

TEIGNGRACE PARISH COUNCIL

MINUTES OF THE FULL MEETING 1st MARCH 2016

Present: P. Adams, W. Coombes, A. Gale, J. Martin, R. Page
C. Martin, G. Penfold

Apologies: None.

07/16 MINUTES:

Minutes of the Full Meeting held on 1st January 2016, having been circulated, were agreed and signed. Proposed by R. Page. Seconded by A. Gale.

08/16 MATTERS ARISING:

Imerys Stover Works Tip: Stover Drive entrance old stone drain blocked between ditches. D.C.C. Highways jet washed the drain, but this did not clear the blockage. The repair will have to wait until funds are available. It was suggested the S.W.W. may have damaged the drain, so P. Adams will write to D.C.C. Highways to this effect. {01/11/2011}

Teigngrace Parish Charity – J. Martin reported that there will be a meeting next month. {08/01/2013}

Templer Way, by River Teign Dogs: Signs have been erected, but require planning permission for advertising. Sibelco are applying for planning permission and will be releasing a press release explaining the reasons why the signs have been erected as there has been a complaint from a dog walker. {05/11/2103}

Stover Way: T.P.C. "We are still having issues with parking, although I must much reduced at the bridge end. The banking you installed near to the Summer Lane junction is suffering due to the parking of 4-wheel drive vehicles. Could this be reviewed please? The Parish Council have also received a number of complaints about cyclists exiting onto Ventiford Bridge without stopping. During the recent floods cyclists were observed pushing their bikes along Brock's Lane, waist deep. Maybe it would be worthwhile signing an alternative route during flood conditions as people seem to have no common sense anymore – or maybe they just do not know the area?"

Peter Burge D.C.C. "I had the opportunity to drive past Ventiford today and can see that the banks have been tracked over. There is evidence that a tractor has driven over the banks and this will have lowered the level significantly allowing 4x4s and smaller vehicles to start pulling in again. Although still less appealing than before the banks were created there is now less of a deterrent. I have a Contractor carrying out some other works locally on Monday next week and will ask them to visit Ventiford to rebuild the banks and remove the current tyre tracks. If this second repair of the banks does not discourage parking for long enough to allow vegetation to take hold and bind the new banks together then it may be necessary to consider a more robust solution. Are the complaints as a result of cyclists pulling into the path of vehicles? There is nothing reasonable that I can do to force cyclists to stop before joining the carriageway. The current situation is equivalent to a give way junction therefore a cyclist may approach the road and judge it safe to proceed without stopping, as the visibility is good for cyclists and the quiet location means the noise of vehicles warns users early it may be that cyclists are confident to join the carriageway without stopping. I will investigate flood route signing for the Brocks/Summer Lane section and how it could be implemented. Common sense would be preferable as all advice (regardless of mode of transport, car/cycle/foot) recommends not to enter flood water. There are alternative routes available and some simple signs will hopefully mitigate people who are determined to get wet."

T.P.C. "Thanks for the update. Yes, the complaints were that cyclists were pulling out into the path of vehicles, requiring them to stop or take avoiding action. Regarding the flood signage, I suppose what is required is some direction for people who do not know the area – if they are just blindly following the cycle path."

Peter Burge D.C.C. "Many thanks, I will look into what lines/markings would be appropriate at the edge of the carriageway to reinforce the "Give Way", it will not be possible to provide these until the summer however as putting down markings requires a clean and dry road (unlikely in the immediate future)! With regards to the flood route signage I will looking into a symbol based diversion sign (i.e. if flooded follow the red square) to minimise sign clutter and reduce any confusion with the existing route signs." {12/05/2015}

District Councillor Fund: Application has been made for funding the notice boards. "I am happy to confirm receipt of the attached application form. Please note the Investing in Devon panel are due to meet next on the 12th of February and this project will be included on the agenda for approval." {01/09/2015}

Oak Tree outside 'The Orchard': P. Adams wrote to D.C.C. and received the following response. "Thank you for contacting Devon County Council regarding health of the Oak tree at Road From Exeter Road to Summer Lane, Teigngrace. Our surveyor has inspected this tree which is known as "Prince of Orange Oak" and is known as one of the largest Oak trees in the country. He observed that there is some dead wood over the road but this dead wood has been reduced and looks solid and stable. He confirmed that the tree has high historical and ecological importance and he advised that the tree does not require any management at this time. I hope this information has been helpful." {01/09/2015}

Sandbags: P. Adams to requested 50 more to Ley Green location. They are currently at Twelve Oaks Farm. {05/01/2016}

Teigngrace Flood Management Scheme: No further news from R. Selby re: Sibelco to check the banks upstream of the weir. Terry Elliott has kindly removed the 'duck pond' bund which was across one of the tributary channels of the brook. {05/01/2016}

Teigngrace Highways: A. Gale requested that the level crossing sign be removed at Teignbridge Gate as the railway use has stopped. P. Adams received the following response: "Ok, well seeing as you have reported difficulties with it, I think it sensible for it to come down. We will leave the post there for the time being, as if we are aware of trains using the track again, we will have to consider putting it back up – but I think this unlikely." {05/01/2016}

Flooding, School Road: P. Adams wrote to Ian Lee and request that the pumps are routinely turned off during times of flood and received the following response. "We will monitor the weather and stream conditions, to anticipate any issues where possible, but yes please if someone could call either myself or Chris if there is an issue that would be excellent." There was still concern in case the flood event happened overnight. P. Adams to request release control details for the settling lagoons and information on how the pumps are controlled. {05/01/2016}

Teigngrace Traffic Incidents: W. Coombes to contact V. Pike and request a site visit with her and Simon Pearson, so that the situation can be fully explained. Simon Pearson was too busy to come out, but did attend during the jet washing of the Stover Drive stone drain. W. Coombes discussed the issue of the bend with him and it was agreed that a chevron sign would be sensible when funds allow. P. Adams to formally write and request this. {05/01/2016}

Green Acres: P. Adams to write to T.D.C. and request a site visit with Mr Hobbs the Planning Enforcement Officer.

T.P.C. "15/00329/ENF, Ley Green Farm (12/02191/COU) and 15/00317/ENF, Green Acres (15/00262/FUL). Teigngrace Parish Council held its full meeting last night and the ongoing breaches of planning at Green Acres were discussed at length. The Parish Council would like to know the outcome of the visits we requested on 28/08/2015 and again on 11/12/2015. In summary the issues are still: The lack of compliance with the details of the planning application and conditions are of serious concern.

a) Run off from the site is still not being controlled – in fact water was being pumped from the site onto the highway. This is putting the properties at risk of flooding in Ley Green.

b) There are still additional buildings not covered by the original planning application.

c) The drainage ditches were full of water and overflowing.

- d) The new building is not mobile and the siting and size of it bears no relation to the planning application.
- e) A septic tank has been installed and the Parish Council were not aware of this having been agreed by the Environment Agency.
- f) The hedge was cut but all the hedge trimmings left in the highway – blocking the gullies once again.

The Parish Council formally request a site visit with you so that we can point out the breaches of planning consent, explain how these breaches are affecting the residents and to give you an opportunity to explain what will be done to resolve these issues.”

S. Hobbs T.D.C. “I refer to your email below regarding the above. Firstly I apologise for the delay in contacting you. I can confirm that following the recent emails I visited the site with Nicola Turner, the Case Officer for the recent planning application, to assess the situation. From the visit it was noted that works have commenced on the first of the five mobile home that were granted planning permission. I note that concerns have been raised about the building not being mobile but it seems that instead of bringing a mobile home onto the land it is often the case that a new structure is built on sites as in this instance. The structures are constructed in a way that they comply with the definition of a caravan. From the visit it appears that this is the case for the works carried out. With regards to the drainage of the on the site this is an ongoing project. To date the soakaways have been provided along with the septic tank and it is proposed to carry out further works once the building works have been completed. However, as this is an ongoing matter to comply with the planning legislation it is necessary to ensure drainage is dealt with by the time the building works are completed. To date there is no further action to take but should there be any breaches of other legislation then it would be a matter for the relevant agency to pursue. This includes the Environment Agency if there is an issue of the septic tank and Devon County Council if debris is being deposited on the highway. As for the issue of the drainage ditches overflowing this was not evident at the time of the visit but given the amount of rain that occurred recently there is always likely to be a flooding issue due to the high water table in the area. However, it is hoped that once the works are completed the drainage issues will be dealt with and any run off from the site will be kept to a minimal though where there is excessive rainfall it is likely that there will possibly be run off from the site at times. As for other issues I noted the additional building that has been constructed further into the site next to the mobile home originally approved. Although this was shown on the drawings approved for the current development as this was not actually granted planning permission I will contact the owner and advise accordingly. I will also raise the issue of the number of vehicles stored on the land and request steps are taken to tidy the site. As for the development site as a whole as works are ongoing it is likely that additional temporary structures will be erected for the duration of the works which is allowed under the planning legislation. However, once completed if there are any additional structures or other matters that need to be addressed they can be looked at then. I hope this clarifies the matter.”

T.P.C. “I am afraid that your email does nothing to clarify the matters raised by Teigngrace Parish Council. The Parish Council have looked again at the detailed plans and the development which has taken place so far bears no resemblance in situation, size or type of building granted under the planning consent. Are you certain that you are looking at the same Planning Consent as the Parish Council? (15/00262/FUL)

1) Planning Consent 15/00262/FUL, Condition 6 of the planning consent allows for a maximum of five pitches in the locations shown on the approved plans. Each pitch may consist of a maximum of one static caravan and one touring caravan (as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968) with associated vehicular parking. The layout shall be maintained in accordance with the approved plans. Static caravans, also called holiday caravans and single units, are designed to be moved in one complete section but don't need to be road legal. Because of their size and weight they are delivered and moved by transporters. They are manufactured with wheels solely to manoeuvre on site. They are built to BS EN 1647. Touring Caravans are designed to be towed behind a road vehicle. They are built to BS EN 1645 and must meet the requirements for the construction and use of road vehicles. There is no permission granted for a Mobile Home. Please can you give details of how exactly the structure, size and positioning of the building which has been constructed at Green Acres complies with planning consent?

2) There are two issues main issues with the drainage.

a) Planning Consent 12/02191/COU granted on 17/08/2012, Condition 7 states that the proposed driveway/access shall be designed to ensure that no surface water/mud/stones/debris is discharged onto the public highway.

This still has not been resolved and as it is a Planning Condition we do not see how you can sidestep your responsibility and pass the onus of enforcement onto Devon County Council. Please let the Parish Council know what steps you are going to take to resolve this issue?

b) Planning Consent 15/00262/FUL granted on 02/07/2015 contained details of soakaway drainage which the Parish Council highlighted during the planning process would be ineffective as below.

"Letter from Environment Agency dated March 8th 2012 (attached) states map marked B area susceptible to surface water flood – advised to avoid buildings in this area. Application 12/00676. This is the area where the new units are to be sited.

The existing development has created increased water flow towards the housing in ley Green and Highways have been called out a number of times to try and rectify the situation.

A pipe has been installed to drain the southern end of the site into the highway drainage ditch. (See photo).

The Septic Tanks for the site are located on the EA floodplain.

It seems unlikely that the recommendations in the Consultation Response from Drainage can be complied with as the land is waterlogged as mentioned in the Applicants Contamination Statement, Plate 4, "This area was noticeably waterlogged at the time of the investigation".

As Teignbridge District Council chose to ignore all these comments we would be interested to learn how they are going to ensure that the drainage is contained on site.

The drainage is a serious problem and is causing extreme anxiety for the properties downstream of the site.

You state "As for the issue of the drainage ditches overflowing this was not evident at the time of the visit but given the amount of rain that occurred recently there is always likely to be a flooding issue due to the high water table in the area. However, it is hoped that once the works are completed the drainage issues will be dealt with and any run off from the site will be kept to a minimal though where there is excessive rainfall it is likely that there will possibly be run off from the site at times."

This is unacceptable, given the high flood risk of the location and the risk this putting neighbouring properties under.

3) Are you able to provide a copy of the Environment Agency consent for the siting of the Septic Tank?

4) You state "As for other issues I noted the additional building that has been constructed further into the site next to the mobile home originally approved. Although this was shown on the drawings approved for the current development as this was not actually granted planning permission I will contact the owner and advise accordingly"

What exactly is going to happen – is it going to be removed?

The Parish Council would welcome a visit from you to discuss all of these issues in front of the plans. Could you please let me know your availability? As you can see we have copied in our local MP as we are hoping that she will be able to give the Parish Council some assistance in this case as we do not appear to be making any progress with Teignbridge District Council.

We look forward to receiving your answers in due course."

S. Hobbs T.D.C. "I refer to your email below. I note your comments about the issues raised regarding the above site and I will try to clarify each one in turn. With regards to the siting of mobile homes on the land I can confirm that providing the units placed on the land or constructed in place comply with the definition of a caravan then no planning breach is occurring. To comply with the definition of a caravan it is necessary to ensure the unit can be moved in no more than two parts and have a length no more than 60 feet (18.288 metres), a width of no more than 20 feet (6.096 metres) and an overall height of living accommodation of no more than 10 feet (3.048 metres).

In this instance having seen the unit being constructed on the land it is considered that it still complies with the definition of a caravan. Although the units are constructed on site they are designed in such a way that they can be split down the middle to form two sections. As such I do not consider a planning breach is occurring.

As for the drainage I note the planning condition attached to the original consent requires the driveway / access to be designed to prevent water etc. discharging onto the highway. However, having looked at the planning permission this would only relate to the access onto Summer Lane to the north of the site and not the one to the south that appears to be where the issue of water run-off is occurring. Should you have any evidence of water or any other items being discharged from the access onto Summer Lane then please submit the details and further investigations can be carried out.

As for the drainage connected to the recent planning permission (reference 15/00262/FUL) I note that both the Environment Agency and the Council's Engineers were consulted about the proposals submitted to overcome possible drainage concerns on the site. Having looked

at responses from both it seems that they were happy with the proposals and were aware of the concerns of the Parish Council.

In this instance it is clear that there are issues with the drainage from the site but it seems that this occurs when there is excessive rainfall. However, given the green field run off that normally occurs when there is excessive rainfall I do not consider a planning breach is occurring providing the proposed drainage scheme is implemented.

As to whether the Environment Agency have approved the septic tank installation I am unable to comment as this would be for them to investigate and confirm. From the information on the planning file it seems that they were happy with the details of the septic tank which is why the information submitted was approved as part of the planning permission.

Finally with regards to the additional building that has been constructed I can confirm that I have advised the owner to submit a planning application to determine whether it can be retained. However, having spoken to a Principal Planning Officer it was considered that if no application is submitted then it would not be expedient to take formal action to have the structure removed as any application submitted is likely to be looked at favourably as there is no planning reason to refuse it.

I hope this clarifies the matters raised."

T.P.C. "1) The Parish Council still disagree that the building complies with your definition of a caravan in that it cannot be split in two. Also the planning was for pitches for Touring Caravans and Static Caravans, which as the Parish Council pointed out previously have legal definitions. You also have not addressed the siting of the 'caravan'.

2) Please forward the relevant documents which demonstrate that the planning condition regarding the water discharge only relates to the access onto Summer Lane.

3) The Parish Council would like Teignbridge District Council Drainage Engineers to test the function and compliance of the drainage as it is clearly not working to specification.

4) The Parish Council will contact the Environment Agency as you have refused to help on this matter.

5) Does the 'waiver' to require planning permission for buildings on green field sites apply to all residents of Teigngrace?

6) Please advise your availability to attend our next Full Parish Council Meeting, which is at 19:30 on Tuesday 1st March in the School Room Teigngrace so that we can address all the resident's concerns.

7) Please advise the Parish Council of the appeal process as it is clear we have widely differing expectations."

S. Hobbs T.D.C. "I refer to your email below regarding various matters at the above site which I will deal with in turn.

1) I note you do not agree about the definition of a caravan, however, the Local Planning authority is content it is a caravan. As for the siting of the caravan I am not sure what you are referring to. However, if it is the caravan sited near the agricultural building this is to be moved onto one of the pitches when it has been constructed.

2) I have attached the site layout drawing and location plans for 12/00676/COU. Although the access onto the main road to the south of the site was within the ownership of the applicant it was outside the development site and therefore will not be covered by the planning condition. No condition in this regard was applied to 15/00262/FUL.

3) Teignbridge District Council are content that the proposed drainage is appropriate for the site. Given the amount of rain recently it would not be expected that it could all be retained within the site. The area in general is subject to green field run off that leads to flooding in the area. Once the development is completed if there is still an issue, particularly when there is not excessive rainfall, then the matter could perhaps be assessed at that time.

4) As for contacting the Environment Agency I note your comments. However, I do not consider that I have refused to help you. In this instance I consider the requests that you are making would be best addressed direct to the Environment Agency.

5) Each reported case of unauthorised development is looked at individually and assessed using the Council's Planning Enforcement Policy, which is attached for your information. Where unauthorised development is carried out the Council needs to consider whether any planning merit exists in taking enforcement action as such a procedure would subsequently be open to appeal. This would inevitably attract a cost to the Council and should it be found that the Council acted without sufficient justification costs could also be awarded to the appellants. Against this background the Council has considered the situation carefully and taking into account Local Plan Policies and government advice the view is that no harm to interests of acknowledged public importance is caused by the building constructed.

6) I note your request for me to attend a meeting of the Parish Council but I consider the concerns raised have been addressed through our communication and therefore do not consider this to be necessary at this time.

7) Finally I am not clear what you propose to appeal but there is no right of appeal for third parties. The validity of planning decisions can be challenged through the Courts but there are time limitations which would most likely have expired in the subject case. I hope this clarifies the matters raised.”

T.P.C. “1) I have attached the plan of the site as approved under the Planning Consent 15/00262/FUL. On the plan you can clearly see that the Timber Frame Building is not shown and in fact there should be no building or caravan situated where this building has been erected.

Condition 6. This consent allows for a maximum of five pitches in the locations shown on the approved plans. Each pitch may consist of a maximum of one static caravan and one touring caravan (as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968) with associated vehicular parking. The layout shall be maintained in accordance with the approved plans.

REASON: In the interests of local amenity, protection of the occupants from the impact of flooding and highway safety.

3) Teigngrace Parish Council would still like to have the drainage tested by Teignbridge District Council when completed, to ensure that it complies with the design statement.

7) Teigngrace Parish Council are not wishing to appeal against the Planning Decision, but want an independent review of our complaints regarding Enforcement as we disagree with the statements made by Teignbridge Planning Department. All we are asking is who we should contact to start this process.”

S. Hobbs T.D.C. “I refer to your email below.

1) I note there is no building shown on the plan you attached but the one I have noted is further to the north shown on the attached plan. I am not aware of any others but if there are then please could you indicate where this is located.

3) Should there be a problem with the drainage once the development is completed then the matter can be addressed at that time.

7) Should you wish to make a complaint about the way the matter has been investigated then it will be necessary to put your complaint in writing to Nick Davies, the Business Manager. This can be in a letter or an email to planning@teignbridge.gov.uk

I hope this clarifies the matters.”

T.P.C. “1) I have attached a photograph showing the building and also marked on the site plan for you, as you can see it is not a ‘Touring’ caravan or a ‘Static’ caravan according the British Standard definition, is larger than any of the pitches on the application and is not sited on one of the pitches shown on the application. Teigngrace Parish Council advised you when this was being built, that it was contrary to the planning consent and as you have visited the site since then, given the size of the structure, we do not understand how you can have missed seeing it?

7) Teigngrace Parish Council are looking for an external investigation to address our serious concerns, rather than one carried out internally by Teignbridge Planning Department, as the issues the Parish Council have, are regarding the information the Planning Department appears to be giving you as well as the lack of Planning Enforcement, so it would not seem to be acceptable for the Planning Department to investigate this.”

J. Wardle E.A. “Just to keep you in the picture, the applicant has confirmed that although they have permission for 5 units they currently only intend building 2. This would mean that it is very likely to fall outside the scope of an EA Consent to Discharge. He has confirmed that, if in the future, they intend to build out the full planning permission they will go through the Consenting process.”

S. Hobbs T.D.C. “I refer to your email below. Thank you for the photograph clarifying which building you were referring to. From the photograph I can confirm that this is in fact the mobile home that has been granted planning permission. This has been constructed on a base that allows it to be moveable and can be split down the middle to allow it to be moved in no more than two parts to comply with the definition of a caravan as previously set out. I appreciate that mobile homes / caravans are often brought to sites on trailers but more recently it has become common practise to construct the units on site. As the structure complies with the definition of a caravan no planning breach is occurring.

As for an investigation into the way the matter has been looked at you can contact the Local Government Ombudsman. However, before they investigate the matter they will request that you firstly go through the Council’s own complaints procedure as outlined below.

I hope this clarifies the matters.”

P. Adams to write to Nick Davies and make a formal complaint, including the issue of the S.W.W. mains pipe now being under the new building. If there is no success with Nick Davies, then the Parish Council will write to the Local Government Ombudsman. {05/01/2016}

09/16

FINANCE:

No statement since 1/10/2015.

Balance as of 1/03/2016 is £1589.69.

P. Adams sent the precept request for £1400 to Teignbridge District Council on 06/01/2016.

Proposed J. Martin, seconded P. Adams.

10/16

PLANNING:

Ref: SP/DCC/3827/2015

Location: County Matter Planning Application

Proposal: Construction of two in ground settlement lagoons for the management of surface water from the adjacent Heathfield processing plant, including a screening bund at Newbridge Tip, Higher Brocks Plantation, Old Newton Road, Teigngrace, TQ12 6QZ

Applicant: Mr J Vine, Imerys Mineral Ltd

Grant of Conditional Planning Permission

Ref: 15/03125/FUL

Location: TEIGNGRACE - Heathfield Works, Higher Brocks Plantation

Proposal: Antenna and mounting pole for two way radio system

Applicant: Mr J Vine, Imerys Mineral Ltd

Grant of Conditional Planning Permission

Ref: 16/00094/FUL

Location: TEIGNGRACE - Stover School , Stover

Proposal: Building to enclose tennis courts

Applicant: Mr M Ledgard Savills

Full Planning Application

[0 For, 5 Against]. Recommend refusal on the grounds that the proposed structure is not in keeping with the Listed status of the surroundings. We have no objection in principle to the provision of covered tennis courts.

Ref: 16/00133/FUL

Location: KINGSTEIGNTON/TEIGNGRACE - Tesco Stores Ltd Newton Abbot

Proposal: Single storey extension of the existing dotcom (home delivery) facility comprising a small addition to the dotcom administration & marshalling building and a canopy to the rear of the store

Applicant: Tesco Stores Ltd

Full Planning Application

[5 For, 0 Against]. No objections.

Ref: 16/00274/FUL

Location: TEIGNGRACE - Graving Dock Lock, Stover Canal

Proposal: Addition of brick chimney stack and clay pot to the existing steam boiler and provision of culvert crossing point

Applicant: The Stover Canal Trust

Full Planning Application

[0 For, 5 Against]. Recommend refusal on the grounds that the bridge design does not allow free flow of water down the ditch. A free span structure would be much more suitable in flood conditions. No objections to the restoration of the boiler. We also noted that the applicant stated that works had not started, when it is evident that they have.

Ref: 16/00275/LBC

Location: TEIGNGRACE - Graving Dock Lock, Stover Canal

Proposal: Addition of brick chimney stack and clay pot to the existing steam boiler and provision of culvert crossing point

Applicant: The Stover Canal Trust

Listed Building Consent Application

[0 For, 5 Against]. Recommend refusal on the grounds that the bridge design does not allow free flow of water down the ditch. A free span structure would be much more suitable in flood conditions. No objections to the restoration of the boiler. We also noted that the applicant stated that works had not started, when it is evident that they have.

11/16

STOVER CANAL:

There will be an AGM on Saturday at 10:00 in the Kingsteignton Council offices, Rydon.

12/16

A.O.B.:

Parish Council Website: The Transparency Code is a new Government initiative that requires all Parish and Town Councils with an annual turnover of less than £25,000 to publish information on a regular basis including:

- Councillor's Details
- Minutes of meetings
- Agendas
- Budgets
- End of Year Accounts
- Assets

More information about the Transparency Code is available on our website: <http://www.parish-council.website/the-transparency-code/>

There is a Transparency Fund which provides grants of £500 to cover the costs of developing the website.

Thank you for your application which I have reviewed today and sent up the line for further processing. All being well funding should be received into the Councils Bank Account by the end of March.

You will note that I have amended the internet annual cost down to £300 as this is the maximum allowed within this area. To compensate this, however, I have uplifted the scanner cost to £75 which is within the limits for this area. Overall the total is the same although rounded up to £1,190.

I hope that this is in order but should you have any queries then please get back to me.

I have attached an amended version of the form for your records.

Cllr Bill Thorne: Would the Council be interested in a small amount towards a projector for planning applications from my Community Fund? It is always possible it might not be available this financial year but I would obviously consider it if you were interested - sadly it would not in any way cover the entire cost.

P. Adams to organise the setup of the website. {01/03/2016}

The Devon Emergency Community Flood Resilience Fund: To help Devon communities be better prepared in the event of flooding, Devon County Council has announced a new emergency fund to support communities at risk of flooding. The Devon Emergency Community Flood Resilience Fund will make funds of up to an initial £2,000 available, via Town and Parish Councils or community groups, to Devon communities.

Grants will help communities buy flood resilience equipment such as sand bags, sand stores and tools, as well as personal protective equipment and emergency road signs. The Council will also consider making financial contributions to small scale practical works that will provide immediate benefit to communities' flood resilience.

Town and Parish Councils can apply for the funding, as can community groups that have support from their local Town or Parish Council. The grant will be administered by Devon Community Together, via the Devon Community Resilience Forum.

Thank you for your enquiry re the Devon Emergency Community Flood Resilience Fund Grant. There are numerous commercial suppliers available and you can choose your specification and price and submit them with your application.

This google link to potential sellers might be useful:

<https://www.google.co.uk/webhp?sourceid=chrome-instant&ion=1&espv=2&ie=UTF-8#q=flood+signs&tbm=shop>

I look forward to receiving your application in due course.

P. Adams to apply for funding for signs to be used at Twelve Oaks Bends and at Ventiford. {01/03/2016}

Paper Copies of Planning Applications: Tamsin Cooke, T.D.C. "Please find attached a letter outlining important changes which require your immediate attention."

T.P.C. "Thank you for your email, the contents of which are noted. Unfortunately this will not work for Teigngrace Parish Council for the following reasons:

- 1) "Able to show drawings on a screen at the meeting – viewable by public attending". We do not have any presentation equipment. We have already submitted our precept for 2016, so we will not be able to purchase any equipment this financial year. If you wanted

parishes to bear the cost of providing the planning service then you should have informed us much earlier.

2) "Availability of broadband connections and cost of equipment". We do not have any broadband connection in the Village Hall. Again – if we have to provide this, then this will have a financial impact on the Parish Council which we were not aware of at the time of setting our precept and will be unable to provide this financial year.

Based on the above Teigngrace Parish Council will still require you to send paper copies until 2017, when we will hopefully be in a position to budget for the increased cost and arrange for the provision of the equipment required."

Tamsin Cooke. T.D.C. "Thanks for your email, and I understand all your points. These are matters that all parishes will need to consider and come up with solutions for and we will help to ease the path wherever we can. As a smaller parish you have particular issues that a larger parish will not face however, the impact is also less as we only consulted you on 7 applications last year.

Some parishes across the south west have implemented solutions such as:

- Sharing equipment across parishes
- Holding meetings in premises with broadband such as schools, pubs, other community centres
- Obtaining grants or broadband from various sources – I cannot vouch for any of these but here are a few suggestions I have heard – wildwestnet, biglotteryfund, actionforallengland, mycommunityrights, wesaywepay
- Ide Parish are purchasing a laptop using a government grant under the Transparency Code for Smaller Authorities which they were advised about by DALC.
- The electronic link can be sent around the councillors for them to view at home before the meeting, negating the need to download documents.

Unfortunately we cannot agree to continuing to send paper copies beyond the stated date."

T.P.C. "Yes we do have particular issues that a larger parish will not face, this is why I wrote to you requesting paper copies until 2017 when we can get a budget and the infrastructure in place. We do need to present the plans at the meeting as often members of the public wish to look at them at that time, so what are we supposed to do in the meantime?"

We do not have a phone line at the village hall, so we would have to pay £17.99 a month line rental plus any broadband cost. (3G is not available), so without even purchasing any equipment we are looking at a cost to the Parish Council of £215.88 for as you say only seven applications, so this equates to £30.84 per application just on line rental – so I suspect we will be up around the £50 per application mark once we factor in the broadband cost and hardware maintenance – this certainly does not seem to be saving the tax payer money?"

T.A.L.C "As I said below, I'd keep you informed of progress. Attached is the reply from Nicola Bulbeck. It doesn't specifically deal with the timing concern (too late for us to adjust precepts) nor why TALC was not consulted on this. There are other points that I feel remain unanswered and I shall, as invited, be taking the matter up with Nick Davies. I'll tell you more idc." {01/03/2016}

Travellers: P. Adams raised the issue of travellers staying overnight at the back of Stover. We will monitor the situation. {01/03/2016}

Village Field Grass Cutting: Quotes ranged from £55 to £70 per cut. Decided to go with Grounds and Gardens at £55 per cut, every two weeks from April, with the option to cancel cuts if the grass has not grown. Proposed P. Adams, Seconded Walter Coombes. J. Martin to confirm with Grounds & Gardens. {01/03/2016}

Village Field Fence: The Village Field fence requires some repair near to the Old Rectory. W. Coombes to organise a wire and post repair. {01/03/2016}

Meeting closed 21:26.

PLEASE NOTE THE NEXT PLANNING MEETING WILL BE ON 5th APRIL 2016, THE NEXT FULL MEETING / AGM WILL BE ON 3rd MAY 2016.