

HOLNE PARISH COUNCIL

Minutes of a Meeting of the Parish Council held in Holne Village Hall on Tuesday 5 September 2023 at 7.30pm

Present

Cllrs T Crook (Chair for this meeting), R Applegarth, Fairman & C McLean

Also present

Suzanna Hughes (Clerk), County Cllr Thomas, District Cllr Pannell and Ross Gray

The meeting was opened by Cllr Crook at 7.30pm.

050923.01	Apologies for Absence <ul style="list-style-type: none">• Cllr B Owen• Cllr L Grun• Rob Steemson (DNPA)
050923.02	Declarations of Interest and Requests for Dispensation <p>Members were reminded of their responsibility to continually update their Notice of Registerable Interests and invited to state whether they have any interest in the items to be discussed during this meeting in accordance with the Council's Code of Conduct.</p> <p>Unforeseen requests for a Dispensation to be considered at this point only if there was no way a Councillor would have been aware of such before the meeting.</p> <p>There were no declarations of interest and requests for dispensation.</p>
050923.03	Open Forum <p>Ross Gray expressed his elation that the horse chestnut he planted in the playpark in 1977 is covered in conkers.</p> <p>Ross updated members about the planned forestry operations at Venford Reservoir. Signs have gone up and works have commenced. He expressed his disappointment that there was no interpretation signage advising the public what is happening.</p>
050923.04	Ratification of Minutes <p>Members received the minutes of the Parish Council meeting held on 4 July 2023. It was agreed unanimously that they be signed by the Chair as a true and correct record of the meeting.</p>
050923.05	Reports <p>5.1 County Council</p> <p>Cllr Thomas reported that Storm Antoni left the Highways teams with an extensive clear-up operation over the weekend of 5-6 August. Strong winds of up to 50mph kept teams busy with call outs to more than 50 incidents of trees or branches down which were either blocking, or partially blocking, roads. Councillor Stuart Hughes, Cabinet Member for Highway Management, has thanked colleagues for their efforts to re-open roads as quickly as possible to keep Devon moving.</p> <p>A Full Council is being held on Thursday at County Hall where there will be a protest group outside before Councillors arrive from the '20's plenty' group. This type of campaign is probably less relevant to rural villages than the campaign he would like to see to reduce the national speed limit in rural lanes from 60mph to a more sensible limit.</p> <p>Cllr Crook advised that he had approached Cllr Thomas on behalf of the Events Group for a locality grant towards replacing the trailer with a more secure, metal shed. This was supported by the Parish Council.</p>

	<p>5.2 District Council Cllrs Pannell and Hancock circulated a written report a copy of which is attached.</p> <p>5.3 DNPA Cllr Pannell drew members' attention to the consultation launched by the government at the end of July on proposed changes to the Planning Regulations (a summary of these are set out in the District Cllrs' report below). DNPA believes that the changes will have a disastrous effect on the Park. It could lead to another 5000 homes in the Park (contrast this to the Local Plan which sets out a need of 65 per year). After a brief discussion, it was agreed that the Council should write to the MP expressing concerns about the proposals.</p> <p>He informed members that DNPA is reviewing the conservation area boundaries though Holne would not be impacted by this.</p> <p>The Court of Appeal has overturned the high court ruling and resolved that there is a right to wild camp on Dartmoor's common land.</p>
050923.06	<p>Finance and Governance</p> <p>6.1 Payments for Approval The following payments were approved:</p> <ul style="list-style-type: none"> • Rhino Play (new beam for playpark) - £272 + VAT • SHDC (Annual insurance and inspection of play equipment) - £264.60 • R Applegarth (fence posts) - £78
050923.07	<p>Planning</p> <p>7.1 New applications/appeals None</p> <p>7.2 Decisions</p> <p>7.2.1 0227/23 - Glebe House, Holne Proposed repairs and alterations including new staircase and the installation of insulation, damp-proofing and internal finishes to enable the existing ancillary building to be used as a home working office/study</p> <p>Members noted that DNPA has granted conditional permission to carry out the development</p> <p>7.2.2 0240/23 – Glebe House, Holne Agricultural storage barn</p> <p>Members noted that DNPA has granted conditional planning permission to carry out the development.</p> <p>7.2.3 0279/23 - Glebe House, Holne Purpose built bat house</p> <p>Members noted that DNPA has granted conditional planning permission to carry out the development.</p>
050923.08	<p>Playpark</p> <p>8.1 Cllr Fairman reported that timber beam will be replaced as soon as the supplier lets the Council know that it is ready for collection. Any other problems with rotting timber will be dealt with a section at a time as and when necessary.</p> <p>He also reported that there seems to be issues with dogs entering playpark despite the 'No Dogs' signs. It was suggested that the signage might be improved.</p> <p>Cllr Fairman raised a concern about the ongoing management of the shady area. It was noted that it was not intended for this area to be managed by the Council's contractor but was agreed</p>

	<p>that it was still an area that required some management. Members also discussed the leat running through playpark. Cllr Crook offered to speak to the group managing these areas to encourage more management.</p> <p>8.2 Members received three quotations for the building/installation of steps to the side of the tunnel in playpark (to allow easier access into the centre of the playpark). After a brief discussion, it was agreed to accept the quotation from Richmond Building Services for £500.</p> <p>8.3 Cllr Applegarth reported that he has collected the new fence posts. A volunteer day will be organised to install them as well as the new timber beam when it arrives.</p>
050923.09	<p>Devon Air Ambulance Lighting Mast</p> <p>Members noted that it has been recommended that DAA crews are now able to land at Holne’s site without using the lights if they wish to. Cllr Applegarth proposed that the existing light should stay, however, particularly as the cost of electricity has now been fixed for three years, as pilots still have the option not to land at a site with no lighting if they consider it to be unsafe to do so. After a discussion, it was agreed that the light should remain with a view to reassessing the situation at the end of the 3 year contract with EDF and when technology may have advanced further to negate the need for a lighting mast.</p>
050923.10	<p>Leats</p> <p>The leat on the top road (up from Little Cross) is eroding underneath the road and undermining it. Highways have erected safety barriers but it was agreed to alert the Highways Officer to its continuing deterioration to ensure plans were in hand to make the necessary repairs.</p>
050923.11	<p>Highways and Footpaths</p> <p>11.1 Members received and noted the temporary prohibition of through traffic from 27-29 September from Holne Turn to Brackenwood to renew telegraph poles</p> <p>11.2 No other issues were reported.</p>
050923.12	<p>Clerk’s or Councillors reports on matters authorised by the Council at previous meetings not otherwise on this agenda</p> <p>12.1 Village Hall Committee membership – Cllr Crook advised that he is now a Trustee</p> <p>12.2 Town and Parish Forum – Cllr Crook advised that he had been unable to attend this.</p>
050923.13	<p>Chairman’s urgent business for action by the clerk if covered by delegated powers or for inclusion on the agenda of the next meeting</p> <p>None</p>
050923.14	<p>Correspondence</p> <p>14.1 Members noted that the annual Dartmoor Devil Cycle Ride will be passing through the parish on Sunday 29 October</p> <p>14.2 As discussed in the open forum, members noted the commencement of the planned forestry operations at Venford Reservoir</p>
050923.15	<p>Date of Next Meeting</p> <p>The next Parish Council meeting will be held on 3 October 2023 at 7.30pm in Holne Village Hall.</p>

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Cllr T Crook
Chair

Parish report from your District Councillors

September 4th 2023

Planning Reform



The Government launched a consultation at the end of July, just as the school holidays were starting, on proposed changes to the Planning Regulations. These proposed changes, if implemented, could have a significant detrimental impact on the landscape and character of the National Park, Areas of Outstanding Beauty and our towns, and do little to alleviate the need for affordable housing. The proposed changes could also significantly limit the effectiveness of our Local Plans and their ability to positively manage development for the benefit of the protected landscape and its communities.

In summary the consultation proposes the following changes:

Commercial, business and service use (Class E) to dwellinghouses: This affects a range of high street uses such as shops, restaurants, offices, gyms and light industrial uses. It does not at present extend to National Parks, and is permitted subject to local assessment of noise impact, floor space limits, flood risk, and a 3 month vacancy period. Proposed changes include:

- Broadening to apply to article 2(3) land, including National Parks
- Currently up to 1,500m² can change use to up to 20 2-bed homes. The consultation proposes to increase this to 3,000m² or for there to be no limit
 - Removing the existing requirement for a 3 month vacancy period

Hotels, boarding houses and guest houses (Class C1) to dwellinghouses: a new PDR; it is proposed the prior approval regime will allow for local consideration of the impact proposals would have on the local tourism economy and views on a floorspace limit are requested.

Commercial, business and service (Class E), betting office or pay day loan shop (Class M) to mixed use residential: an existing right which allows for change of use to mixed use with up to two flats. Proposed changes include:

- Broadening to apply to article 2(3) land, including National Parks
- Broadening to include other use classes, while retaining the ground floor business use
- Allowing for up to four dwellings and requiring they meet space standards

Agricultural buildings to dwellinghouses (Class Q): an existing right, with limitations and conditions including the type of agricultural buildings that can benefit, the size and maximum number of dwellings delivered, and the extent of works. The right allows a maximum of 865m² to change use, delivering four small homes of 100m² and one larger home of up to 465m². The right does not currently apply to National Parks. The consultation proposes:

- Broadening the PDR to apply to other article 2(3) land, including National Parks and AONBs
- Increasing the total amount of floorspace that can change use to 1,000m²
- Introducing a maximum floorspace limit of either 100m² or 150m², compliant with nationally described space standards
- Increasing the number of homes that can be delivered on an agricultural unit from 5 to 10
- Allowing the PDR to apply to buildings not on an agricultural unit
- Requiring eligible buildings to have suitable public highway access

Other rural buildings to dwellinghouses: the consultation asks what other rural buildings may be suitable for residential conversion, including equestrian and forestry buildings.

Agricultural Buildings to flexible commercial uses: an existing right, allows change of use of agricultural buildings to flexible commercial uses, including storage. Again this would be widened to include National Parks and AONBs...

Dartmoor National Park estimates that if these reforms go ahead it could result in an extra 5,000 homes within the Park, many of them in locations which are not environmentally sustainable. The Park Authority has agreed unanimously to oppose these plans.

Devon Housing Commission

The Devon Housing Commission (DHC) was launched in July 2023 to act as a powerful voice in tackling the housing crisis.

The DHC consisting of eleven local authorities, including South Hams, has been created to conduct an in-depth analysis of the various local housing markets, social economics, and demographical changes across Devon to help influence significant housing and social policy change.



The Commission is currently running a short survey asking about the housing issues we face across the District, how to solve them and how the commission might be able to help.

On behalf of the Council, our Housing team has responded and highlighted all our challenges, but we ask that you also take this opportunity to have your say on the issues your communities face.

SHDC working with SusSH

The Council is proud to support the work of Sustainable South Hams (SusSH) in fighting climate and nature change across the district. We've also released a video highlighting the burgeoning relationship we have with SusSH, available on [YouTube](#) and [Facebook](#).



SusSH was formed last year to connect, support and inspire sustainability projects across the South Hams. The organisation shares vital knowledge with parishes and community groups to support on the ground climate action projects, so that meaningful and positive change happens faster.

Among SusSH's biggest achievements so far is their Rivers Assembly. They invited community group leaders and organisation representatives together to share knowledge and ideas on how to protect our rivers, with two action groups set up to look at protecting the River Erme and the River Avon.

SusSH has also organised a scrutiny group of volunteers with legal, engineering and data analysis experience to work with South West Water and the Environment Agency to look at overflows and how to protect the district's rivers and waterways.

In June, the Council Executive pledged the organisation £40,000 of funding to help it continue its work on protecting the South Hams' biodiversity and fighting climate change. There's now a network of 42 sustainability groups across the South Hams.