

BUCKFASTLEIGH TOWN COUNCIL

Minutes of the Environment and Transport Committee Meeting held on 7th February 2018.

Present: Councillors Janet Jones (Chair), Pam Barrett, Andy Stokes, Ron Fox, Mark Maish, Linus McCloskey and Judith Hart (Town Clerk).

Matt McLeod (Town Ranger) in attendance

Part I (Open to the Public)

18/135. Questions raised by the public: None

18/136. Apologies for absence: Cllr Pamela Forbes

18/137. Declaration of Interests: None

18/138. To approve & sign as correct the Minutes of the Planning, Environment and Transport Committee meeting on Wednesday 3rd January 2018.

Signed and approved by Cllr Janet Jones

18/139. Review of actions from previous meeting:

Parking issues and restrictions within the Parish – a parking review meeting has been arranged and advertised for Monday 26th February at 7.00pm in the Town Hall. Residents are encouraged to attend to identify problems and make suggestions as to how these can be resolved.

Whitecleave Quarry Update – a response to the Stage 2 complaint to Devon County Council (DCC) has been received and circulated to Members. To be discussed under Agenda Item No. 13, Minute No. 18/147

Town Council asset meeting update – a green spaces public consultation meeting has now been arranged by Cllr Mark Maish for Tuesday 20th February at 7.30pm in the Town Hall

Buckfastleigh Community-led Affordable Housing discussion – discussed under Agenda Item No.14, Minute No. 18/148.

18/140. Comments on planning applications received prior to this meeting and after Agenda set:

No outstanding applications awaiting a response.

18/141. To discuss and resolve new Terms of Reference for the Committee:

Decision: Approved.

7.15 pm Member of public arrived at the meeting and Members agreed to return to **Agenda Item No. 1, Minute No. 18/135. Questions raised by the Public:**

There is concern regarding HGV activity at the Dart Mills business park which is being undertaken 24 hours a day, 7 days a week with the use of floodlights. It is believed that the HGVs belong to a traffic management contractor. There is an allegation of damage to Austins Bridge across the river Dart which has a weight limit that prohibits use by heavy vehicles. What planning designation has been permitted for this site? Has the use of floodlights been approved? Is this activity permitted by the planning authority?

It was noted that this area is part of the flight path for the highly protected Greater Horseshoe Bats.

Members suggested that the resident keeps a diary of movements and activity on the site.

Actions: Clerk to write a letter of complaint to Teignbridge District Council Planning Department and ask what permission has been sought and what has been granted. The Town Council has not received any planning application or change of use to this effect. Clerk to advise the resident of the response when received.

Cllr Pam Barrett to report this matter to the Devon Wildlife Trust.

18/142. To consider proposals to the Highways Authority to install double yellow lines at the junction of Silver Street and Bridge Street and look at safety measures for the junction of Jordan Street, Market Street and Crest Hill.

Discussed in conjunction with 18/143. To discuss traffic and parking safety issues which affect Buckfastleigh Primary School:

Members agreed that the installation of double yellow lines in the vicinity of the entrance to the Devonia site on Market Street has moved the existing parking problem up towards Silver Street which has prompted a request for a residents only parking scheme in this area.

Cllr Mark Maish: There are already too many parking restrictions in the town without introducing more.

It was suggested that two mirrors could be placed at the Silver Street junction, but this may not be feasible.

Cllr Pam Barrett: The Town Council cannot be aware of the full extent of the parking problem without a public consultation.

There have been two complaints from the public regarding school parking issues. The Town Council has no statutory powers to resolve this, but would like to support the school to try and address the problem. The police have confirmed that they do not have the resources to visit the school on a regular basis to remind parents of vehicle parking safety.

No representatives from Buckfastleigh Primary School were present at this meeting so it is not known what steps they have taken to try and deal with the problem. One suggestion is that the school arranges its own patrol with staff and volunteers wearing hi-visibility jackets operating on a rota basis. Pupils could create posters to highlight the issue and it was noted that there are numerous school parking suggestions and initiatives available on the internet.

Action: Representatives of the school to be invited to the parking review meeting arranged for Monday 26th February.

Town Ranger to consult Devon Highways regarding the feasibility of attaching a mirror to the CCTV pole at the corner of Market Street, but it was noted that all requests now need to be evidenced before consideration by the Highways Dept.

18/144. To plan the parking review meeting scheduled for 26th February 2018:

Members agreed that a comprehensive survey of parking in the parish is needed. The town could be divided into sections and using volunteers, map all the parking restrictions, parking spaces, loading bays, disabled bays, double and single yellow lines, residents only spaces and signage etc. When this data has been collated an informed proposal can be submitted to both Devon County Council and Teignbridge District Council (TDC).

Cllr Barrett referred to the Moretonhampstead, TDC owned car park, where there is free parking for residents and visitors for six months of the year and asked why this is and what the criteria is for car parks in each of the smaller market towns?

Solutions to parking have up until now only been made by piecemeal decisions and on an ad hoc basis. The Council needs an informed, evidenced plan based on proper consultation and surveys of existing provision. If, however, residents do not contribute to this process, it will take much longer for the Council to achieve.

Action: Cllr Andy Stokes to source maps, the Admin Assistant to produce a template for recording data and the Town Ranger to acquire mapping data from DCC.

18/145. To discuss concerns relating to A38 safety:

The vehicle crash which took place on Boxing Day sadly resulted in a fatality and there have been three crashes on the Rattery Hill area previously identified to Highways England by the Town Council. Highways England had responded that there has not been enough statistical evidence to identify this stretch of the A38 as a place for road safety improvements.

Action: Clerk to send a letter to Highways England and point out that the A38 was already at capacity ten years ago. Letter to be published online and sent to the press. Response to be published when received.

18/146. To comment on the draft Teignbridge Design Guide and supporting documents:

No comments to submit.

18/147. Whitecleave Quarry update:

The response dated 31st January 2018 from DCC to the Stage 2 complaint submitted by the Town Council was factually incorrect on a number of issues. The Council has now exhausted the complaints process, so it was proposed that a complaint should now be submitted to the Local Government Ombudsman. The Whitecleave Quarry Working Party will deal with this matter and compose a draft letter to this effect. DCC have admitted to malpractice in some areas of their response. There is possible funding for legal advice via the Buckfastleigh Community Forum. The Working Party will look at the legalities of what the Ombudsman can do, and it hoped that the result of this action may be some financial restitution for the community.

Action: Clerk to arrange a meeting for members of the Whitecleave Quarry Working Party in April to formulate a complaint to the Ombudsman.

18/148. To discuss Buckfastleigh Community-led Affordable Housing:

A meeting was held with representatives of the Town Council and Amy Luxton, Housing Enabling Officer at Teignbridge District Council, Colin Pike, Project Manager (Development) and David Luke, Development Manager at Teign Housing on 6th February 2018.

Two small scale development proposals were presented for three 3-bedroom terraced houses and a small block of 1-bedroom flats both at Glebelands. No objections from existing residents following a letter-drop have been received to date and only two concerns regarding parking have been highlighted. Teign Housing are looking at these properties being offered for affordable rent and shared ownership. There is not enough grant assisted funding from Homes England for the construction of new social rented housing which is the preferred option supported by the Town Council. Cllr Barrett enquired if this applies to all housing association new-build in Teignbridge?

It was agreed that the data from the Housing Needs Survey undertaken in 2013 is no longer relevant. The TDC Housing Register identified 34 households in September 2017 within the parish of Buckfastleigh in need of affordable rented housing.

TDC would like to carry out a public consultation via a stall at one or more of the events scheduled for 2018. Cllr Barrett suggested that the Council could provide an incentive for residents to complete a survey by providing a small free gift and entry for a raffle prize.

Cllr Simon Rines, who had attended the meeting, suggested specific areas should be identified in the parish for a new housing needs survey to be undertaken.

Evidence is needed that shared ownership properties are not a popular choice as these are difficult to sell on or secure a mortgage from lenders. The proposals presented by Teign Housing were however, well received by Members who support the development of in-fill sites or redundant garage sites to provide affordable housing for local residents. Design briefs will be available at a later date.

Actions: Amy Luxton to send a Housing Needs Survey template together with a consultation version to the Clerk.

Clerk to send Amy a list of all relevant community events once the calendar has been set for 2018.

18/149. To discuss the planning, management and communications issues for projects which are within the remit of this committee:

Cllr Andy Stokes reported that the solar panel installers will provide a plan for the swimming pool and that he will liaise with the Devon Association of Renewable Energy about the structural issues concerning the siting of the panels to the pool roof.

Cllr Ron Fox agreed to consult with Dartmoor National Park concerning the proposed construction/alterations to the roof for the installation of the panels.

18/150. Correspondence:

Email received from Burrington Estates shortly before the commencement of this meeting concerning development proposals for the Holne Road allocated site which refers to the development brief reducing the number of proposed dwellings from 46 to 30. Information may have been available for the February meeting, but as the agenda has already been published it was agreed that this notice time was inadequate.

Action: Clerk to respond to this effect and request relevant information for the March full Council meeting.

18/151. Items requiring urgent attention:

An unidentified illness effecting dogs has been reported by several dog owners in Buckfastleigh and concerns have been raised within the community via social media.

Action: Clerk to report to the police. Cllr Pam Barrett to report to the Devon Wildlife Trust in case this illness is not isolated to dogs and Cllr Simon Rines will consult with the local veterinary practice regarding any reported cases.

Meeting closed at 8.30pm