

MINUTES OF HOLBETON PARISH COUNCIL MEETING HELD ON 12 OCTOBER 2021 AT 7.30 PM IN HOLBETON VILLAGE HALL

Present: Cllrs John Sherrell (Chairman), Mike Reece, Andrew Hollett, Trudie Timlin Brown, Carol Ackroyd Harry Baumer, Julie Fuller, Nirosha Gunatillake and Chris Flower

County and District Councillor Daniel Thomas
Teresa Drew - Parish Clerk

Visitor(s)/Parishioner(s) present: 0

109/21 APOLOGIES FOR ABSENCE

Apologies received from District Councillor Keith Baldry.

110/21 PARISH COUNCIL VACANCY

The Clerk has circulated the casual vacancy notice, required under the Local Government Act 1972 Section 87(2), which can be seen on parish notice boards. The Parish Council will take steps to fill the vacancy by co-option, after 14 October 2021

111/21 REPORTS

(a) Question(s) from members of the public and Councillors

Cllr Baumer asked Cllr Thomas, if parishioners could be consulted if there were plans to discontinue with brown bins.

Cllr Baumer pointed there are still several issues in connection with management of hedges and verges, which Cllr Baumer will email his concerns to District Councillors.

(b) County and District Councillor Dan Thomas Report

Covid-19

Key message

- Frontline Health and Social Care workers can now book a booster appointment via the National Booking Service or by contacting 119, provided that 6 months have passed since the date of their second vaccination. Details of walk-in clinics are available later in this bulletin.
- The Shingrix shingles vaccine, which has sometimes been opportunistically offered alongside flu, cannot be co-administered with COVID-19.
- Vaccinations have begun in schools for 12-15-year-olds. Parents, guardians or carers of children in this group are being contacted for consent.
- Support is available for NHS staff experiencing Long Covid
- 6 in 10 18-24-year-olds are fully vaccinated.
- Between 8 December and 26 September **933,727** first doses have been given while **867,880** second doses have been given; a total of **1,801,607** doses.
- Details of walk-in clinics are being regularly shared on NHS Devon CCG's social media pages. You can find your nearest walk-in clinic on NHS England's site finder [here](#).

111/21 REPORTS (continued)

(b) County and District Councillor Dan Thomas Report

Age group	Number of 1st doses given	Number of 2nd doses given	Approx % of age group received at least one dose*	Approx % of age group received both doses
80+	76,097	74,652	95% or above for people aged 50 and over	90% or above for people aged 50 and over
75-79	58,316	57,874		
70-74	77,439	76,759		
65-69	72,143	71,243		
60-64	79,228	76,739		
55-59	85,816	83,787		
50-54	81,042	79,027		
45-49	66,753	64,243	93.1%	89.6%
40-44	59,744	56,684	95.2%	90.3%
35-39	60,361	55,667	91.4%	84.3%
30-34	60,119	53,340	88.4%	78.4%
25-29	55,202	46,822	81.5%	69.1%
18-24	81,477	66,567	81.2%	66.3%
All under 18	19,989	4,476	8.8%	2.0%
Total (% 16+)	933,727	867,880	92.7%	86.2%

Arrangements for GCSE, AS and A levels in summer 2022

For the past two years, summer exams haven't been able to take place due to the coronavirus pandemic, and instead students have been awarded grades by their teachers.

Now exam regulator Ofqual has put in place arrangements for GCSE, AS and A levels in summer 2022 to support students and make exams fairer for them because they've had their education disrupted by the COVID-19 pandemic.

The government has introduced a choice of topics or content in some GCSE exams and exam boards will give advance information about the focus of the content of exams, designed to provide guidance for revision for students ahead of summer exams, and study aids will be allowed in some exams.

You can find out more about Ofqual's approach to grading exams and assessments in autumn 2021 and summer 2022 on the government website.

111/21 REPORTS (continued)

(b) County and District Councillor Dan Thomas Report

Funding available for organisations to support self-isolating residents

We've launched a new fund to help community organisations provide practical, social and emotional support to Devon residents self-isolating due to COVID-19.

The grants of up to £5,000 for small projects and £20,000 for larger projects can be used to help those self-isolating with any caring responsibilities; accessing food and other supplies; practical tasks such as dog walking; and mental health and wellbeing support to address things like loneliness and boredom.

Groups can also use the money to improve their community's awareness and understanding of the government's self-isolation rules, including when you need to self-isolate, how long for, what it involves and why it is a vitally important part of slowing the spread of COVID-19, as well as what support is available.

For more information about the 'COVID-19 Outbreak Management Grant', including how to apply, please visit our website.

Provision of 20mph speed limits - last week at Full Council, opposition members attempted to overturn the decision that no new 20mph zones could be implemented until after the much-discussed Newton Abbot trial.

Regrettably, the motion was defeated by the ruling party and therefore I can foresee no changes to speed zones within villages for the foreseeable future.

- Very impressed with SHDC visit to Chelson Meadow yesterday with Cllr Baldry to see how the facility deals with recycling.
- At SHDC, Cllr Baldry is trying to deal with the issue of the full brown bins.
- In the next edition of the Holbeton News there will be an article about the funds which are available from the Locality Fund.
- Chapter 8 training - currently no training courses are taking place by Devon County Council. Cllr Thomas will agree to pay from his Locality Fund, if there is a need for the training in Holbeton.

District Councillor Keith Baldry emailed the following report:

Matters Arising

Residual Waste (black bags/grey bins) is sent to Devonport for incineration in the energy from waste facility. The inclusion of garden waste makes the energy creation less efficient.

Report

District Councillor Keith Baldry emailed the following report: (continued)

Yesterday, Cllr Dan Thomas and I joined other councillors on a visit to Chelson Meadow to see the way in which recycling is separated into different streams before being sold for recycling. We were impressed by the efficiency of the plant. There have been suggestions that combined collection from households into a single vehicle is pointless. The visit convinced us that these fears are unfounded.

In general although the service from FCC is showing some improvement, it remains far from satisfactory. The contract with FCC includes other services in addition to waste and recycling collections. Solving the problem is not straight-forward. We are using all available means to make FCC explain its poor performance and to secure the level of performance it promised when it was awarded the contract.

We have challenged FCC's performance in daily meetings about operational matters and in weekly meetings with myself and other Executive members. FCC's senior managers have also been asked to explain their proposals to improve performance at two special council meetings. We have also have two in house council operational teams collecting as many outstanding assisted missed and repeat missed collections as they can. We will continue to provide this support to FCC for as long as is necessary.

112/21 DECLARATION OF INTERESTS

Cllr Ackroyd in connection with planning application - 3036/21/CLE.

113/21 PAST SUBJECT MATTERS FOR THE PURPOSE OF REPORT ONLY

087/21 Village Play Park Safety Concerns - installation of the standard height of the cladding on slide. Two posts to be replaced under guarantee by Earth Wrights. Work has been completed.

087/21 Holbeton Reading Rooms walls need waterproofing and repointing. Awaiting quotes following damp survey. ACTION: Cllr Reece

RESOLVED Cllr Ackroyd will apply for a grant available until the end of March 2022.

Cllr Reece kindly agreed to clean the Reading Rooms.

Cllr Reece and Ackroyd kindly agreed to look after the garden area.

087/21 Pot holes on Brent Hill, Eastern Town and Holbeton Point need repairing. Verges need repairing in Ford area near Backlane footpath and at the turning into Fursdon Farm - the issues have been reported to DCC.

087/21 Drains to be addressed opposite Church top gate, Vicarage Hill, outside the Dartmoor Union and Gibb - the issues have been reported to DCC.

087/21 A379 to Bull and Bear, near area where the engineering work has recently been completed. Road surface is deteriorating. On the crest of the hill vehicles are encroaching into the bank, bollards required. Cllr Thomas will liaise with DCC Highways. ACTION: Cllr Thomas

087/21 Flooding at Alston - in progress

114/21 APPROVAL OF PARISH COUNCIL MEETING MINUTES

It was RESOLVED to approve and sign the Parish Council Meeting minutes of 22 September 2021 and notes of Rhidian Howells, waste water services operations manager, South West Water and Sir Gary Streeter MP, on 23 September 2021 (as previously circulated). The minutes were duly signed by the Chairman.

115/21 TO AGREE TO ADOPT - THE DISTRICT COUNCIL AND TOWN/PARISH COUNCIL WHEN DEALING WITH PLANNING APPLICATIONS PRINCIPLES DOCUMENT

RESOLVED to adopt the document (see attached).

116/21 EXTENSION TO THE 30MPH SPEED LIMIT AT BATTISBOROUGH CROSS - Cllr Gunatillake

Cllr Gunatillake is investigating crowd funding. **ACTION: Cllr Gunatillake**

117/21 VANDALISM IN THE PARISH

Cllr Ackroyd has produced a crime report for the fire at the bike track and the police would like a timeline of events.

118/21 PLANNING

Submitted to the Council for determination. Evidence is required to either support or refute the claim that the land/building has been used for the purpose described in excess of the last four years: -

Reference: 3036/21/CLE

Site Address: Woods Cottage, Battisborough Cross, PL8 1JQ

Proposal: Certificate of Lawfulness for existing self-contained bedroom and bathroom in roof space of existing detached Garage.

Parish Councillors made no comment.

119/21 PURCHASE OF 9 X A4 NOTICEBOARD AT BATTISBOROUGH CROSS

RESOLVED Cllr Ackroyd to assess the cost of a green aluminum 9 x A4 notice board with an open section for parishioners to place notices etc. **ACTION: Cllr Ackroyd**

RESOLVED to carry out repairs on the notice board in the Holbeton village. **ACTION: Cllr Ackroyd**

120/21 YOUTH CLUB FOR 12 - 17 YEAR OLDS - Cllrs Gunatillake/Baumer

The youth of the parish to be invited to a meeting at the Village Hall to discuss ideas on 11 November 2021.

121/21 HOLBETON PARISH COUNCIL CLIMATE CHANGE SUB-COMMITTEE UPDATE

The Holbeton Parish Council Climate Change subcommittee held its most recent meeting on Tuesday the 5th October in Holbeton Village Hall. The minutes of the September meeting were approved.

- **The parish wide LED survey.** The briefing for volunteers took place on Monday the 4th October. The leaflets, accompanied by 2 information sheets, were distributed between volunteers. As there are predicted to be a number of electricity suppliers going out of business a second information sheet based on information from the Citizens Advice website was included. The leaflets will be distributed over 2 weekends with a deadline for return on the 22nd October.
- **The River Erme sewage pollution.** The meeting with 2 representatives from South West Water went ahead on the 23rd September and was also attended by Sir Gary Streeter, with 33 parishioners and other visitors. I have written and thanked Rhidian Howells and Hazel Tranchant of SWW, and included questions that we do not consider that they had answered at the meeting. I have had no reply, but at the end of the meeting Rhidian Howells undertook to respond when I had sent him our list of questions. He explained that his responses would need to be vetted by the CEO of SWW before being forwarded to the parish council.

I have already circulated an account of the meeting. Key information given to that meeting included the fact that the treatment plant is still operational, that the main shortcoming was the lack of separation of surface water and foul water drains in the village, and that SWW consider that wet wipes and other non-disposable items entering the sewerage system also undermine the functioning of the system.

I have also thanked Sir Gary Streeter for his help and support. He intends to hold a strategic meeting with representatives of South West Water and The Environment Agency, and report back following this meeting.

121/21 HOLBETON PARISH COUNCIL CLIMATE CHANGE SUB-COMMITTEE UPDATE (continued)

He has also committed to attend a subsequent meeting of the parish council with representatives both of SWW and the EA.

He has also emailed me to say that he forgot to mention at the meeting that he supports the government's decision to incorporate the principles of Philip Dunne MP's proposed Sewage (Inland Waterways) Bill into its Environment Bill.

Several of those present have sent Gary Streeter emails asking him to take up the matters of the inadequacy of national arrangements for avoiding polluting discharges into rivers from sewerage systems, and the need for legislation to stop the incorrect labelling of wet wipes and similar items as being suitable for disposal into toilets.

Parish Councillors encouraged to send their own emails on these issues to Sir Gary Streeter.

- Last month Holbeton Parish Council resolved to support **The Climate and Ecological Emergency Bill**, write to our local MP urging him to support the Bill, and notify the [CEE Bill Alliance](#) of this motion.

I have sent an email to Gary Streeter MP, with his standard response. I have informed Peter Scott, Chair of SHCAN (South Hams Climate Action Network) and the CEE Bill Alliance.

For information I am attaching a letter to another local MP from Simon Oldridge, Chair of Sustainable Staverton and an active member of the Sustainable South Hams group, setting out in detail the reasons his parish council (and others) support this bill.

- **RESOLVED** that Cllr Baumer draft reply will be sent by Cllr John Sherrell in reply to the **letter of 21st July 2021 from Gary Streeter on EV charge points**.
- **The environmental tip of the month for November** will be on palm oil.
- **The book of the month for October** is A Sting in the Tale, by Dave Goulson (on bumblebees).
- **Holbeton Parish Council's Environmental Policy**. This comes up for its annual review. The main additional issue that has developed in the last 12 months is the recognition of the severe pollution of the Erme estuary. The policy includes the protection of the estuary from pollution and therefore no change to the policy is proposed.

The next meeting of the Holbeton Parish Council Climate Change subcommittee will be on Tuesday the 2nd November 2021.

122/21 HOLBETON SEWAGE WORKS

RESOLVED Cllr Baumer will draft a letter in connection with extending the surface water drains in the village up Church Hill to connect with the proposed new houses for the Parish Council Chairman to submit concerns to SHDC Planning Department. **ACTION: Cllr Baumer**

123/21 FINANCE

RESOLVED to approve the following:

- (i) Bank balances - Business Account as at 9 September - £5,000.00
Treasurers Account as at 13 September - £24,949.60
- (ii) Banked receipts - Bank Interest (09.09.2021) = £0.04
Hire of Reading Rooms = £133.00
Cllr Thomas Locality Grant toward running track = £500.00
- (iii) Grant Request(s) - Project to tidy up / paint inside the phone box at Battisborough Cross - £50.
RESOLVED to ask for clarity on proposed expenditure. **ACTION: Cllr Sherrell**

Purchase of Christmas tree (15 ft) for the parish, to be placed near "The Mildmay Colours" pub - **RESOLVED** to purchase Christmas tree, Cllr Reece to obtain cost. **ACTION: Cllr Reece**

123/21 FINANCE (continued)

(iv) RESOLVED to make the following payments: -

Payee	Description	Gross	VAT	Nett
Mrs T Drew	Clerk - September 2021 Salary and working at home allowance	£441.56	-	-
HMRC	Parish Clerk	£13.20	-	-
Mrs M Venton	Cleaning of Holbeton Public Toilets - September 2021	£60.00	-	-
Holbeton Village Hall	Hire of hall for Holbeton Parish Council Meeting - 22 September, SW Water meeting 23 September, LED Survey meeting 4 October, Climate Change sub committee meeting 5 October, HPC meeting 12 October 2021	£114.00	-	-
Mr M Rawlings	Lengthsman Duties	£130.00	-	-
Reimbursement to Parish Clerk	Purchase of black and Tri-Colour ink cartridges - half of total cost shared with Ermington Parish Council	£31.23	-	-
Reimbursement to Parish Clerk	Poppy wreath from The Royal British Legion	£20.00	-	-

(v) RESOLVED to approve Financial Statement

Financial Statement				
Lloyds Bank Business Account bank statement as at 9 September 2021 :	£5,000.00			
Lloyds bank Treasurers Account bank statement as at 13 September 2021:	£24,949.60			
	Total =	£29,949.60		
Less: any un-presented cheques	001514	-£48.00		
Plus: any un-banked cash/cheques	Hire of Reading Rooms	£133.00		
	Total Funds =	£30,034.60		
PRECEPT 2021/2022 = £14,375				
An increase of 14.2% or £5.82 on the 2020/21 Band D figure.				
Total uncommitted funds =	£30,034.60	Minus earmarked reserve	£34,400 =	-£4,365.40
Holbeton Parish Council				
Reserve List	Date: Agreed at July 2021 meeting			
£25,000.00	1. The Play park - expenditure will be needed to replace ageing equipment and general maintenance. Cost of replacing the swing set (like for like) including matting, delivery and fitting would be £25,000 exc VAT.			
£2,000.00	2. The public toilets - will become owned by the parish council and we have an aspiration to make them unisex, disabled access and baby changing facilities - £2,000			
£200.00	3. The allotments - water pipe leaks.			
£5,000.00	4. The Reading Rooms - damp problems which may require major expenditure.			
£106 money	5. Maintenance and upkeep of:			
Church Hill, Holbeton Development	The community orchard			
	Bike track in the recreation field			
	Playing field at Battisborough Cross.			
£200.00	6. Holbeton Village hall - internet access for Parish Council meetings			
£2,000.00	7. Unexpected external events such as fire, flood, famine or pandemic. Sewage discharge - legal advice may be re Apart from the last, these are relatively unlikely but could incur significant expenditure.			
£34,400.00	Total			

123/21 FINANCE (continued)

(vi) Financial Regulations requirement:

32.2 Every six months and at each financial year end, a member other than a cheque signatory shall be appointed to verify bank reconciliations (for all accounts) produced by the RFO. The member shall sign the original bank statements (or similar document) as evidence of verification. This activity shall on conclusion be reported, including any exceptions, to and noted by the Council.

RESOLVED Cllr Reece to verify bank reconciliations. **ACTION:** Cllr Reece

(vii) Parish Councillors review spend against budget to date

(viii) Discuss Precept - discussion took place on planned expenditure

(vii) Update on points raised at Alison Marshall internal audit 2020/2021:

To assess Lloyds Bank online banking. **ACTION:** All Councillors

Parish Clerk Contract of Employment to be confirmed **ACTION:** Cllrs Sherrell and Fuller

124/21 HOLBETON PUBLIC TOILETS

- no update on the transfer of the building to the Parish Council.

- vacant cleaning post - the parishioner who has kindly been cleaning the public toilets has resigned with effect from 4 October 2021. **RESOLVED** to discuss with SHDC if they can provide payroll for the cleaning role, hourly rate to be increased to £12.00 gross. **ACTION:** Clerk

125/21 FEEDBACK FROM WEEKLY BIKE TRACK AND PARISH DEFIBRILLATORS INSPECTIONS - Cllr Reece

No issues raised.

The bike track has been strimmed.

126/21 REVIEW OF PARISH LENGTHSMAN ROLE

RESOLVED Chapter 8 training to be arranged.

127/21 REVIEW OF HOLBETON PARISH COUNCIL WEBSITE AND ACCESSIBILITY REQUIREMENTS FOR PUBLIC SECTOR BODIES

Two quotes have been received, by companies known to the Clerk:

- Quote 1, new website design, development and testing £2,500.
- Quote 2, new website approx. £950, to maintain monthly £40 a month. Backup of website once every two months included in the £40.

RESOLVED to obtain a third quote. **ACTION:** Cllr Hollett

128/21 THE QUEEN'S PLATINUM JUBILEE 2022

Ideas to celebrate the occasion to be sought from parishioners.

129/21 REVIEW - FREEDOM OF INFORMATION AND PUBLICATION SCHEME - HOLBETON PARISH COUNCIL ENVIRONMENTAL POLICY

No amendments to documents.

130/21 REPORTS FROM PARISH COUNCILLORS

Cllr Ackroyd - RESOLVED James Curtis to cut playpark.
WiFi in Holbeton Village Hall - RESOLVED to discuss with Village Hall Committee. **ACTION: Cllr Ackroyd**

Cllr Hollett - dog fouling in the village. RESOLVED to contact the Dog Warden. **ACTION: Clerk**

Cllr Baumer - two trustees have stood down from the Village Hall Committee. RESOLVED to write a thank you to the two trustees, for their work whilst on the committee. **ACTION: Cllr Sherrell/Clerk**

Cllr Gunatillake - drain blocked near Bull and Bear. RESOLVED to assess the drainage in area. **ACTION Cllr Sherrell**

Cllr Reece - trees need addressing around the street light, Gibb Lane. RESOLVED to assess. **ACTION: Cllr Sherrell**

131/21 CORRESPONDENCE TO NOTE

Email from Parishioner - re. Brown Bins

132/21 TO CONFIRM DATES FOR THE PARISH COUNCIL MEETING

It was RESOLVED the next parish council meeting will take place on **Tuesday 9 November 2021** in Holbeton Village Hall at **7.30 pm**.

The meeting closed at 10.00 pm.

John Sherrell

(Holbeton Parish Council Chairman)

Date: 12 October 2021

Holbeton Parish Council website- <https://www.holbeton-pc.gov.uk>

Dementia Friendly Parishes Around The Yealm



Holbeton Parish Council website- <https://www.holbeton-pc.gov.uk>

To report highway issues - <https://www.devon.gov.uk/roadsandtransport/report-a-problem/>

Devon County Council road works completed, current & future works -
<https://apps1.wdm.co.uk/Live/Devon/PBLC/PIP/Map.aspx?cg=sws>

SHDC website: - <https://apps.southhams.gov.uk/webreportit> - click on what you would like to report, from the drop-down menu.

Dated: 12 October 2021

SOUTH HAMS DISTRICT COUNCIL

and

HOLBETON PARISH COUNCIL

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is dated

SOUTH HAMS DISTRICT COUNCIL of Follaton House, Plymouth Road, Totnes, Devon, (“the District Council”).

* **TOWN/PARISH COUNCIL** of * (“Holbeton Parish Council”).

1. **Background**

The District Council is a local planning authority for the purposes of the Town and Country Planning Act 1990 and has responsibility for determining planning applications for the development of land within the Town/Parish Council’s area. When determining planning applications the District Council seeks the views of various persons and bodies and must consider them, but is not required to agree them.

The Town/Parish Council is a statutory consultee on any such applications and has responsibilities under the Town and Country Planning (Development Management Procedure) (England) Order 2015 in respect of making timely representations. While the Town/Parish Council gives its views on applications to the District Council, it has no power to grant or refuse planning permission.

The District Council and Town/Parish Council have agreed that it is in the interests of the residents of the Town/Parish Council’s area and applicants for planning permission, that applications for outline or full planning permission to develop land in the Town/Parish Council’s area (“Planning Application”) should be determined efficiently.

The District Council and Town/Parish Council wish to record the basis on which they will work together to ensure where possible Planning Applications are determined efficiently. This Memorandum of Understanding (MoU) sets out the respective responsibilities of the District Council and Town/Parish Council in respect of those applications.

2. **Principles of collaboration**

2.1 The District Council and Town/Parish Council agree when dealing with Planning Applications to adopt the following principles (“Principles”):

Work collaboratively and co-operate with each other to ensure that actions are taken as required;

Be accountable;

Be open. Communicate openly about issues or concerns relating to the determination of Planning Applications;

Share information, experience, materials and skills;

Adopt a positive approach. Behave in a positive, proactive manner;

(f) Adhere to statutory requirements and best practice. Comply with applicable laws and standards including data protection and freedom of information legislation.

(g) Act in a timely manner. Recognise the statutory timescales for the determination of planning applications and respond accordingly to requests for support; and

(h) Act in good faith to support compliance with these Principles.

3. Responsibilities – the District Council

3.1 The District Council will:

- (a) actively encourage applicants for larger developments to consult with the Town/Parish Council prior to making a Planning Application.
- (b) upload to its website details of any Planning Application, any representations received and any amended plans promptly and in any event within 14 days of receipt of the Planning Application as the case may be.
- (c) notify the Town/Parish Council that a Planning Application has been registered within 24 hours of the application being registered.
- (d) re-consult the Town/Parish Council where amendments to Planning Applications seek to address objections or reservations raised at an early stage by the Town/Parish Council, or where in the District Council's view, amendments would have a significant impact compared to the original submission.
- (e) allow the Town/Parish Council 28 days (including public holidays) from the notification of registration of a Planning Application and 21 days from the notification of amendments to a Planning Application to make representations.
- (f) where a Planning Application is to be determined by the District Council's Development Management Committee offer an opportunity for an authorised representative of the Town/Parish Council to speak in accordance with the scheme for public speaking.
- (g) determine Planning Applications in accordance with the Development Plan unless other material considerations suggest otherwise.
- (h) notify the Town/Parish Council of its decisions on Planning Applications within 8 working days of the Planning Application being determined.

4. Responsibilities – the Town/Parish Council

4.1 The Town/Parish Council will:

- (a) provide the District Council with and keep up-to-date, an e-mail address that may be used to notify the Town/Parish Council of the registration of a Planning Application, amendments or decisions.
- (b) ensure that any representations are clear, concise and based on material planning considerations and disregard irrelevant considerations. Examples of material planning considerations are set out in Part 1 of Appendix A. Examples of irrelevant considerations and therefore carrying no weight in the decision-making process are set out in Part 2 of Appendix A.
- (c) make any representations in a timely manner and in any event within 28 days of being notified of the registration of the Planning Application,
- (d) seek to make use of delegated arrangements to ensure representations are made in time.
- (e) ensure that those speaking on its behalf at the District Council's Development Management Committee are appropriately authorised to do so.
- (f) encourage its members to undertake a suitable course of development management training

5. **Neighbourhood Planning**

- 5.1 The District Council and the Town/Parish Council recognise the importance of neighbourhood plans in making planning determinations and as plans produced by local people, how they can benefit the local area and community.
- 5.2 Where the Town/Parish Council apply for the designation of its area as a Neighbourhood Area for the purposes of the Neighbourhood Planning (General) Regulations 2012 the District Council will positively support the Town/Parish Council to progress the making of a neighbourhood plan in a timely manner.

6. **Status**

- 6.1 This MoU is not intended to be legally binding, and no legal obligations or legal rights shall arise between the parties from this MoU. The District Council and the Town/Parish Council enter into the MoU intending to honour all their obligations.

Appendix A

Part 1 - Material planning considerations

- The Development Plan including any Neighbourhood Plan
- Adopted supplementary guidance - for example, village design statements, conservation area appraisals, car parking standards.
- Central government policy and guidance – the National Planning Policy Framework, National Planning Guidance etc.
- Replies from statutory and non-statutory agencies (e.g. Environment Agency, Highways Authority).
- Representations from others - neighbours, amenity groups and other interested parties so long as they relate to land use matters.
- Effects on an area - this includes the character of an area, availability of infrastructure, density, over-development, layout, position, design and external appearance of buildings and landscaping
- The need to safeguard valuable resources such as good farmland or mineral reserves.
- Highway safety issues - such as traffic generation, road capacity, means of access, visibility, car parking and effects on pedestrians and cyclists.
- Public services - such as drainage and water supply
- Public proposals for using the same land
- Effects on individual buildings - such as overlooking, loss of light, overshadowing, visual intrusion, noise, disturbance and smell.
- Effects on a specially designated area or building - such as green belt, conservation areas, listed buildings, ancient monuments and areas of special scientific interest.

- Effects on existing tree cover and hedgerows.
- Nature conservation interests - such as protection of badgers, great crested newts etc.
- Public rights of way
- Flooding or pollution.
- Planning history of the site - including existing permissions and appeal decisions.
- A desire to retain or promote certain uses - such as playing fields, village shops and pubs.
- Need for the development - such as affordable housing.
- Prevention of crime and disorder.
- Presence of a hazardous substance directly associated with a development
- Precedent - but only where it can be shown there would be a real danger that a proposal would inevitably lead to other inappropriate development (for example, isolated housing in the countryside)

Part 2 – Irrelevant considerations

- Speculation over future use.
- The fact that the application is retrospective
- The identity of the applicant or occupant
- Unfair competition
- Boundary disputes
- Breach of covenants and personal property rights, including personal (not Public) rights of way
- Loss of a private view
- Devaluation of property
- Other financial matters
- Matters controlled by other legislation - such as Building Control, Environmental Health or fire prevention
- Religious or moral issues - such as betting shops and amusement arcades
- The fact that the applicant does not own the land to which the application relates

- The fact that an objector is a tenant of land where the development is proposed
- The developer's motives, record or reputation

Signed for and on behalf of SOUTH
HAMS DISTRICT COUNCIL

Signature:
Name:
Position:
Date:

Signed for and on behalf of *
HOLBETON PARISH COUNCIL

Signature: *John Sherrell*
Name: John Sherrell
Position: Chairman
Date: 12 October 2021