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Minutes of the **FULL COUNCIL** of Buckland Monachorum Parish Council held at
CLEARBROOK VILLAGE HALL on **WEDNESDAY** the **7th April 2016** at **7.00pm**

Present: Cllrs M Fowler, R Cheadle, S Britton, L Wood, V Bolitho, S Woollacott, M Davis, D Butland, L Larkin and G Baird

In Attendance: Mrs K Johns (Parish Clerk)
D Carmichael (currently grazes horse on Crapstone field)
Kate Dibble, (Tamar Energy Community)
Kate Royston, (Tamar Energy Community)

161/16 **APOLOGIES FOR ABSENCE** were received from Cllr Challiss

162/16 **DECLARATION OF INTERESTS** None

163/16 **CRAPSTONE FIELD**

a) To discuss the options for the future use of the field:

Cllr Wood made a presentation to members, which both she and Cllr Baird had put together to provoke some thought on the variety of uses that Crapstone field could be used for. The presentation will be made to members of the public at the public consultation meeting on the field on 18th May 2016.

Cllr Fowler then asked for members to outline their own ideas on the best use of the field;

- 1) Cllr Butland stated that he believed the top two preferences for the field were to either develop it, or to install a solar array and suggested that the best way forward may be to build housing on the land with photovoltaic roof tiles to generate electricity. Cllr Fowler suggested that a possible alternative to this could be to build a village hall with photovoltaic roof tiles.

Cllr Butland finished by issuing a caution, that should the land be sold for development, that the price may be affected by land contamination issues which would require remediation by a developer. Additionally, he queried about how much tax would have to be paid by the parish council should the land be sold for development and whether a proportion of the proceeds from the sale would need to be put towards further community projects, i.e. Section 106 agreements, as part of any planning permission.

- 2) Cllr Larkin highlighted his concern that any development on the site could increase the flooding risk in Milton Combe, because of the excess surface water which would be created. Cllr Fowler responded to this concern stating that the issue of flooding would have to be carefully considered for any proposed development. Cllr Larkin will investigate the amount of additional water which could be created, should development of the site for housing be the preferred option and report back to Council. Finally, Cllr Larkin stated his concern that there may be unidentified contamination of the soil on the site. The point was discussed and it was found that a land contamination survey was conducted on the site some years previously. It was requested that the Clerk locate the document and report back at the next Council meeting.
- 3) Cllr Britton outlined that all five villages have contributed to the purchase of the field but, Clearbrook has not benefitted from the use of the field and therefore, whatever happens with it, it must not cost the Parish Council any more money. She also outlined that her preferred use of the field would be to provide self build plots for the parish.
- 4) Cllr Bolitho agreed with the idea of using the field for either self build or eco housing. She will research eco housing measures to include rainwater harvesting and present some options at the public consultation meeting. She finished by saying that she also supported the idea of some kind of hub/ village hall on the site. Cllr Davis concurred with this last option underlining the issue that facilities in Crapstone have not been invested in over past years.
- 5) Cllr Woollacott suggested the idea of using the site to provide homes that are affordable for local people. Cllr

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Cheadle responded that we need to be clear that the definition for these types of homes are 'Starter Homes' which are built to be more affordable for purchasers and are not 'Affordable Housing', which is social housing. Cllr Wood outlined that the parish council must be socially responsible and that any homes must be energy efficient, Cllr Woollacott concurred with this strategy and said that we must invest in energy efficient housing for future generations.

6) Cllr Cheadle outlined the following points;

- i) That by the PC applying for planning permission for a solar array installation on the site, it does not mean that it is committed to the installation of solar on the site at this stage. The application merely is keeping the Council's options open; and
- ii) The PC has put the site into WDBC's SHLAA process, only so that it can see determine if the site is suitable for development. He reiterated that it is important that the site is assessed for its development potential, even if it is not decided to develop it and the outcome of the SHLAA process will assist the Council's decision making process.

Cllr Cheadle then went onto say that his preferred option for the site would be to install a solar array on the marsh area (between the barn and the housing). To maintain the play park and improve drainage to enable part of it to be used as a football field again. He suggested to fund the works, that two plots for self build should be sold. The pros for this approach would be to maintain the horse grazing area, which will in turn leave half of the field for future options.

Cllr Cheadle circulated a diagram to members showing a layout of the proposed new location for the solar array, known as 'Location B'. He asked whether members would consider approving the resubmission of it's planning application for the solar array in the suggested 'Location B' as it would enable the grazing to continue. Members discussed his proposal and it was **AGREED** that the planning application be resubmitted to show the location of the solar array moved to Location B (between the barn and the houses), as opposed to 'Location A' which was originally agreed. Cllr Cheadle will arrange for resubmission of the planning application.

Cllr Fowler welcomed Kate Royston from Tamar Energy Community (TEC), who was available to answer questions regarding the community energy scheme and associated lease. He had compiled a list of questions asked by Councillors about the scheme in advance of the meeting and forwarded them to TEC. Kate Royston and Cllr Wood read out the questions and answers (see Appendix 1).

Cllrs discussed the answers. Cllr Davis said he felt that some questions still needed answering before the PC could make a decision based upon the scheme. He also complained about the length of time it has taken to get answers to questions. Kate Royston outlined that TEC endeavor to get questions answered as quickly as possible.

164/16 It was **AGREED** that all Councillors should provide Cllr Wood with a list of their outstanding questions by a deadline of 12th April 2016

b) TO DISCUSS THE ARRANGEMENTS FOR THE PUBLIC CONSULTATION MEETING FOR CRAPSTONE FIELD

It was **AGREED** that both Cllr Fowler and Wood will liaise with the Clerk to finalise arrangements for the meeting on 18th May.

165/16 **ITEMS FOR FUTURE AGENDAS**

Japanese Knotweed at Crapstone Cricket Club site will be placed upon the May meeting agenda and Clerk is to invite the C.C.C Chairman to the meeting.

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166/16 **FUTURE MEETING DATES**

Weds 20th Apr: Annual Parish Meeting (meeting for parishoners) at Clearbrook Village Hall at 7.30pm.

Tues 26th Apr: Planning Meeting at 7.00pm followed by Full Council meeting at 8.00pm at Yelverton War Memorial Hall.

Thurs 18th May: Public Consultation Meeting on proposed future use of Crapstone Field at 7.00pm at Buckland Monachorum Village Hall

Meeting closed at 8.32pm