

COFFINSWELL PARISH COUNCIL - MINUTES
THURSDAY 16 JANUARY 2020 – ST BARTHOLOMEW’S CHURCH, COFFINSWELL

Present: Cllr Wills (Chair), Parkes, Berry and Brent
 Cllr Haines (TDC)

Apologies: Cllr Dewhirst (DCC)

Also present: Rachel Avery (Clerk)
 David Kiernan (TDC)
 4 members of the public

No	Subject	Comments
1	The Chairman will open the Meeting and receive apologies.	Cllr Wills opened the meeting at 18.57. It was NOTED that County Cllr Dewhirst had sent his apologies.
2	To declare any interests arising at this meeting.	There were no interests to declare.
3	To note the resignation of Gwynneth Hermsen.	It was NOTED that Gwynneth Hermsen had resigned. She was thanked for her work as both clerk and parish councillor. Cllr Wills had sent a thank you card on behalf of the parish council.
4	To co-opt a new councillor.	Mr Stephen Avery was in attendance and expressed an interest in being a parish councillor. Cllr Wills PROPOSED that Mr Stephen Avery be co-opted as a new councillor. This was SECONDED by Cllr Berry and APPROVED.
	<i>The Council will adjourn for the following items:</i>	
5	Neighbourhood Planning Presentation from David Kiernan (Teignbridge District Council).	<p>David Kiernan introduced himself as a Teignbridge Neighbourhood Planning Officer and also heads up the Teign Planning section, a service available to town and parish councils offering a paid-for service for consultations, plan writing and other work involved in preparing a neighbourhood plan.</p> <p>A neighbourhood plan is land use planning document, like the Local Plan and once adopted, is used similarly when considering applications. It can allocate employment sites, community facilities and housing within the parish boundary.</p> <p>The national tier of planning documents is the National Planning Policy Framework, the Local Plan is district wide and neighbourhood plans are local level. In Teignbridge, there are 8 adopted neighbourhood plans so far, with 542 adopted nationally as of 2018.</p> <p>The document can identify important open spaces, which is commensurate with green belt status. It can set out designs for new development, propose renewable projects and define and safeguard locally important viewpoints. The document is a planning mechanism, so will not deal with issues such as parking enforcement or signage. It cannot prevent development nor be contrary to national and local policy but can shape and guide future development.</p> <p>Explicit requirements for siting, design and parking of new developments must be adhered to by TDC and developers when adopted. Furthermore, Community Infrastructure Levy (the percentage of money developers must provide for infrastructure) increases to 25%, from 15%, when a neighbourhood plan is in place.</p> <p>Design standards are a popular part of neighbourhood plans, which avoids interpretation by the district council. This mechanism enables the community to provide specific requirements of design and increases resistance to unplanned development. Furthermore, external agents take an adopted plan seriously.</p> <p>Neighbourhood plans can take an average of three years to create. A committed parish council must be on board, along with significant</p>

		<p>community interest. A minimum of 6 people are required for a steering group, with a willingness to learn. The neighbourhood plan is a planning document, which uses planning language and must be defensible in an appeal situation.</p> <p>There is government funding of £9000.00 to prepare a neighbourhood plan, with more if allocating development. This money can be spent on consultation and gathering evidence tailored to the village. Teignbridge District Council have a duty to advise and support and are committed to neighbourhood plans. They offer extensive support through free and paid-for services.</p> <p>It was NOTED that Coffinswell and Dacombe designated as countryside, with no areas allocated for development. It is a very small parish, which is theoretically all open countryside. However, there is always a lot of concern regarding development and people are generally not happy with development and not sure how this work. It was suggested that there would be more control of design of development of infill sites and conversions.</p> <p>It was NOTED that Teignbridge are required to deliver 760 dwellings a year, but this number will change on a regular basis. Houses in Teignbridge are 10 times the average salary and the Local Plan is looking for new land allocation. Teignbridge District Council are now trying to add some of the neighbourhood policies into the higher tier Local Plan. It was suggested that comments from parish councils are more heavily weighted when a neighbourhood plan is in place.</p> <p>With a small parish council and a small community, this would need to be driven by individuals.</p> <p>It was NOTED that the Local Plan consultation is due to start in March/April which could help influence a neighbourhood plan.</p> <p>It was AGREED that this should be an Annual Parish Meeting agenda item and added to the agenda for the March meeting to discuss.</p>
6	<p><u>Public Question Time:</u> A period of 5 minutes will be allowed for members of the public to ask questions or make comment regarding the work of the Council or other items that affect Coffinswell.</p> <p><u>County and District Councillors' Reports</u></p> <p><u>Police Report</u></p> <p><u>NHW Report</u></p>	<p>No members of the public wished to speak.</p> <p>County Cllr Dewhirst's report forms part of the minutes.</p> <p>District Cllr Haines reported that the budget is currently being worked on, with an expected increase of £5 on a band D property.</p> <p>A Local Plan Review is currently being undertaken, with the review group looking at policies prior to public consultation.</p> <p>A further Wolborough application will be considered at next week's planning meeting, which is on land near to the Decoy football pitch and a site allocated in the Local Plan. The other applications in this area of Newton Abbot did not have sufficient information attached to it at the time of determination, and an outcome of an appeal for non-determination is expected within the next few months.</p> <p>There was no police report.</p> <p>There was no NHW report.</p>
	<i>The Council will convene to conduct the following business:</i>	
7	<p>Approval to consider, amend as agreed by the Council and approve the minutes of the following minutes: 21 November 2019 20 December 2019</p>	<p>It was RESOLVED to APPROVE the minutes. It was RESOLVED to APPROVE the minutes.</p>
8	To consider the following planning application:	

	19/02518/TPO Fell diseased ash trees (Orestone Plantation, Orestone Lane)	<p>Cllr BRENT PROPOSED that the application be REFUSED. This was SECONDED by Cllr Berry and APPROVED on the following basis:</p> <ul style="list-style-type: none"> - Lack of evidence of disease with no identification of individual trees - The location of the plantation is unfavourable to the disease - Bat colonies within the plantation - Response disproportionate to the effect of possible disease. <p>It was NOTED that the application at Connybeare Wood had not been determined, and it was requested that clarification on the application and the council's comments be received. Action: Clerk to contact TDC.</p>
9	Enforcement Issues- <ul style="list-style-type: none"> • Gateway opening concerns 	It was NOTED that the openings in Dacombe and at Normans Bungalow are being considered by both TDC's Enforcement Officer and DCC Highways.
10	Neighbourhood Plan.	It was NOTED that this would be discussed at the March meeting, with a view to discussing at the Annual Parish Meeting.
11	Climate Change.	Cllr Brent reported that he has signed up to an Action for Climate Teignbridge Town and Parish Councillor workshop. Action: Agenda item for March.
12	Finance: <ul style="list-style-type: none"> • To agree accounts for payment • To consider and approve the precept 2020/21 	It was RESOLVED to APPROVE accounts for payments. Consideration was given to the budget which the clerk had provided with a suggestion of a 13% increase to ensure that the parish council would have no deficit. Concerns were raised that this left no way of paying for one off or unexpected costs. Cllr Wills PROPOSED an increase of 15.24%, setting the precept at £4725.00. This was SECONDED by Cllr Brent and APPROVED.
13	Funding and Grants.	There was nothing to discuss.
14	Engaging with the community.	It was NOTED that the clerk would create an infographic regarding the precept and what the parish council does to add to the website and notice board.
15	Footpaths and Highways: <ul style="list-style-type: none"> • No parking sign at Princess Cottages 	<p>It was NOTED that the signs had now been installed.</p> <p>It was NOTED that the stile at Milber Lane (footpath 4) had been removed, footpath 4. Action: Clerk to report to DCC.</p> <p>Cllr Brent reported that the wet weather has not helped the lanes and a lot of potholes had appeared or been made worse. It was NOTED that potholes should be reported via the DCC website.</p>
16	To note any correspondence received.	There was nothing further to discuss.
	<i>The Council will adjourn for the following item:</i>	
17	Public Question Time: 10 minutes.	No members of the public wished to speak.
	<i>The Council will convene to conduct the following business:</i>	
18	To note the date of the next meeting: Thursday 19 March 2020.	This was NOTED. The meeting was closed at 21.05.