

MINUTES OF HOLBETON PARISH COUNCIL MEETING HELD ON 12 MARCH 2024 AT 7.30 PM IN HOLBETON VILLAGE HALL

Present: Cllrs John Sherrell (Chair), Tony Callcut, Harry Baumer, Mike Reece, Shirley Timothy, Stephen Brown, Andrea Larmour, Carol Ackroyd and Nirosha Gunatillake

County and District Councillor Dan Thomas

Teresa Drew - Clerk

Visitors: 3

197/23 APOLOGIES FOR ABSENCE

Apologies received and accepted from District Councillor Tom Edie and Cllr Martyn West.

198/23 DECLARATION OF INTERESTS

None.

199/23 REPORTS

(a) Report from County and District Councillor Dan Thomas

Key Table 2 – Precept & Council Tax

TOTAL SPENDING TO BE MET FROM COUNCIL TAX

	£
County Council Budget funded by District Councils' collection funds	529,198,103.08
Net Surplus on Council Tax collection in previous years	(5,223,838.10)
Total to be met from Council Tax Precepts in 2024/25	523,974,264.98

COUNTY COUNCIL TAX DUE FOR EACH PROPERTY VALUATION BAND

Valuation Band	Government Multiplier		Adult Social Care Precept	General Expenditure	2024/25 Council Tax Devon CC
	Ratio	% of Band D	£	£	£
A	6/9	66.7	165.06	978.72	1,143.78
B	7/9	77.8	192.57	1,141.84	1,334.41
C	8/9	88.9	220.08	1,304.96	1,525.04
D	1	100.0	247.59	1,468.08	1,715.67
E	11/9	122.2	302.61	1,794.32	2,096.93
F	13/9	144.4	357.63	2,120.56	2,478.19
G	15/9	166.7	412.65	2,446.80	2,859.45
H	18/9	200.0	495.18	2,936.16	3,431.34

The County Council Tax for Band D represents an increase of 4.99% on the 2023/24 amount.

(a) Report from County and District Councillor Dan Thomas (continued)

The headline spending figures, with this year's figures shown on the left, are below:

2023/24 Adjusted Budget £'000		Changes £'000	2024/25 Budget £'000
340,245	Integrated Adult Social Care	20,501	360,746
206,278	Children and Young People's Futures	21,507	227,785
21,678	Public Health, Communities & Prosperity	(755)	20,923
49,755	Corporate Services	(1,310)	48,445
81,619	Climate Change, Environment & Transport	3,863	85,482

As you can see, the vast majority of spending continues to be on adult and children's services. There is just under 5% more for the whole department that covers highways, suggesting another tough year ahead.

A fully costed opposition amendment for an extra £2million on roads, split into £1.5m for potholes and £0.5m for road lining, was defeated on party lines.

The small piece of good news is that Locality Funding seems to have gone back up to £8k per Cllr.

Public asked to have their say on Devon and Torbay devolution deal

A six-week public consultation was launched on Monday 12 February, on the draft proposal to create a Combined County Authority (CCA) for Devon and Torbay to oversee new powers and funding transferred from Government.

People are being invited to have their say on how the CCA would work, the powers that it would have and the functions it would be responsible for. These include investment in local economic growth, delivering affordable housing, improving public transport, and meeting net zero ambitions.

Further information about our joint consultation with Torbay Council and details of how to respond are available at www.devontorbaydeal.org.uk

Emailed Report from District Councillor Tom Edie

Consultation on designated bathing waters

The Government have proposed 27 new bathing sites across the UK, including five locations across the South Hams. They are:

- Coastguards Beach, River Erme
- River Dart at Dittisham
- River Dart at Steamer Quay, Totnes
- River Dart at Stoke Gabriel
- River Dart at Warfleet, Dartmouth

Designation would mean water quality tests throughout the summer.

You can have your say on the government's proposals online.

Please encourage your communities to share their views.

(b) Emailed Report from County and District Councillor Dan Thomas (continued)

South Hams Community Awards

Do you know people doing great things for the community?

If the answer is yes, then you can showcase their hard work, by nominating them for a South Hams Community Award. The awards will recognise the individuals, groups and organisations who go above and beyond to support their local towns and parishes.

Read [more about the awards](#) and watch the [recent video from Cllr Pannell](#).

The Chairman, Cllr Guy Pannell and his panel of judges are looking for nominations in three categories.

- The Young Persons Award (for under 18s)
- The Community Champion Award (for over 18s)
- The Community Organisation Award

Help us shine a spotlight on the people, groups and organisations who support our wonderful community by:

- Watching and [sharing our video](#) message from the Chairman
- Sharing our [social media posts](#)
- Directing your communities to our [online nomination form](#)

Nominations close on Sunday 31 March 2024.

(b) Questions from the public and Parish Councillors - None.

200/23 HOLBETON YOUTH CLUB UPDATE FROM DEE KELLY LEAD YOUTH WORKER

Cllr Gunatillake introduced the Service Manager Kelly from TRAYE, Dee the Lead Worker for Youth Club and Gillian a Volunteer.

Kelly gave an update on Holbeton Youth Club. Currently there are 31 members, and on one occasion 28 attended. The Holbeton Youth Club sessions are free and food drink is provided. The youth club leader/volunteers are looking at providing cooking skills and getting to know the youth. There are 7 volunteers and their help and assistance is very much appreciated. It is planned to provide training about drugs, alcohol and self-care and community belonging. A quiet room is provided along with a Youth Club worker at the Youth Club sessions where training is provided to learn about aromatherapy and other tools to deal with stress. Those attending the Youth Club are suggesting other ideas which will be explored. The average age of those attending is eight to thirteen.

Cllr Ackroyd - some youths are climbing onto the top of the public toilets building and the electricity substation which is a health and safety issue. A Youth Worker will talk and walk around the village with those attending the Youth Club to discuss health and safety issues.

Cllr Baumer enquired how many from the Holbeton parish attended the Youth Club? Youth Worker stated that all of those attending are from Holbeton.

Youth Worker asked it would be useful if there was any equipment the youth club would find it useful, for example a table tennis table. There is space available for storage within Holbeton Village Hall.

Cllr Ackroyd suggested the use of the artificial pitch at the local primary school. **RESOLVED** Cllr Gunatillake will liaise with the primary school to ascertain if the Youth Club can use the school facilities. **ACTION: Cllr Gunatillake**

Cllr Ackroyd suggested fund raising by the club to help towards the hire of the hall and other cost in addition to involving other groups and people skills in the village e.g. metal detecting, bell ringing.

200/23 HOLBETON YOUTH CLUB UPDATE FROM DEE KELLY LEAD YOUTH WORKER (continued)

RESOLVED to pay for the hire the function room in Holbeton Village Hall for Youth Club Meetings in addition to the kitchen and main hall.

There will be a volunteer rota for the Youth Club sessions. TRAYE will provide 2-3 Youth Workers, they have found that having at least 2 extra local volunteers is very useful, and makes the session run far more smoothly. If there is a "bank" of individuals, the commitment may only need to be every month or even less depending on volunteer numbers. Anyone that is interested please contact nirosha.g@hotmail.co.uk

Cllr Sherrell thanked the Youth Workers for attending the meeting and for their work in running the Youth Club.

201/23 APPROVAL OF PARISH COUNCIL MEETING MINUTES

RESOLVED to approve the Parish Council meeting minutes of 12 February 2024 the minutes were duly signed by the Chair (the minutes were circulated prior to the meeting).

202/23 PAST SUBJECT MATTER(S) FOR THE PURPOSE OF REPORT ONLY:

- Road Signs - Cllrs Baumer, Callcut and Sherrell will be installing the signs next week, weather permitting.

203/23 PLANNING

Planning Decision

Planning Ref: 3965/23/HHO

Site Address: Whitemoor Cross, Holbeton, South Devon, PL8 1JL

Decision: Conditional Approval

Planning Ref: 0127/24/HHO

Site Address: Millmans, 70 Ford, Holbeton, PL8 1LJ

Decision: Conditional Approval

204/23 FINANCE

- (i) Bank balances - to note the bank balances of: - Business Account as at 9 February 2024 = £5,000.00
Treasurers Account as at 14 February 2024 = £27,575.82

- (ii) Banked receipts - to note receipt(s): - Bank Interest = £5.52
Creacombe Solar = £3,592.88
Marlands Solar Ltd = £2,368.42

Note - an over payment of £1,283.01 from the Creacombe Solar and Marlands Solar Ltd receipts to be repaid

- (iii) RESOLVED to make the following payments: -

Payee	Description	Gross	VAT	Net
Parish Clerk	Clerk - February 2024 wage	£474.20	-	-
HMRC	HMRC - February 2024	£118.60	-	-
Amanda Coe	Cleaning of Holbeton Public Toilets - February 2024	£75.00	-	-
DB Computer Repairs	Monthly maintenance of Parish website - February 2024	£45.00	-	-
Holbeton Village Hall	Hire of hall during February 2024	£194.00	-	-
Parish Clerk	Reimbursement for 10 second class stamps	£7.50	-	-
Mr A Hollett	Reimbursement for toilet tissue for the public toilets	£28.00	-	-
Source for Business	Water at Allotments 17/11/2023 - 09/02/2024 (estimated)	£53.85	-	-
Regenben	Grant for soil sampling - see December 2023 minute ref 152/23	£1,276.80	£212.80	£1,064.00
TRAYE Project	Delivery of Holbeton Youth Club - October 2023 until March 2024	£1,250	-	-
TRAYE Project	Delivery of Holbeton Youth Club - April 2024 - March 2025	£3,500	-	-
Flete Estate	Annual Rent - Battisborough Cross Recreation Field, Kingsgate Orchard, Allotments, Playground for the period of 25/03/2024 to 24/03/2025	£100.00	-	-
Reimbursement for overpayment	Creacombe Solar and Marlands Solar Ltd repayment	£1,283.01	-	-

204/23 FINANCE (continued)

(iv) RESOLVED to approve Financial Statement:

Financial Statement		
Lloyds Bank Business Account bank statement as at 9 February 2024 :	£5,000.00	
Lloyds Bank Treasurers Account bank statement as at 14 February 2024:	£27,575.82	
	Total =	£32,575.82
Less: any unpresented cheques	001782	-£26.00
	001836	-£75.00
	001837	-£216.00
	001838	-£45.00
	001839	-£45.44
	001840	-£118.60
	001843	-£100.00
	001844	-£28.00
	001845	-£53.85
	001846	-£1,276.80
	Total Funds =	£30,591.13

(v) Parish Councillors reviewed Holbeton Parish Council expenditure and income to date

(vi) Parish Councillors reviewed Holbeton Parish Council spending against budget 2023/2024

(vii) Grant Request - None.

205/23 HOUSING DEVELOPMENT AT CHURCH HILL

Cllrs Baumer and Sherrell had a virtual meeting with Verto homes on 8 March, a copy of the minutes is attached.

The adoption arrangements for the new road needs to be clarified. Verto have a contractual arrangement, but three points raised, radius of bend, holding vessel for flood water and a hoggin path. Discussion ensued and it was RESOLVED Cllr Thomas to clarify. **ACTION: Cllr Thomas**

One of the places vulnerable for flooding is Church Road, residents have placed sandbags at their doors. Surface water pipe suggested to be installed with electricity cable, but at the meeting stated settling ponds would stop the water, but Councillors understand that this is not correct.

Parish Council discussed an email received from a parishioner who raised their concerns about parking on Church Road, near their property, as the new development will not allow them to park there. Discussion ensued and it was RESOLVED to ask Verto if parking could be provided whilst the site is being developed and to invite the parishioner to a virtual meeting on 5 April 2024. RESOLVED the Clerk to email the parishioner asking them to contact Cllr Baumer who will arrange for them to join the meeting. **ACTION: Clerk**

Parishioners have raised concern to Cllr Sherrell as the developer has dug a large area approximately eight feet deep and three feet from their property wall. The parishioners have not been able to get in contact with Verto to raise their concerns about their property. RESOLVED Cllr Larmour will ascertain if excavating so close to a property is legal. **ACTION: Cllr Larmour** Cllr Sherrell will attempt to contact Verto. **ACTION: Cllr Sherrell**

206/23 PARISH LENGTHSMAN

Positive feedback from parishioners on the work being completed by the Lengthsman.

Cllr Ackroyd will try and get a 25% grant towards their costs.

207/23 POTHOLE FILLING IN THE PARISH

Cllr Ackroyd to enquire if a local contractor could help with filling pot holes and to place a notice asking for volunteers who wish to help to contact Cllr Callcut. **ACTION: Cllr Ackroyd**

208/23 HOLBETON PARISH COUNCIL CLIMATE CHANGE SUB-COMMITTEE UPDATE - Cllr Baumer

The last Holbeton Parish Council Climate Change subcommittee meeting took place on Tuesday the 5th March. Topics under consideration included:

- **Follow up from the River Erme sewage public meeting Friday 18th November 2022**
The meeting with representatives from South West Water on the 21st March 2023 to consider how to get the most from a proposed new surface water drain extending the existing from the school to part way up Vicarage Hill.
There will have been a virtual meeting with representatives from Verto Homes and South West Water on Friday the 8th March. A report on the meeting will be attached to the email.
- **Devon Wildlife Trust rockpool safari at Wembury beach with a marine biologist.** The trip that was organised for Tuesday the 23rd April at £6.50 per person has had to be postponed. A further date has been requested.

- **Section 106 funds for 2024.** The funds have now been received, the sum for 2024 being £4,678.29. With the amount unallocated from 2023 the available funds are now £6,740.41, assuming that item 4 below is approved.

- **S106 fund payment for winter wild bird seed on Orchard Farm.** A request for payment of £387.60 has been requested. A total of £423.72 was left as yet unpaid for this project.

A condition of the funding was that the project should spend the funds within 12 months. The invoices submitted were for work within this timescale.

A second requirement, that a follow up report demonstrating the benefits of the funding for the community should be submitted, is at the end of the briefing.

It is recommended that the payment should be made with the proviso that the small remaining amount is declared unused and that the applicants are told this payment of £387.60 is the final one. **RESOLVED** the parish council to support this proposal. **ACTION: Clerk**

- **S106 application for village hall roof.** This is a re-application from a year ago. The application form is attached to the email.

The village hall trustees wish to re-roof the rest of the flat roof areas above the lobby, storage and toilets and above the Green Room. These together require funding of over £30,000. In their previous application they had only one quote for the work. They have now had 3 quotes (2 for the Green Room), and have calculated the roof area requiring to be insulated. The proposed 150mm Celotex insulation board would cost around £20 to £25 per square metre and for the calculated roof area this would amount to £4,352 for the materials. There is also an unknown amount of extra expenditure for the additional works resulting from the thicker insulation board.

The village hall trustees are asking for half that amount, £2,176. They have already had the promise of £3,750 funding from YCE, and are anticipating funding from other sources plus a contribution of £3,000 from their own reserves.

The savings on electricity for the hall cannot be calculated. The hall is not currently very warm in winter months, and it is hoped that at least the spaces under the flat roofs may be warmer. The village hall is an important community asset.

It is therefore recommended that the amount donated from the s106 funds should be increased to £3,000, matching the hall's own contribution. This would leave £3,740.41 of unallocated s106 funds. **RESOLVED** the parish council will support this proposal.

208/23 HOLBETON PARISH COUNCIL CLIMATE CHANGE SUB-COMMITTEE UPDATE (continued)

- **The Local Electricity Bill.** You may recall or be aware that some time ago (10th December 2019) we as a parish council resolved to support this bill before Parliament and had an email from Sir Gary Streeter in June 2020 strongly supporting this bill. This week I had an update sent round by Steve Shaw, Director of Power for People:

Dear Cllr Harry

If a nationwide campaign has caused over 320 MPs from all political parties to support something, leading to the Government promising a public consultation as the next step to seeing it happen, how long should it take for that consultation to start? A few weeks? A month or two?

Six months ago to this day, a consultation on the barriers blocking the growth of community-run renewable energy schemes was promised by Energy Minister, Andrew Bowie, when speaking in the House of Commons. Yet we still have not been given a start date.

This was the leading issue at a large Parliamentary event that we held last Tuesday. Energy Minister, Lord Callanan, was confirmed to speak but gave apologies at the last minute and so a statement from his department was read out. The only word on when the consultation will launch was 'soon'. Much frustration and disapproval was subsequently expressed by the audience.

This paltry government message was in stark contrast to the enthusiasm and passion of the event. We had booked one of the largest Parliamentary rooms – with hundreds queued outside it filled quickly and security then had to turn away even more than the number who got in. Thank you very much if you came and my sincere apologies if you queued but were unable to enter.

Dr Afsheen Rashid, CEO of Repowering London, spoke of the many excellent projects already happening across the capital, highlighting the potential benefits that so many more communities could have with the right government enablement.

Three consistently supportive MPs – Selaine Saxby, Dr Alan Whitehead and Wera Hobhouse – spoke too and were resounding in their support for empowering community energy. Many other MPs came and from the front of the room I could see the surprise on their faces at the level of attendance.

And yet, despite the support of hundreds of MPs and tens of thousands of members of the public, the Government continue to delay the promised consultation. This delay is blocking the next step towards realising the huge potential for more community-run renewable energy across the country.

Please will you write to your MP, asking them to write to the Energy Minister, Andrew Bowie, requesting that the consultation on the barriers to community energy be launched expeditiously? If you would like assistance writing your message please reply to this email saying so.

RESOLVED to forward an email to Sir Gary Streeter on behalf of the parish council asking that he writes to the Energy Minister **ACTION: Cllr Baumer**

- **A stand at the 2024 Yealmpton Show?** This week I was the only council representative at a meeting of the 5 parishes environmental group, chaired by Matt Chown, previously a district councillor. I concluded that there was no appetite on the part of other parish councils for a stand at this year's show.

Given the fact that it is now quite late to try and organise something for this year, my proposal is to contact Sustainable South Hams and suggest a combined marquee for all the local environmental groups next year. RESOLVED that the parish council supports this approach.

- **Additional websites for the climate change links webpage.** Two new websites are proposed.

[Food For Thought, a Cornwall Climate Care documentary](#)

[Local Climate Adaptation Tool](#)

RESOLVED the parish council will support the addition of these two websites. **ACTION: Clerk**

208/23 HOLBETON PARISH COUNCIL CLIMATE CHANGE SUB-COMMITTEE UPDATE (continued)

- **Gardening for wildlife.** The email with a 32 page booklet attached was sent to the Parish Councillors. It is a potentially valuable asset for anyone wishing to make their garden more wildlife friendly.

It is a local initiative. The proposal is for a copy to be delivered to each household in the parish. Climate change subcommittee members are willing to assist in delivering them.

It is suggested that neighbouring parishes are approached as a larger number of prints would reduce printing costs, to come out of the s106 funds for the Holbeton booklets.

The next meeting of the Holbeton Parish Council Climate Change subcommittee will be on Tuesday the 2 April 2024.

Feedback report received from Orchard Farm



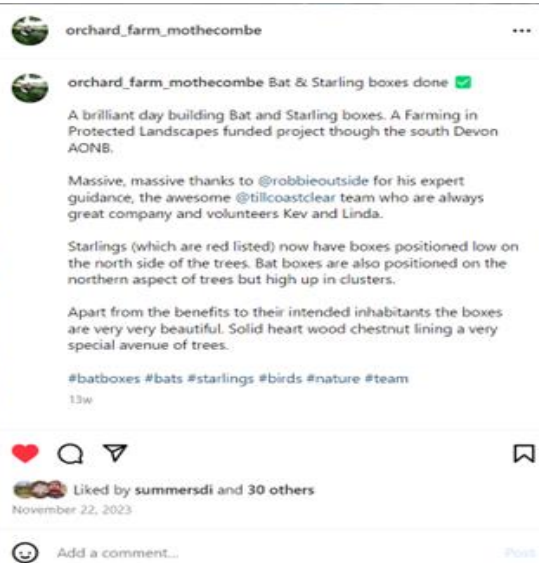
We are coming to the end of the Winter Hungry Gap for birds again this winter and, fortunately, spring is nearly upon us.

At the farm we have implemented another year of Winter bird food provision by providing standing crops of winter seed and also the supplementary seed which we place in the farmland feeder bins:

We put on an extra event this year called Farmland Bird in the Hand which was overbooked and a tremendous day out for all involved. These somewhat trumps even a Dawn Chorus walk as people got to hold the birds and learn about them right up close, rather than just listening to their calls and seeing them at a distance. The licensed ecologists were ringing and recording data and the children took turns to release them:



We also did an extra event where volunteers came along to build some Starling and Bat boxes as part of the wider scheme of projects we are implementing across the farm:



Our ecologist has also been out with us ringing barn owls (under license), including 3 chicks born on the farm in spring 2023:

We are organising another Dawn Chorus Bird Walk for Spring this year and I will advertise the date once I have agreed it with the ecologist.

We also plan to increase our portfolio of events and workshops at the farm and are undertaking specific training and plan to link with schools going forward.

Many thanks. Orchard Farm, Mothecombe

209/23 HOLBETON READING ROOMS - Cllr Sherrell

Exploration of the drains has been carried out recently, to try and establish the problem and if possible, resolve it. Various actions have been identified as the drains have collapsed and fund raising may be required to rectify the problem.

210/23 HOLBETON PUBLIC TOILETS

Awaiting feedback from SHDC. RESOLVED Cllr Sherrell will contact SHDC. **ACTION: Cllr Sherrell**

211/23 FEEDBACK FROM WEEKLY BIKE TRACK AND PARISH DEFIBRILLATORS INSPECTIONS - Cllrs Reece/Sherrell

No issues raised from the weekly checks on the two parish defibrillators at Mothecombe and Holbeton Village Hall. Cllr Reece is resetting the Battisborough Cross defibrillator.

212/23 SOUTH HAMS PLAY PARK INSPECTION REPORT

The 26 February 2024 inspection report was circulated prior to the meeting.

Cllr Callcut reported that the handrail has been repaired. It was RESOLVED to ask a local contractor to cut the grass.

ACTION: Cllr Callcut

213/23 FINANCIAL REGULATIONS REQUIREMENT: *2.2 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 Brown will verify bank reconciliations for Holbeton Parish Council two bank accounts. **ACTION: Cllr Brown**

214/23 REVIEW HOLBETON PARISH COUNCIL RISK ASSESSMENT YEAR ENDING MARCH 2025 AND STATEMENT OF INTERNAL CONTROL

RESOLVED to approve the revised documents.

215/23 REPORTS FROM PARISH COUNCILLORS

Cllr Ackroyd - parishioners have reported that dogs are fouling in driveways, dog poo bags are being left in hedges and dogs are being exercised in the Orchard and Play Park. RESOLVED Cllr Ackroyd will place an article in the Holbeton News asking parishioners not to exercise their dogs in the Orchard or Play Park, refrain from allowing their dogs to foul in driveways and to dispose of the dog poo bags in the appropriate bins. **ACTION: Cllr Ackroyd**

On the road from Ramsland Farm to Bull and Bear the bank is collapsing and reflective bollards are required. RESOLVED the Clerk to email Cllr Thomas with the details. **ACTION: Clerk**

Cllr Callcut - the beacon to be used for the 80th Anniversary of D-day celebrations on 6 June 2024 has been found. The beacon which will be erected at the top of Gibb Hill. An article will be placed in the Holbeton News and various other ideas are being explored.

Raised pavement on Vicarage Hill needs repairing. RESOLVED Cllr Sherrell will contact a contractor. **ACTION: Cllr Sherrell**

Cllr Reece - landslip on the hedge by the allotments. RESOLVED Cllr Sherrell will assess. **ACTION: Cllr Sherrell**

- has responded to Coastguards bathing beach status consultation on behalf of the parish council, and other councillors have also responded in their own right.

Cllr Baumer pointed out that a free framed photographic portrait of HRH King Charles III is available from the Cabinet Office. RESOLVED to order one. **ACTION: Clerk**

216/23 CORRESPONDENCE TO NOTE

River Yealm Water Quality Group and Yealm Estuary to Moor Project - RESOLVED not to support, as not part of the river Yealm catchment.

Email from parishioner - Road hazard advice, Battisborough Cross - Cllr Sherrell has actioned.

217/23 TO CONFIRM PARISH COUNCIL MEETING DATE AND VENUE

The next Parish Council meeting will take place on **29 April 2024** in Holbeton Village Hall at **7.30 pm**.

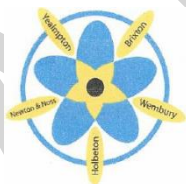
The meeting closed at 9.40 pm.

(Holbeton Parish Council Chair)

Date: 29 April 2024

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

Dementia Friendly Parishes Around The Yealm



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.

Teams Meeting 8th March 2024 with SWW and Verto Homes representatives

Present: Cllr Harry Baumer, James Hunt (SWW project manager), Andy West, Cllr John Sherrell

Topics covered and actions:

- 1. Update on the works to install a new surface water drain in the village.** A full GPR survey has been undertaken and has been sent to Airey & Coles to assist in a revised plan. It will then need to be approved by South West Water. Finally a new application to undertake the works will be made to Devon County Highways. The time scale for these is at present unknown. **Action: AW to report on any progress with planning the timing.**
Verto Homes were reminded that the ideal timing for the village would be the school summer holiday. It could be helpful for them if the parish council was able to see and comment on the revised plans. **Action: AW to arrange for parish council consultation at a stage that would allow any appropriate modifications to be incorporated.**
The need for maintaining a distance from old cob built cottages is now well understood by those involved. **Action: AW to ensure that Airey & Coles and the contractors take this into consideration when planning the works.**
- 2. Update on the forthcoming installation of an electricity cable under the road up Church Hill.** The road closure for this remains scheduled to start at the end of April and continue for up to 6 weeks.
A GPR survey does form part of the plans. The timing of this is not known at this point.
Discussions have taken place as to the degree to which this can coincide with the formation of the new footpath as it joins the road, and as far as possible the two works can coincide. No major obstacles have been identified.
It was agreed that further efforts are required on the part of Verto Homes to make available more detailed plans of the extent of road closure to local residents. **Action: AW to chase this up with the contractors.**
A named contact for any residents' concerns is needed. **Action: AW to provide contact details.**
- 3. The potential option of an extra surface water drain up Church Hill to be included in the works.** It is noted that at present a large amount of flood water passes the front doors of the row of cottages to the north of Church Hill, such that residents sometimes need to use sandbags to avoid internal flooding. The inclusion of settling ponds as part of the housing development is intended to prevent the current level of flooding down Church Hill.
The potential benefits and costs of installing a second surface water drain up Church Hill where the electricity cable is being installed are at this stage uncertain. Additional information on the location of existing road drains up Church Hill is required. **Action: JS, HB to ascertain the number and location, and to report to JH.**
In addition, the feasibility of incorporating water runoff from the church roof requires an on site visit. **Action: JH to review the options for this.**
These actions need to be completed by the next meeting in a month's time.
- 4. The status of the adoption arrangements for the new road.** AW reported that this is not agreed between Verto Homes and Devon County Council. As well as the radius of a bend in the road and the existence of a surface water storage tank under the road, there are conflicting requirements between those of Devon Highways and the conservation requirements for the footpath (whether the surface is tarmac) between this road and Church Hill.
Verto Homes therefore anticipate that the upkeep of what would be a private road with a public car park at the end will become the responsibility of the management company that will take on the maintenance of the public areas in the new development. This responsibility will be declared as part of the sales process.
Misgivings about this arrangement were expressed.
- 5. The public car park** is intended to have at least one EV charge point for the use of residents without off road parking. To date Verto Homes have expressed that they are sympathetic to this and that they will seriously consider making available the infrastructure to facilitate the gradual increase in numbers of EV charge points by ensuring that suitable trunking &/or cables are installed at the outset.
The size of cable under the road should also be such that it would cope with a significantly greater wattage once the car park has developed more EV charge points. Therefore the necessary calculations are needed before that work starts up Church Hill. **Action: AW to draw this to the attention of the electricians involved in the plans for the electricity cable.**
- 6. Printed plans available for residents to peruse** remains work in progress. **Action: AW, Verto Homes.**
It was agreed to hold a further, similar Teams meeting prior to the April parish council meeting, ie on Friday the 5th April. **Action: Charlotte Bacon, SWW.** It remains agreed that a further teams meeting should be held at short notice as & when decisions have been made about the timing and locations of further works. **Action: AW, Verto Homes**