

TEIGNGRACE PARISH COUNCIL

MINUTES OF THE FULL MEETING 6th SEPTEMBER 2016

Present: P. Adams, W. Coombes, A. Gale, J. Martin, R. Page
T. Dempster, J. Black, C. Martin, J. Penfold, J. Sanders, P. Soper.

Apologies: None.

31/16 MINUTES:

Minutes of the Full Meeting held on 5th July 2016 and the Interim Meeting held on 2nd August 2016, having been circulated, were agreed and signed.

W. Coombes was concerned that the minutes of the Interim Meeting perhaps reflected the views of the Stover Canal Society, rather than only those of the Parish Council. Proposed by R. Page. Seconded by J. Martin.

32/16 MATTERS ARISING:

Teigngrace Highways Issues: Stover Drive entrance – Culvert repaired, had been cut through by S.W.W. and Western Power. Ditch requires digging out to match level of culvert. P. Adams to write to Simon Pearson again as no response yet.

Bend Signage – Provision of chevron sign on the bend by the big oak tree. No progress, P. Adams to write to Simon Pearson again as no further response yet.

Water at 12-Oaks Bends – Road culvert has been cleared and is working. Ditch in field requires cleaning and it is now dry enough to enter the fields. P. Adams to write to Simon Pearson. A. Gale reported that he had been contacted and work would begin in the next couple of weeks.

Gullies from Iron Gates to Ley Green – These require cleaning again. P. Adams to write to Simon Pearson again as no response yet. {05/01/2016}

Teigngrace Parish Charity – J. Martin reported that there was no further progress. {08/01/2013}

Templer Way, by River Teign Dogs: K. Lee (Sibelco) still has not submitted planning application. P. Adams received this reply.

“I regret to say no, not yet.

Looks like I will have to farm this application out to a consultant, as the “to do” list grows: the department has had some resignations over the last year, and no scheduled replacements.

It is not forgotten, just sheer volume of work, I must apply myself to core business activities first.

I usually start to catch up in Autumn/Winter when all the environmental/ecological work starts to calm down a bit.

On another far more important matter, I will have to apply for a road closure to get the leaning Oak tree felled, just north of the village. The contractor tells me he needs 3 to 5 days to take the tree down piecemeal, to avoid danger and damage. I have had an ecologist survey the tree, and he has no objections from this angle. I was planning on this first week of October, but would listen to a better plan, if anybody can think of one.

I only wish I could give you better news.”

Dog bins have been provided near to Olympus Scrap Yard and at Ventiford Basin. We could do with one at Teigngrace Lock. P. Adams to write to request additional bin. {05/11/2013}

Stover Way: T.P.C. had a meeting with P. Burge to discuss the parking problem. P. Burge has reported progress as follows:

“Thank you for your time this morning.

We have been in contact with Tony Dempster as the local Councillor and he has no objection to the provision of double yellow lines at the junction of Summer Lane and Ventiford Bridge.

I will consult the local Neighbourhood Officer and DCC traffic orders team regarding the proposal and report back.”

"Just a short update on the investigations into provision of parking control in Teigngrace. As mentioned in my previous email, Tony Dempster as local Councillor has no objection to the provision of double yellow lines. I have been in discussion with the local Neighbourhood Officer (Simon Pearson), who has raised a number of concerns. As some of the concerns were similar to those discussed at the meeting at Ventiford I have put forward the thoughts and concerns of the Parish Council for him to consider. He (and I) has asked for advice from the DCC traffic orders team as it is this team who will ultimately have to approve any application. Unfortunately the traffic orders team have not yet been able to consider our questions, I will continue to chase them and report the comments back to you." {12/05/2015}

District Councillor Fund: Funding has been approved for the notice boards. Project No 1226 – Teigngrace Parish Council, Notice Boards, £1,164. A. Funds still have not been received. P. Adams to forward information to T. Dempster. {01/09/2015}

Flooding, School Road: P. Adams requested release control details for the settling lagoons and information on how the pumps are controlled. I. Lee (Imerys) replied as follows:

"Apologies for the delay in answering your email.

The lagoons are fed by water pumped from the bottom of the pit and from ditches catching surface run off across the site. The Flow of water through the lagoons is gravity driven, hence the flow from the lagoons is essentially the same as the flow in to them volume wise. The out going flow can be controlled be reducing/or stopping the pumping - obviously this has an impact on the operation in terms of flooding.

The pumps are controlled via float switches that respond to the level of water in the bottom of the quarry. The pumping system moves a fixed volume of water per minute (approx 480 gallons per minute).

Re flooding in the village, as stated in my email earlier this year we recognise the need to work with the community, and will monitor and control the pumping during periods of high rainfall, rather than having a blanket policy we will continue to consider each event individually whilst aiming to assist in alleviating any potential flooding of properties. Again flooding is likely to be due to a number of factors, including blocked drains, poorly maintained ditches, and not solely our pumping operation, and it is incumbent on all local land owners to play their part. Both myself and Chris are contactable out of hours."

Heltor lorries hauling sand had not been sheeted. P. Adams to ask if this is required. {05/01/2016}

Green Acres: Teigngrace Parish Council had a meeting with Phil Shears and Nick Davies at Forde House. We discussed the breaches of conditions relating to construction method of mobile home, drainage, site layout, lighting and entrance design. They agreed to send the enforcement officer out to site once again to investigate and will let us know the outcome. This is the response we received:

"Further to our meeting on 29th June regarding various matters associated with the land at Green Acres, Teigngrace I can now respond in detail to the queries that were raised.

I can confirm that following the meeting Mr Hobbs has carried out a further visit to assess the issues that you raised. It is my understanding that these are as follows.

1. Is the "caravan" really a caravan?
2. Is the caravan located on one of the plots shown on the approved layout?
3. Close-boarded fences have recently been erected at the access without consent and does it affect the approved visibility splays?
4. Are the surfaces that have been laid permeable in accordance with the approved plans?
5. Should the septic tank have had Building Regulations Approval and has it been installed in the approved location?
6. Has the external lighting on the caravan be approved?

From the visit it was noted that the size of the caravan is the maximum allowed which is up to 60 feet (18.288 metres) in length, 20 feet (6.096 metres) in width and 10 feet (3.048 metres) in height. The height is measured internally from the floor at the lowest level to the ceiling at the highest level

As for the construction of the unit photographs were taken which clearly show the structure being built in two parts which are bolted together. These can be removed and the structure could if necessary be moved in no more than two parts as set out in the definition of a caravan.

With regards to the position of the caravan it is noted that it is located slightly forward of plot 2 further from the boundary hedge. Although this means the unit is on the area approved as driveway this is not something that it would be expedient to pursue through enforcement action at the current time as the impact of the caravan in its approved location would be no

different. The owner has been advised to submit a revised plan showing the position of the caravan in relation to the plot and how this will impact on the remaining development. It may be that a revised layout could be acceptable as a non-material amendment to the existing planning permission.

As for the fencing at the site entrance this would not require planning permission as it is set back far enough from the road to be 'permitted development'. It was also considered not to be within the required visibility splay required at the site entrance.

On the issue of the track surfaces I can confirm that these have been constructed using drainage stone as an underlay and then topped with planings. This is to provide a permeable surface throughout.

With regards to the septic tank it seems that this has been placed in the correct location. It seems the owner has been in contact with the Environment Agency who are happy with the works carried out. However, as the caravan is exempt from building regulations the septic tank would not fall within their control.

Finally it was noted that lighting has been installed on the porch of the caravan but this is in accordance with the type approved as part of the planning condition attached to the planning permission (reference 15/00262/FUL).

So, from the additional investigation carried out after our meeting it seems that the only minor breach is the positioning of the caravan which is slightly outside plot 2. The owner has been advised to regularise the variation, but it would not be expedient to take any formal enforcement action at the current time.

I hope this clarifies the matters raised but please let me know if I can provide any further advice or information."

P. Soper attended the meeting and reported that the position of the 'caravan' was as shown on revised plans. The Parish Council had not seen these and they were not shown to the Parish Council at the recent meeting with Teignbridge. P. Soper also reported that he had photographic evidence that the 'caravan' can be split in two. These were not available for the Parish Council to view.

The Parish Council agreed that they were still in disagreement with the findings of Teignbridge District Council and will pursue with the Local Government Ombudsman. {05/01/2016}

Parish Council Website: P. Adams is investigating mobile broadband as a solution for provision of broadband service in the Village Hall. {01/03/2016}

The Devon Emergency Community Flood Resilience Fund: P. Adams has received the signs and will distribute. {01/03/2016}

Paper Copies of Planning Applications: These are now being sent again until next year due to the level of complaints received from the Parish Councils. {01/03/2016}

Village Field Grass Cutting: J. Martin has ordered new 'No Parking, Access Required At All Times, sign. {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, but requires help clearing the site. A. Gale agreed to have a look. Walt has the posts. {01/03/2016}

Teigngrace "Naiads" sign: J. Martin has organised the replacement sign. M. Bullous has replaced this free of charge. P. Adams to write a letter of thanks. {03/05/2016}

Trago Mills Car Park: R. Page questioned whether the tarmac of the car park would affect flooding. Trago Mills responded as follows:

"Thank you for your email submitted on the Trago information page, reference the remedial works that have been completed on our site at Newton Abbot.

You refer to the addition of tarmac over the hard core surface but I must advise this is not the case. The car parks have always been 'black topped' but have been in such an advanced state of disrepair over recent years, I can understand your misgivings for thinking it has never been so. We have had to bide our time due to extortionate tarmacadam prices but following drops in oil prices earlier this year the works became more affordable, some 60% cheaper than a quote received 3 years ago. To reaffirm, the status quo remains absolutely unchanged following the works.

I would be grateful if you were able to divulge the source of your information as I would wish to correct at source, thus alleviating any further misinformation being passed on to others.”
{03/05/2016}

Forches Cross Litter. A. Gale reported that litter levels have increased again at Forches Cross. J. Martin to write. {03/05/2016}

33/16 FINANCE:

Statement balance 01/07/2016 £2076.55
Cheque 000141 £555.26 P. Adams, PC, Scanner and Signs. Out.
Cheque 000142 £110.00 Grounds & Gardens, Village Field Grass. Out.
Cheque 000144 £110.00 Grounds & Gardens, Village Field Grass. Raised.
Proposed J. Martin, Seconded P. Adams.

34/16 PLANNING:

None.

35/16 STOVER CANAL:

Waterways Recovery Group have been working in Ventiford Basin and uncovered a third barge and tidied up the footpath. No date available yet for planning application for the spillway into the culvert.

36/16 A.O.B.:

Teigngrace Highways: Tarmac on Summer Lane is very poor and potholed. P. Adams to write to Simon Pearson. {06/09/2016}

William Of Orange Oak: The Oak Tree was hit by a straw lorry and this shook the tree and broke of a large limb which fell into the road. D.C.C. have been asked to re-inspect the tree. The log number is ENQ 16931904. P. Adams to chase up. {06/09/2016}

Mineshaft: A. Gale reported that a mineshaft had opened up in the field opposite Ventiford House. This has been filled in by Sibelco. {06/09/2016}

Parish Councillor Vacancy: J. Penfold applied for the position. This was agreed unanimously. P. Adams to obtain forms from T.D.C.. Proposed J. Martin, Seconded R. Page. {06/09/2016}

Stover Way Cycle Path: J. Sanders reported that the hedge was overgrown preventing clear visibility when exiting the cycle path onto Old Exeter Road. Also there are no warning signs. P. Adams to write to Peter Burge. {06/09/2016}

Beating the Bounds: Newton Abbot Town Council are Beating The Bounds on the 24th and 25th September. J. Martin is representing the Parish Council. (Now postponed until 2017.)
{06/09/2016}

Meeting closed 20:35.

PLEASE NOTE THE NEXT PLANNING MEETING WILL BE ON 4th OCTOBER 2016, THE NEXT FULL MEETING WILL BE ON 1st NOVEMBER 2016.