

DRAFT Minutes of Ashford Parish Council Meeting held on Thursday, 16 June 2016 in the Church Hall at 7.30pm.

Chaired by: Councillor G Holder	Clerked by: Sue Squire	
Present: Councillors Mrs J Bosley G Holder Mrs S Sampson Mrs B Sandwell J Syzmankiewicz District Councillor Mrs A Davis 22 Members of the Public	Agenda: - Items raised by members of the public Apologies Declarations of Interest Approval of the Minutes of 19 May 2016 Reports Matters Arising Planning & Planning Correspondence Finance Correspondence Matters raised by Councillors / Clerk Date of next Meeting	
		Action:
17.	Items raised by members of the Public. Planning representations were taken immediately before considering Application No. 61244. No other representations were raised.	
18.	Apologies. Councillors Mrs H Bremner and V Lawson, County Councillor Mrs C Chugg, PCSO P Grantham.	
19.	Declarations of Interest. Councillor Holder declared a Personal Interest in Minute No. 7.1.2 – Planning Application 61244, Outline Application for erection of 25 dwellings (all matters reserved) at site to the West of Ashfield Close & to the North of Strand Lane, Ashford. Councillor Holder stated that he would leave the Meeting while the Application was discussed.	
20.	Approval of the Minutes of the Meeting held on 19 May 2016. Approved and signed as a correct record.	
21.	Reports. 21.1 Police. When sending his apologies, PCSO Grantham advised there had been 2 crimes recorded for Ashford: 1 x criminal damage and 1 x common assault. 21.2 County Councillor Mrs C Chugg. When sending her apologies, the following Report had been sent and subsequently circulated to Councillors: 21.3 District Councillor Mrs A Davis spoke about the Planning Application for 25 houses to be considered later in the Meeting. She had received an email from an officer at North Devon Council and as a result, had advised she did not consider allotments, included in the Application, were required. Councillor Mrs Davis spoke about Section 106 money where North Devon Council had previously enquired the type of project Ashford Parish Council wished to see. A reply had been sent informing the Parish Council would use the funds for healthy walks routes as previously advised. Councillor Mrs Davis suggested that a start was made on this by forming a Task and Finish Group. This to be on the Agenda for the July Meeting. The Clerk asked where the 106 Section was coming from in relation to an Application and was advised it was from an approved development near Meadowside. The Parish Council had not received a Decision Notice from North Devon Council informing of this.	July Agenda

	<p>The draft North Devon and Torridge Local Plan had been submitted to the Secretary of State.</p> <p>Heanton Parish Council had asked Councillor Mrs Davis at its Meeting the previous evening if Ashford would join in a joint TAP (Town and Parish) funding application to deliver an enhancement project along the Tarka Trail involving the provision of benches and shelters. Councillors were in favour of this and Heanton Parish Council to lead the project.</p> <p>The proposal to reopen a mile of track on the Barnstaple to Ilfracombe railway line was briefly discussed and was thought to be a remote possibility.</p> <p>21.4 Councillor V Lawson. Defibrillator Check. No information was known.</p>	
22.	<p>Matters Arising:</p> <p>22.1 Grass Cutting. The contractor had been asked to cut the grass at Meadowside. Councillor Holder advised that the contractor had also been asked to cut the ransom strip.</p> <p>22.2 Blocked drain near Ashfield Lane. DCC Highways have been informed and requested that it is cleared.</p> <p>22.3 Replacement dog friendly stiles for Footpath 5. The Clerk advised that a verbal quotation of £150 had been given. A written quotation to be obtained for the next Meeting when the matter would be discussed further.</p> <p>22.4 Dual carriageway light on. This had been reported on the DCC interactive website and an enquiry number of W16913777 given.</p> <p>22.5 Litter Pick – Saturday 28 May 2016. Councillor Holder reported that 2 bags of rubbish had been collected. This was less than last year when the first litter pick had taken place and it was thought that as a result of that, there had been an improvement in the amount of litter being discarded. The litter pick to be an annual event on the last Saturday in May.</p> <p>22.6 Archive Minutes on the Parish Council Website. Arrangements were in the process of being made to add these details.</p>	Clerk
23.	<p>Planning & Planning Correspondence.</p> <p>23.1 Planning Applications:</p> <p>Councillor Holder declared a Personal Interest, left the room and did not take part in the discussion, decision or voting thereon.</p> <p>Councillor Mrs Sampson proposed that the Chairman for this item of the Meeting was Councillor Szymankiewicz. Seconded by Councillor Mrs Bosley and agreed.</p> <p>23.1.2 61244 – Outline Application for erection of 25 dwellings (all matters reserved) at site to the West of Ashfield Close & to the North of Strand Lane, Ashford.</p> <p>Members of the public were given the opportunity to speak:</p> <p>John Leach. The traffic density was based on June 2005 and there had been an increase since that time. He had lived in Ashford for 3 years and during that time, had seen an increase in the amount of traffic including delivery vehicles of varying sorts. It was difficult to exit Ashfield Close due to the blind nature of the area and with 25 new houses, considered the problem would get worse.</p> <p>The whole plan that has been presented so far is basically for someone who is able to convince there is there is a need for the housing representing an open ticket and proposal and no concern to whether it is viable or sustainable. The potential value of the properties does not stand up and could be easily be bound for an increase in more building.</p> <p>Nick Baddick. He could not see how any more buildings can be considered due to poor access, no street lights, no pavements, the hedges are not cut regularly, it is dangerous walking down the Lane with pedestrians having to go into the hedge for safety to let vehicles pass and did not think much consideration had been given. The pull in is not sufficient to calm traffic.</p>	

He noted that the area was gridlocked recently and felt that until the structure of the road is addressed and drainage from the hill and pond dealt with, there should not be any building.

Councillor Szymankiewicz asked about the proposal for the sewage system.

Answer: sewage would be dealt with on site. South West Water had said it is not big enough.

Mike Mosson. There are no pull ins on Strand Lane, residents use private drives or entrances to fields.

Councillor Szymankiewicz said that the plan implied a pull in was in the road but this was not the case and was on private property.

Keith Manning. Thought there must have been some planning permission given when Ashfield Close was approved. He did not know if there was the intention of using Ashfield Close where there was a ransom strip. The bottom and top was owned by a private developer.

Ann Gard. Would be upset to see hedges pulled out. She liked the dark lane with no light pollution and felt the village lane was part of the charm of the village. She also had concerns for bats in the area.

Stephen Bunce. Had seen a North Devon and Torridge Housing and available assessment for 12 houses. Highways had objected due to the size of the lane. He continued that it is in the strategic plans and is being counted towards the housing being built between now and 2131. The opportunity to fight it is limited for it to be at this stage and he felt efforts should be made to try and get it restricted to 12 dwellings which was not ideal but the plans had made it thus far. Highways were not in favour.

Councillor Szymankiewicz had the impression that it was not part of the strategic plan and as North Devon Council had not passed the Plan, there was a window of opportunity to do some development there.

District Councillor Mrs Davis advised that the member of the public was referring to SHLAA and Councillor Szymankiewicz was referring to the North Devon Plan. The reality is most of those that has come forward for whatever reason will not be developed. Equally other sites may. We do not have a Local Plan, the document has been submitted and an Inspector appointed and a Public Meeting will be held on a date to be advised. While there is no Local Plan, there is a window of opportunity if you are a developer. Applications have been refused without the Local Plan being in force. There is an initial desktop exercise to find land and more deliverable sites were looked at.

Sarah Bleach. Understood there were 100 houses in the village. An additional 25 was a 25% increase and her understanding was for affordable housing those built on a slope were not suitable. Was there a need for 16 or 17 houses that were not affordable.

Janet Baddy. A comment on the initial form from another Planning Application took pre planning advice with a comment made that Ashford is likely to become a rural settlement. Her concern was deliveries, tractors going into the site, traffic hold ups when deliveries were made, citing a problem being experienced at the present time with deliveries to a site in Strand Lane where a bungalow has recently been demolished. The road would be dangerous especially if the building commenced in wet weather and the plant required would cause problems.

Jane Moss had read in the Report there were no concerns about drainage. Last Winter it was the only field where water poured out of it and questioned where the drainage would go with septic tanks.

Councillor Mrs Bosley spoke about when there was foot and mouth, sheep had to be slaughtered in the next field and there was a bad run off at that time.

It was noted the gully sucker had visited but the drains were still blocked.

Geoff Williams. Behind his property and another one is a public drain which services the surface water from this level; it goes across the back of properties in public owned drains and then the surface drain in the proposed plan. This is contributory to water run off and drainage with flooding. The water

has to go somewhere and at present much of the water goes straight through the site, across the road and through the property Ashmead. Serious drainage consideration should be acknowledged very early on.

Derek Martin. If the drains are not emptied, Strand Lane is a running river which freezes over in the Winter. The water comes from drainage from the open field at the top which is constant and percolating through the rock. Much has been said in the Application regarding drainage connecting up to the main sewer near Meadowside and he could not think where the pipes would go. Would the new development have septic tanks and where would the footpath which runs along the back of the houses in Ashfield Close be diverted.

He was advised that the developer would take all objections on board and submit amended plans..

Janet Baddy. Although applying for planning permission does not mean the work would be commenced immediately there is generally a 3 year time frame. A minimum fee is paid for 3 years, the application is allowed to die down and in 10 years it would go ahead.

Derek Martin. If there was a planning application for every field in Ashford, what would be the response.

Mr Manning. Obviously the application had been on the cards and when Mr James Senior was alive he was interested in buying his house to demolish for access. He had spoken to Mr James recently who said there was nothing to worry about, it is all up market and it would not spoil the environment.

Councillor Szymankiewicz spoke about the concern of traffic and the impact it would have in the village and also when there were car boot sales.

District Councillor Mrs Davis said that traffic was not the number of cars per household, but traffic movements. The Highway Authority would come back on that.

Derek Martin spoke about the devastation of the green belt.

District Councillor Mrs Davis advised that Ashford did not have a development boundary, it is classed as countryside. There had been a discussion what was wanted to go into the Local Plan and it was classed as a local settlement.

The implication that it is small with not much scope of doing anything too major.

A member of the public thought it applied to the fact there was no school and facilities.

Change of use of the field was raised. The Planning Application is the change of use.

Councillor Szymankiewicz said the Parish Council had indicated that perhaps over a period of time, perhaps 5 dwellings would be in order.

District Councillor Mrs Davis informed that this was in the Local Plan that was at present being considered by the Planning Inspectorate.

A member of the public asked if there would be a reduction in council tax because of the houses. What about the view?

District Councillor Mrs Davis advised that no one is entitled to a view and council tax is not based on facilities.

A question was asked about street lighting. Some parishes have low level lighting.

Derek Martin asked District Councillor Mrs Davis the process of determination. Those present were advised that they needed to contact the Planning Department whether for or against the Application and submit opinions and not leave it to the Parish Council to submit a response. Councillor Mrs Davis thought the consultation would go on longer than usual as it is a major application.

The Planning Application would go back to the developers who would ask what the concerns were and the applicant would be given the opportunity to address this. Some Applications are withdrawn and this stops the clock from ticking, to allow the applicant / developer to take stock and think about

what has been said. They may then come back with another Application. If there is a major change there is reconsultation.

The decision is made either by the planning officer by delegated decision or the Planning Committee. Councillor Mrs Davis could call the Application in for the Planning Committee to make a decision. As there is no Local Plan, the Planning Committee would be likely to approve the Application. If the District Council refuses the Application, the applicant can go to the Planning Inspectorate to appeal it. She would not like to say at the present time what the outcome would be. From experience in the last 18 months, most Appeals have been passed by the Planning Inspector.

If it was approved for 25 houses, additional houses would involve a new Application.

Members of the public were told how important it was for individuals to submit representations. The Parish Council is a statutory consultee. There may be issued that no one has picked up on so individuals comments could be helpful.

The Parish Council's submission is considered as one representation.

Public participation closed.

Councillor Mrs Bosley recommended to refusal, seconded by Councillor Mrs Sampson and agreed, as follows:

Ashford Parish Council wish to recommend refusal on the following grounds which were also the strong representations from the 20 members of the public present:

There are springs in the field which cause excess water flow from the field in which the proposed development sits. Strand Lane is already experiencing severe problems with water almost constantly flowing down the Lane and onto the A361.

Traffic movements would exacerbate the already difficult position for vehicles entering and exiting Ashford via Strand Lane which is used by a variety of many different vehicles, commercial and private. Strand Lane is also used by many outside motorists as a cut through and this has increased enormously the amount of traffic going through the village in the last few years.

Street lighting would cause pollution in a natural dark area.

The development would increase the number of properties in the village by 25% - 20% more than that which was the Parish Council's proposal and submission for the Local Plan in 2013.

SWW has stated that they are not able to take the sewage away from the site and this would imply there would be a septic tank system which would create more water.

A public footpath at the top of the site is not mentioned. It goes across the back of the field at present.

The passing places shown on south side of Strand Lane, shown on the plan, are in fact private properties and not part of the highway.

Strand Lane is extremely narrow and pedestrians have to stop walking and move into the hedge when an oncoming car is met, for safety.

The hedge is an integral part of the countryside and approach to the village and would be detrimental to remove it or severely modify it.

The field has always being used for agricultural purposes arable and stock and plays an important to the character of the village and its change of use would be hugely detrimental.

Councillor Holder then took the Chair again.

23.1.2. 61266 – Outline Application for erection of dwelling at land adjacent Ashmead, Strand Lane, Ashford.

Clerk

	<p>Proposed by Councillor Szymankiewicz proposed to recommend approval, seconded by Councillor Mrs Sampson with the proviso that the access is address with visibility splays. Agreed.</p> <p>23.2 Planning Correspondence:</p> <p>23.2.1 Car being sold near Ashford Fruit Farm. The Enforcement Officer had advised that the Planning Officer considered one car for sale at this site did not constitute a material change of use of the land as it is de minimis. No further action would be taken.</p> <p>The Enforcement Officer to be advised there is now a different car and also a caravan for sale.</p> <p>23.2.2 Decision Notice for Planning at Wyevale Garden Centre – formerly Trelawney. Decision notices had been obtained but these did not go back far enough. The Planning Department to be requested to provide the relevant Notice of Determination for when the access was changed.</p>	Clerk Clerk																				
24.	<p>Finance.</p> <p>24.1 Balances. NatWest Current account as at 20/05/16: £10.00 NatWest Business Reserve Account as at 10/06/16: £2,478.71</p> <p>24.2 The following payments were approved and authorised:</p> <table border="0"> <tr> <td>Mrs S Squire</td> <td>June Salary net of PAYE</td> <td>£82.71</td> <td></td> </tr> <tr> <td></td> <td>Contribution towards broadband</td> <td>£ 3.00</td> <td></td> </tr> <tr> <td></td> <td>Photocopying</td> <td>£ 9.35</td> <td>£ 95.06</td> </tr> <tr> <td>HMRC</td> <td>June PAYE</td> <td></td> <td>£ 20.60</td> </tr> <tr> <td>Mr S Wightman</td> <td>Grass Cutting – May 2016</td> <td></td> <td>£168.88</td> </tr> </table> <p>24.3 NatWest. Confirmation is awaited that Councillor Szymankiewicz has been added as a signatory.</p> <p>24.4 Ashford PCC. Letter of thanks for the donation for the upkeep of the Churchyard.</p> <p>24.5 Parish Council Insurance. Confirmation that this has been renewed for 12 months from 1/6/16.</p>	Mrs S Squire	June Salary net of PAYE	£82.71			Contribution towards broadband	£ 3.00			Photocopying	£ 9.35	£ 95.06	HMRC	June PAYE		£ 20.60	Mr S Wightman	Grass Cutting – May 2016		£168.88	Clerk Ch.No. Ch.No. Ch.No.
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25.	<p>Correspondence. No notices and publications had been received.</p> <p>25.1 Email from Mr I Worby to the Chairman informing that a sweet chestnut tree which has died has been felled. <i>Noted.</i></p> <p>25.2 Side Verge Grass Cutting A361 Braunton Road. Copy correspondence from the owner of a static home on Tarka Holiday Park to County Councillor Mrs Chugg. Councillor Holder advised he had obtained a quotation from Mr S Wightman in respect of this cutting which was £100 - £120 for the first cut and £50 for future cuts.</p> <p>A letter to be written to Tarka Holiday Park asking if they would be prepared to do the cutting or consider a donation to the Parish Council who would arrange for the cutting. It was thought the cut would promote the business for customrs to access the Tarka Trail. The item to be on the next Agenda.</p>	Clerk																				
26.	<p>Matters raised by Councillors / Clerk.</p> <p>26.1 Councillor Szymankiewicz had been approached by a member of the public who felt the grass cutting in the Churchyard was done at the wrong time as it was full of flowers. It was noted this would be a Parochial Church Council decision.</p> <p>26.2 Councillor Szymankiewicz advised that some ladies are forming a Gardening Club who would appreciate funding to help enhance the beauty of the village through gardening activities. Councillor Holder had spoken to a lady while outside when the Planning Application was being discussed.</p> <p>26.3 Councillor Mrs Bosley reported that chickens were running loose in the village and on occasion, came into the Church Hall</p>	July Agenda																				

	<p>26.4 Councillor Holder advised that the glass had been stripped out ready for replacement in the telephone box. A price for the shelving had been agreed. He had spoken again to Mr Payne who could sand down and repaint the 'phone box for £250. Proposed by Councillor Holder to proceed on this basis, seconded by Councillor Szymankiewicz and unanimously agreed. The Clerk to email Mr Payne requesting him to proceed on this basis.</p>	<p>Clerk</p>
<p>11.</p>	<p>Date of next Meeting: Thursday, 21 July 2016 in the Church Hall at 7.30pm. THERE WILL BE A SITE MEETING BY THE TELEPHONE BOX AT 7PM. The Meeting ended at 9.29pm.</p>	
<p>Summary of Decisions:</p> <ul style="list-style-type: none"> ➤ Minute of 19 May 2016 ➤ Planning ➤ Payments ➤ Telephone box to be sanded down and repainted at a cost of £250 		
<p>These Minutes are agreed by those present as being a true record.</p>		
<p>Signed: Chair of Ashford Parish Council:</p>	<p>Date:</p>	

DRAFT