etc could be negotiated for perhaps a lower rent in return.

A Draft Flyer will be drawn up for Public Consultation with the 3 options – 1) Licence. 2) Exclusive Lease and 3) The Lease for the Buildings with various Heads of terms to enable the Parish Council to still have control of what happens to the Playing Fields.

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

- a) Mr Tony Brownhill asked that once the Lease was drawn up could any other uses be introduced to the Playing Fields – for example an archery club. David Owen confirmed Yes any thing can be introduced provided that the Parish Council is consulted as they are still in control of the Fields, likewise the Football Club must consult the Parish Council if they wish to do anything other than Football.

- 2) **Minutes** – The minutes of the Meeting held Monday 8th August 2005, have been distributed and read. The minutes were proposed by Cllr P Parsons and seconded by Cllr B Clatworthy with all in agreement and duly signed by the Chairman – Cllr S Bryan.

Minutes of the Special Parish Council Meeting Held – Friday 29th July 2005 - have been distributed and read. The minutes were proposed by Cllr D Wilson and seconded by Cllr C Wills with all in agreement and duly signed by the Chairman – Cllr S Bryan.

Minutes of the Planning Meeting Held – Monday 22nd August 2005 - have been distributed and read. One proposed amendment – Public Time – 1) Mr & Mrs Coombes had noted the amended scale of Application no 05/02832/FUL – Rusticks, East Street and were in agreement with the application. The minutes were proposed by Cllr C Wills and seconded by Cllr B Clatworthy with all in agreement and duly signed by the Chairman – Cllr S Bryan.

3) Planning Applications Received from TDC

- a) Application no 05/03062/FUL – Mr & Mrs Belka – Iona, Heathfield Road, Denbury TQ12 6DT – Extensions to front and rear and raise roof to provide additional accommodation. No objections. The property has a High Wall and Boundary hedge which the Parish Council feel should be retained as it prevents any overlooking from the proposed extension. Proposed by Cllr P Parsons and seconded by Cllr B Clatworthy with all in agreement.
- b) Application no 05/03065/COU – Mr & Mrs G Squires – The Barn, Yeatt Farm – Change of use and conversion of barn to a single dwelling. No objections from the Parish Council – proposed by Cllr B Clatworthy and seconded by Cllr J Loynes with all in agreement.
- c) Application no 05/02967/FUL – Mr P Parker – Higher Mead Farm, Alston Cross TQ13 7LJ – Erection of Agricultural Building. No objections from the Parish Council but the provision for screening should be enforced as the barn is situated in a high and fairly prominent position. Proposed by Cllr J Loynes and seconded by Cllr D Wilson with all in agreement.
- d) Application no 05/02981/FUL – Mr P A Lambell – Justians, Denbury – Addition of two lean-to extensions to existing agricultural cattle shed. The Parish Council object to this application, they would like to see a justification of agricultural need to enlarge this Barn to over double its original size as no noticeable amount of Cattle have been seen using the Barn and surrounding area. It would also benefit from a screening plan. Proposed by Cllr B Clatworthy and seconded by Cllr P Howes with all in agreement.
- e) Application nos – 05/02928/VAR & 05/02929/LBC – Mr K Marles – Ambrook Meadow, Poole Cross, Torbryan, Newton Abbot TQ12 5UP – Variation of Condition 9 on Planning Permission 2003/2840/11/4 relating to use of lime render instead of cob wall. No objections from the Parish Council proposed by Cllr J Loynes and seconded by Cllr P Parsons with all in agreement.
- f) Application no 05/03145/CIR – HM Prison Channings Wood – Circular 18/84 procedure for new visits/reception centre and childrens playground with associated ground works. The Parish Council asked the Clerk to find out more about the title of the application (Circular 18/84 procedure) before any comments are made.

Decisions received from TDC – None received.

4) Matters Arising.

- a) Forever Tree Nurseries – D Cllr M Colclough was not in attendance to report the outcome of the site visit – carried forward to the next PC meeting.
- b) Car Speed Monitor – Village Green and South Street – The Clerk will chase up DCC and ask when we can expect the speed survey to take place.
- c) Letter from BT – Payphone in South Street – The Clerk has written but received no reply – a copy of the letter will be sent to the e-mail address on the BT letter and a reply awaited.

5) Correspondence.

- a) The Local Channel – Website network – Given to Bernie Duggan for Denbury web-site.
- b) TDC Annual Civic Service – 9th October 2005 – The Chairman confirmed that he is away on this date, the Clerk will write to decline the invitation.
- c) TDC Statement of Community Involvement – Submission to the Secretary of State – Comments by 3rd October 2005 – Placed in the envelope to be distributed to Cllrs.
- d) Local Works – Campaign for the Sustainable Communities Bill – Placed in the envelope for perusal.

- e) Devon County Waste Local Plan – Re-Deposit Version – Comments by 26th September 2005 – Separate copies distributed to Cllrs for perusal.
- f) E-Mail from Iain Stevens TDC – The Clerk had e-mailed Iain to thank him for organising the Cllrs tour of the Composting plant at Heathfield, he replied that if any Cllrs wished they could write to the local papers to explain the value of the Composting process.
- g) Letter from Amey – A38 Maintenance Matters – Placed into the envelope for Cllrs perusal.
- h) South Devon Carers Consortium – Day Care Services Meeting – Monday 12th September 05.

Matters not requiring discussion placed in the envelope to be circulated (4 Envelopes).

6) Main Agenda.

- a) Report from County Cllr P L Cook – Cllr Cook was not in attendance.
- b) Report from District Cllr M Colclough – Cllr Colclough was not in attendance.
- c) Playing Field Management Committee Report – Chairman – Cllr B Clatworthy had nothing to report as no meeting had been held.
- d) Village Hall Management Committee Report – Chairman – Cllr C Wills confirmed no meeting had been held – nothing to report.
- e) Report on Teignbridge Association of Local Councils – The next meeting on 29th September 05 – Cllrs Clatworthy and Wilson to attend if possible – there will be a discussion regards Gypsy and Traveller accommodation.
- f) Footpath Reports – Nothing to report.
- g) Reports from Parish Councillors – Nothing to report.
- h) Road Maintenance & Parish Lengthsman Items – Cllr C Wills reported that he had spoken to Mr M Camp-Richards, and that after each meeting he will contact Mr Camp-Richards by e-mail with any items which require attention.
- i) Carey Kennels – Noise levels – Cllr B Clatworthy declared an interest and took no part in the following discussion. Standing Orders were suspended to allow Mr T Brownhill to speak – Parishioners have reported high noise levels at the Kennels and a property sale has fallen through as prospective buyers were put off by the noise. Mr Brownhill confirmed that as a neighbour of the kennels he has visited the site and was impressed with the improvements which are taking place. Sheets are being placed in between the kennels so the dogs cannot see each other and central heating is being installed together with roof insulation, which will keep heat in and help to alleviate the noise problem. The Parish Council concluded that Parishioners should wait until the improvements have been completed and then reassess the situation and if they still feel that the noise is too bad it must be reported to TDC Environmental Health.
- j) Dog Fouling Playing Fields - Standing Orders were again suspended to allow Mr T Brownhill to speak – The majority of Dog Walkers do clear up after their Dogs but even though the mess is picked up it is still on the ground. Cllr J Loynes confirmed that as she regularly uses the Field she knew that the Dog fouling was now very minimal however there was a lot of Fox Dropping around on the Field that could be mistaken for Dogs. The Dog Bin has been emptied but it was noted that the collector was not the usual one as the regular refuse collection men are taking it in turns to do the Dog Bin round and they don't always know where the Bins are. The Clerk will write to TDC regards this.
- k) Village Green – Grass Cutting & Pub Tables – Cllr P Howe reported that the last cut done by TDC was messy as the Grass had got too long, the Pub had only cut around the tables as not the rest of the Green which was the agreement with the Parish Council. Glasses are also left on the tables over night and during the day after the Lunch opening. The Clerk will write to the Landlords regards the Grass not being cut at the intervals agreed and only around the Tables, the Tables also seem to be creeping across the Green away from the area agreed. The Parish Council are concerned about Glasses being left out on the Tables after closing as this could affect the Parish Councils Public Liability if there were to be an accident with broken glass on the Green.
- l) Statement of Assurance for District Audit – Annual Accounts – Proposed by Cllr P Parsons and seconded by Cllr B Clatworthy with all in agreement.

7) **Cheques for Signature.**

Cheque no 455 = £15.00 (Petty Cash).

Cheque no 456 = £20.00 Denbury Village Hall (Hall Hire for Meetings).

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

Bank Balance – September 2005 = £3,594.51

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

a) Log Cabin – Rowan Barn, North Street.

There being no further business the meeting closed at 9.00pm Next Meeting Denbury Village Hall – MONDAY 10th October 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.