

BUCKFASTLEIGH TOWN COUNCIL

Minutes of the Planning, Environment and Transport Meeting held on 3rd January 2018.

Present: Councillors Janet Jones (Chair), Andy Stokes, Ron Fox, Linus McCloskey and Judith Hart (Town Clerk). Cllr Mark Maish arrived at 7.25 pm.

Part I (Open to the Public)

18/120. Questions raised by the public: None

18/121. Apologies for absence: Cllr Pam Barrett. Cllr Pamela Forbes did not attend

18/122. Declaration of Interests: None

18/123. To approve & sign as correct the Minutes of the Planning, Environment and Transport Committee meeting on Wednesday 1st November 2017.

Signed and approved by Cllr Jones

18/124. To note as a correct record and sign the Minutes of the Non-Quorate Planning, Environment and Transport Committee meeting held on Wednesday 6th December 2017.

Signed and approved by Cllr Jones

18/125. Review of actions from previous meeting and to discuss the future role and purpose of this committee to reflect the decision made by the Town Council meeting held on 13th December 2017.

It was agreed to rename this committee to the Environment and Transport Committee (ETC) and that Terms of Reference are needed to clarify its purpose.

Cllr Linus McCloskey reaffirmed the consensus of Members that objections to planning applications submitted by the Town Council to the planning authorities are over-ruled.

Cllr Janet Jones pointed out that planning applications will still need to be examined and responded to and that some residents are concerned that the Council's planning activities may not continue.

Cllr Ron Fox referred to accusations that have been made via social media that the Town Council have already made a decision when this is clearly not the case and it should be stressed that we only can make recommendations regarding planning applications.

Cllr Andy Stokes: This Committee often has no opinion on applications as it cannot influence a decision. Applications that may have a significant impact upon the community already go direct to full Council for discussion. When an application is contentious this committee can offer support and arbitration or raise concerns at the Town Council meeting. Information can be filtered and highlighted to the community when needed. Planning applications will however, still come to this meeting for comment, but this is not a planning committee as we are not a planning authority.

Decision: Members agreed to amend the standard agenda items to "Comments on planning applications received prior to this meeting and after the agenda is set". A response of "no comment" will be returned to the planning authorities unless an application is contentious or of

benefit to the community. The Committee will continue to act as arbitrators and the process will evolve as required.

Action: Clerk to draw up draft Terms of Reference for this committee and when agreed, the planning authorities will be advised in writing. Cllr Andy Stokes to draft a letter to this effect and circulate for comment and approval.

18/126. Planning Applications received after Agenda set: None

18/127. To discuss parking issues and restrictions within the parish:

Cllr Mark Maish: There are too many double yellow lines around the town and the time restrictions for on-street parking need to be reviewed. There is a perception that parked cars are over-targeted by civil enforcement officers. Many yellow lines have been added following demands from some residents, then others complain. There is a significant problem with Old Totnes Road which also needs to be addressed. Another attempt should be made to call for volunteers to work on this matter and if this initiative fails, the Council could consider engaging someone to undertake a review on a paid basis.

It was acknowledged that following a recent meeting with representatives of Teignbridge District Councils Economy and Assets section, the transfer of the car parks to the Town Council is not on the table.

Decision: Members agreed that the Town Clerk should not undertake the research and viability of the proposal to transfer the publicly owned car parks if TDC will not consider this as an option.

Action: Cllrs Jones, Maish, Forbes and the Town Ranger were nominated to be members of the Parking Review Working Party and to advertise again for volunteers from the community.

18/128. Whitecleave Quarry update:

Members agreed that there is no confidence that the Devon County Council Complaints Department will respond to the Town Councils Stage 2 complaint which would have had some impact regarding the Councils comments to planning application DCC/4032/2017. The Clerk has already requested an extension for comments to be submitted and it was agreed that this should be undertaken before the agreed deadline.

Action: Clerk to draft a response with Cllr Simon Rines and circulate to members for approval.

18/129. Update and plans for finalising the Buckfastleigh Neighbourhood Plan:

The Clerk confirmed that she is waiting to hear from Locality whether a grant is available to fund a Green Infrastructure Survey to include in the final version of the Plan.

18/130. Town Council asset meeting update:

Teignbridge District Council (TDC) is unable to split all the costs for managing individual assets within the parish such as staff, insurance etc, but has provided a breakdown of costs for maintenance, repairs and renewals. TDC have confirmed that they will only transfer the whole package of assets and that this would be with little or no financial contribution. Officers urged the Council to seek independent advice and it is likely that all legal costs would have to be met by the Town Council.

Members agreed that they need to meet and discuss this matter further with a view to a public consultation. Any change of use to land held under a charitable trust must also go to a public referendum. It was highlighted that there is the possibility of a small area of land within the Duckspound/Hamlyn playing field area which may be leased from TDC for garden use to a local community group, but no decision has been reached as yet.

Cllr Mark Maish expressed concern that land held for the benefit of the community may be developed if not protected for the future.

Action: Clerk to convene an asset meeting with recommendations to the February Town Council meeting.

18/131. Buckfastleigh Community-led Affordable Housing discussion:

Two proposals for small affordable housing developments at Glebelands have been received from Teign Housing.

Action: Clerk to arrange a meeting with Amy Luxton, TDC Housing Enabling Officer and members of the affordable housing group to discuss the proposed developments and the suggestion to hold a consultation event.

18/132. To discuss the planning, management and communications issues for projects which are within the remit of this committee:

Cllr Andy Stokes confirmed that he is awaiting quotes for the installation of the solar panels, but unforeseen delays have occurred. It was agreed there is a need to move forward with this project due to time and budget constraints.

18/133. Correspondence:

Teignbridge District Council are seeking views on the creation of a register of non-designated heritage assets.

Decision: Members reviewed the suggested criteria and agreed to support this proposal. Clerk to respond to this effect.

18/134. Items requiring urgent attention:

Action: Clerk to follow up the completion of the new double lines in Jordan Street and when Cllr Stuart Barker is likely to meet with the Highways Officer to discuss the proposal for travel calming measures in this area.

Cllr Mark Maish identified West End Road as in a poor state of repair.

Action: Town Ranger to be asked to inspect and report to Devon Highways.

Action: Cllr Janet Jones to enquire how a disabled parking bay can be undesignated when the resident who uses it has moved.

Meeting closed at 8.35pm