

## MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL held on 12<sup>th</sup> April 2007

PRESENT: Mr Brown Mr Buckland Mr Carter Mrs Cooper Mrs Hinchliffe Mrs Roe  
Mr Stitson Mr Taylor Mr Tubb Mrs Wilcox Mr Woodd-Walker Mr Young

ALSO PRESENT: Cllr Hallett Mrs Eschbaecher (Clerk)  
Five parishioners attended part of the Meeting

APOLOGIES: Cllr Mumford

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The Chairman paid tribute to three Members, all of whom were attending their final meeting:- Sarah Roe and Mary Wilcox had both served for eight years and Mr Woodd-Walker had served for four years; also Roger Hallett was standing down as District Councillor after eight years' service.

**POLICE REPORT** The Community Support Officer Sid Lawrence reported an increase in suspicious activity but regular patrols seemed to be having a positive effect.

**Crimes reported** – Details of four incidents had been recorded involving.....

- i) A burglary from S.W. Water at Clannicombe – the fence had been cut and several items had been stolen,
- ii) Theft of money from the Village Hall,
- iii) Common assault, and
- iv) Theft of a rucksack from the public conveniences in Newton.

### **OPEN FORUM**

**Planning application:** Island House, Bridgend 0558/07/F Erection of a summerhouse. The applicants outlined the details of their proposal and reported that the owner of the neighbouring property did not have any objections.  
[Min.65.9 refers]

**Swan Steps** – John Allen asked the Council to consider providing a handrail.

**Agenda: June Meeting**

**Tidal Waters, Noss** – It was reported that overhanging vegetation was narrowing the road – DCC Highways would be informed; litter was also a concern.

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**58/07 APOLOGIES FOR ABSENCE** There were no apologies for absence.

### **59/07 URGENT BUSINESS**

The Clerk advised that three planning applications should be added to the published list relating to "Tenemara", Yealm View Road, "Court Farm", Court Road, and The Swan Inn.  
Also notification of a TPO application relating to 1 Perches Close had also been received.

**59A/07 PREVIOUS MINUTES** The Minutes of the Meeting held on 8<sup>th</sup> March were confirmed and signed.

### **60/07 DECLARATIONS OF INTEREST**

Members were invited to declare interests in the items to be discussed during the course of the Meeting and the following was recorded:-

Mr Tubb declared a personal interest in item 13. relating to the maintenance of the Sports Pavilion he abstained from voting.

### **61/07 COUNTY & DISTRICT COUNCILS**

**61.1 Parking restrictions: Revised Road Traffic Order** – The Chairman reported that with support from Cllr Mumford, the restrictions agreed by the Parish Council had been accepted by DCC and would be introduced. The parking bay at the lower end of Newton Hill would be retained. It was noted that in Riverside Road East the lines would remain unchanged, some unnecessary signs would be removed and any parking offences would be dealt with as obstructions.

**61.2 The Green** – Details of a proposed Order had been received from DCC's Solicitors. "No Waiting at any time" would apply at the junction opposite the Estate Agent. A School Entrance Clearway was also proposed.

1/04/07 ..... Chairman

**61.3 Residents' Parking Schemes** – In general parking schemes were not favoured by DCC; they were time consuming to administer and had to be cost neutral.

**61.4 Pillory Hill** – Because the Parish Council and DCC had supported objections from several residents, parking restrictions were not being introduced on the hill. Therefore, it was agreed that no further action was necessary.

**61.5 Bank Inspection** – It was agreed that Mr Buckland and Mr Taylor would meet the DCC Officers on 16<sup>th</sup> April to inspect the bank which had slipped below FP13 Leas Path at the end of January.

**61.6 Report from Cllr Hallett** – There were no specific items to report.

## **62/07 LOCAL COUNCIL ELECTION**

**Thursday 3<sup>rd</sup> May:** Fifteen candidates would stand for election to the Parish Council.

## **63/07 CONSULTATION DOCUMENTS**

**63.1 Yealm Estuary Management Plan 2006-2011** – The Draft had been received and was passed to Mr Buckland and Mr Young for response by 11<sup>th</sup> May at the latest. **Agenda: May Meeting**

**63.2 Shoreline Management Plan Review** – Details had been received from Teignbridge District Council and were passed to Mr Buckland for response by 30<sup>th</sup> April if appropriate. **Agenda: May Meeting**

## **64/07 AFFORDABLE HOUSING**

**64.1 Community Land Trust – Funded Pilot Study** – In response to an invitation to bid for inclusion in the pilot, an application had been submitted; a decision was expected by the beginning of May.

**64.2 Planning Constraints** – There was a general discussion about the planning process and the mixed messages from SHDC. It was suggested that an outline application to develop a small area of Butts Park should be considered as it was noted that the development boundary within the Coastal Protection Area could be changed. Questions for initial discussion should include the criteria for selecting a site, the layout of the site, "sustainability" considerations (e.g. sewage treatment), discussions with the landowners, etc. **Agenda: May Meeting**

## **65/07 SHDC PLANNING DEPARTMENT**

**65.1 SHDC Planning Decisions** – Two refusals were noted:-

- i) Inglewood, 81 Court Road 2391/06/F – The scale, bulk and massing of the proposal was considered to be excessive and would overdevelop the site.
- ii) Hockaday's Yard 0047/07/F – In principle there had been no objection to the workshops but the inclusion of accommodation had been the deciding factor, despite support from the Parish Council, Cllr Hallett and Robin Hogg as Chairman of the CHWG.

RESOLVED: The Chairman would write to the Chief Executive of SHDC to query apparent inconsistencies in planning decisions and the lack of communication between Officers.

**65.2 Boathouse Developments/Improvements** – As a consistent approach was appropriate for considering planning applications, it was RESOLVED: that the following guidelines should be adopted and sent to SHDC with comments on the draft Conservation Area Appraisal - [Vote: all in favour] :-

- i) The scale and design should be in keeping and appropriate within the landscape;
- ii) Appropriate bank support systems should be in place in the area ("planning gain");
- iii) There should be no upper storey;
- iv) A boathouse should not be capable of use as an independent unit of accommodation;
- v) All materials should be sympathetic to the landscape, i.e. wood and/or stone.

**65.3 Upper & Lower Deck, Yealm Road** – In reply to the Clerk's enquiry, the applicant had confirmed that appropriate action would be taken to minimise disruption to the public right of way (FP13) during development.

**65.4 75 Court Road 0403/07/F** – Extensions to dwelling.  
*Decision:* No comment.

**65.5 76 Yealm Road 0465/07/F** – Demolition of conservatory and erection of an extension.  
*Decision:* No comment.

**65.6 Riverdene**, Yealm View Road 0504/07/F – Re-submission of 2444/06 with alterations.

*Decision:* The proposals had not altered the previous objections.

**65.7 Tenemara**, Yealm View Road 0574/07/F – Amendment to 2107/06 for alterations and first floor balcony.

*Decision:* To support the neighbour's concerns about loss of privacy. Suggested possible compromise: the original roof plan could be retained to incorporate an enclosed balcony. [Vote: all in favour]

**65.8 Bambara**, 33 Court Road 0532/07/F – Retrospective application for replacement of existing boundary fence and planting of a new hedge.

*Decision:* No objection provided thick vegetation was maintained on the south facing bank – preferably the original hedge species should be allowed to re-grow to screen the fence.

**65.9 Island House**, Bridgend 0558/07/F – Erection of a summerhouse.

*Decision:* Support.

**65.10 Land south of Yealm Road/Leas Path** 0605/07/F – Formation of access stairs, platforms, equipment shed.

*Decision:* Strong objection because the design and character of the proposed steps were inappropriate and out of keeping. If approved they would create a precedent for similar accesses to the foreshore. The bank was known to be weak and unstable – further works could jeopardise the stability. The plans would be referred to DCC. [Min. 61.5 refers] [Vote: all in favour]

**65.11 Wedgwood**, Court Wood 0665/07 – Extension to garden decking.

*Decision:* No comment.

**65.12 The Toft, Collaton Farm Barns** 0678/07/F – Extension to dwelling.

*Decision:* No comment.

**65.13 Swan Inn** 0706/07/F – Creation of a partially enclosed smoking area. It was noted that the Council had a duty to consider the Crime & Disorder Act 1998 as the proposal could provide an opportunity for undesirable behaviour.

*Decision:* Strong objection. The site was wholly inappropriate within the Conservation Area and would detract from what was a pleasant and popular eating area for families; it was adjacent to a public quay which was an important recreational area, particularly for children. There were issues concerning public health and safety and possible undesirable activity “out of hours” which would create a nuisance, not only for nearby residents but also for the wider community who could be affected by noise amplified across the water at night. The rear garden might be a more appropriate alternative. [Vote: all in favour]

**65.14 Court Farm**, Court Road 069607/F – Erection of one new dwelling – re-submission of 1438/06.

*Decision:* No comment.

**66/07 CORRESPONDENCE RECEIVED** The following items concerned:-

**66.1 Passage Road** [Min. 41.3 refers] – Whilst Members sympathised with the difficulties experienced by residents who lived beyond Passage Road, the Parish Council could only support their concerns. Overhanging branches would be reported to The National Trust Warden.

**66.2 Dog Fouling on the foreshore** – A resident had requested a sign at Big Slip to highlight concerns about dog fouling and photographic evidence had been provided. Mr Carter would refer this to the Harbour Authority and the Environment Agency with a request for sampling. Initially, the Clerk would use the Parish Magazine, notice boards and website to raise public awareness that fouling on the foreshore was unacceptable.

**66.3 FP13 Leas Path** – A resident had asked whether owners of high hedges on the riverside of the footpath could be encouraged to cut them to improve the river view. As a previous note in the Parish magazine had received little or no response, it was decided that no action would be taken.

**66.4 Noss Hard/Passage Road** - There was concern that the wires connected to the street light were being affected by the branches of a Sycamore growing on private land within the Conservation Area. It was agreed that Western Power should be informed. Contact with the landowner was via John Allen.

**66.5 Collaton** – A letter from Newton Park Management Co. Ltd. had requested details about plans to develop land for employment; a reply would confirm that the proposal had not been accepted by the LDF Inspector.

**66.6 Yealmpton Parish Council's Transport Plan** would be circulated.

**Agenda: May Meeting**

## 67/07 GRANT REQUESTS

**67.1 Theatre Lighting as a village resource** – This would be left in abeyance until difficulties with the current installation had been resolved.

**67.2 Software ULead 10Plus** – This item would be left in abeyance as there was no urgency for a decision.

**67.3 Ivybridge Ring & Ride** - RESOLVED: To grant £110. [Vote: all in favour] [LGA 1972 s.137]

**67.4 St Francis Pre-School Playgroup** - A grant was requested to support a new Mother & Toddler group to run during the summer term. RESOLVED: To pay the hire charge for the Village Hall @ £10 for 13 weeks = £130. [Vote: all in favour] [LGA 1972 s.137]

**67.5 Devon Housing Aid Centre (Shelter)** – Support was requested to help maintain and develop the services offered within the South Hams. RESOLVED: To grant £50 provided the funds supported a local office. [Vote: all in favour] [LGA 1972 S.137]

## 68/07 COMMUNITY LEARNING – NEWTON & NOSS NETWORK

**68.1 Payments to be authorised** – RESOLVED: To pay three invoices as listed – to Colin Smith, Devon County Council and Elva Sinnott [Min.75.07 refers]. [Vote: all in favour]

## 69/07 FOOTPATHS

**69.1 Donkey Path** – Mr Buckland presented a modified plan which would be sent to each of the landowners for comment to Mr Taylor. If all the parties were agreeable to the proposals, the work could be discussed with Mr Meaken's contractor.

**69.2** In view of the confidential nature of the business to be discussed, it was RESOLVED: that the following item would be considered in Committee [LGA 1972 s.100]:-

**69.3 Handrails** –.

- i) **Doctor's Steps** - RESOLVED: To authorise Mr Leonard's invoice for the new handrail - £160.
- ii) **Axworthy Steps** - RESOLVED: To accept Mr Leonard's revised quotation of £470 for a galvanised steel handrail reflecting the rise in metal prices since his Estimate dated December 2006. [Vote: all in favour]
- iii) **Newton Hill** – Although Signpost Housing had given permission for a new handrail, no tenders had been received.

**69.4 Court Road** – Mr McCready would be reminded of his obligation to remove the collapsed stones from the road.

**69.5 FP28 Coast Path** – Mr Taylor reiterated his concerns that the Parish Council should press for access improvements for people with mobility difficulties as they had a right to unimpeded access where the surface of the path was suitable.

**69.6 FP37 Church Steps** – DCC seemed reluctant to agree to surface improvements on what was regarded as a key route, not only to the Church but also to the Voss link and Newton shops. The Chairman would discuss this with Cllr Mumford.

**69.7 Coombe Down Hill** – Referring to Min.50.7, Cllr Hallett reported that he had cut back the fallen branch and was talking to the landowner about removing the remainder. A substantial amount of soil had collapsed onto the highway; as the landowner had failed to remove it, the matter would be reported to DCC.

**69.8 FP22 Axsmith's Hill** – The Chairman reported that photographs had been taken of the flooding at the top of the hill/kissing gate.

## 70/07 MAINTENANCE

**70.1** In view of the confidential nature of the business to be discussed, it was RESOLVED: that the following three agenda items would be considered in Committee [LGA 1972 s.100]:-

**70.2 Popes Quay** – Five tenders had been invited but only one contractor has submitted an estimate. After discussion it was agreed that it was necessary to undertake the priority work to make the quay safe although it was accepted that further work might be required in the long-term. RESOLVED: To accept Brian Hockaday's estimate; the work would be undertaken in the autumn 2007. [Vote: eleven in favour and one abstention]

**70.3 Sports Pavilion** – Mr Young and Mr Stitson recommended an electrical upgrade as a matter of urgency in the interests of public safety. RESOLVED: To accept James Baldwin's estimate.

[Vote: ten in favour and two abstentions]

RESOLVED: To accept Neil Shepherd's estimate for renewing the wooden supports.

[Vote: ten in favour and two abstentions.]

It was noted that other work to upgrade the internal facilities was desirable. Mr Young was thanked for the painting work he was currently undertaking.

**70.4 Bus Shelters in Yealm Road and Butts Park** – Two tenders had been received. RESOLVED: To accept the quotation from Neil Shepherd. [Vote: eleven in favour : one abstention]

## **71/07 EMERGENCY PLAN**

**71.1** Mr Carter was updating the contact information.

**Agenda: May Meeting**

## **72/07 MEETINGS ATTENDED**

**72.1 Harbour Authority** – The main items of Mr Tubb's report concerned the late payment charges levied on mooring holders which had exceeded £400, the arrival of the new launch, the exclusion of evenings from the Water Taxi's core hours, the savings made by using the new VAT flat-rate scheme, and the display of RYHA Minutes on the notice board at Yealm Steps.

**72.2 Village Hall** – The Chairman reported that takings over the past six months had exceeded expectations and it had been proposed that some bonds could be repaid. There was a shortage of small conference venues so the hall might be suitable for some all-day events. The dishwasher had been delivered. Liz Woodd-Walker was standing down as Chairman.

**72.3 SHDC Open Spaces, Public Places** – Mr Young had attended the event at Ivybridge but felt the small amount of funding available would be spent in the market towns to improve sporting opportunities, allotments and play areas.

## **73/07 ADMINISTRATION**

**73.1 Charging Policy** – Although the hire charge for the display panels had been set at £25, this charge was considered to be too high. Therefore, it was RESOLVED: the charge would be £10 per day, to be reviewed in 12 months. The panels would be advertised locally. The hire charge for the projector was discussed but would be considered again at the May Meeting.

**Agenda: May Meeting**

**73.2 Computer monitor upgrade** – RESOLVED: To authorise the purchase of a new monitor for the Clerk as the quality of the current screen was too poor for prolonged use. The approximate cost would be £170.

**73.3 Annual review of Clerk's salary** – The revised SLCC/NALC scales had not been received.

**73.4** In view of the confidential nature of the business to be discussed, it was RESOLVED: that the following agenda item would be considered in Committee and the Clerk left the Meeting [*LGA 1972 s.100*]:-

**73.5 Clerk's Contract of Employment** – The Contract had been prepared in accordance with the latest SLCC/NALC Terms & Conditions but the implications would require further consideration before the document was signed.

**73.6 Annual Accounts Audit** – The District Audit would take place on 9<sup>th</sup> July. The statutory Notice would be displayed from 21<sup>st</sup> May. The Accounts to 31<sup>st</sup> March would be checked by Mrs Hinchliffe and Mr Carter and the Annual Return would be presented for signature at the May Meeting.

**Agenda: May Meeting**

## **74/07 APPROVAL OF PAYMENTS**

Cheque payments were authorised and signed in accordance with the schedule prepared by the Clerk, checked by Mrs Hinchliffe and listed in the Financial Statement Min.75/07.

## 75/07 FINANCIAL SUMMARY

<b>Alliance &amp; Leicester Current Account</b>	balance at 1.04.07	<b>£</b>	<b>10,978.50</b>
<b>Portman Building Society Capital Fund</b>	30 days' notice	<b>£</b>	<b>35,730.33</b>
<b>Portman Building Society Gratuity Fund</b>		<b>£</b>	<b>9,006.70</b>

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**The following cheques were authorised totalling** **£** **5,943.53**

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R Wooderson		Cleaning: Newton Voss and Doctor's Steps	110.50
J Allen		Cleaning: Noss Voss/Pope's Quay	40.50
J Eschbaecher		Net salary	953.65
J Eschbaecher		Expenses: postage/mileage to Ivybridge (Clerks' meeting)	46.85
John Young		Sports Pavilion: paint etc. Mileage to Exeter (DAPC meeting)	196.13
MKM Catering Equipment Ltd.		Grant for dishwasher: Thursday Lunch Club	352.50*
DELL (C. Smith)		Projector purchase and replacement lamp	908.33*
HM Revenue & Customs		Income Tax and N.I. re the Clerk	1,552.51
Access Technology		Website maintenance – six months to February	211.50
C Smith	ROLI	Expenses re Learning Network	34.52
Devon County Council	ROLI	Hire of I.T. Suite, Classroom and Caretaker	535.00
British Telecom		Telephone charges re the Clerk	72.49
British Telecom		Telephone charges re the Parish Office	80.93
Devon Conservation Forum		Annual subscription	20.00
Devon Playing Fields Association		Annual subscription	15.00
Devon Assoc. of Parish Councils		Annual subscription	303.00
Towergate Risk Solutions (P Stitson)		Insurance: Revelstoke Rangers	64.00*
Citizens Advice Bureau		Donation	50.00*
Devon Assoc. of Parish Councils		Postage for new councillor booklets	2.12
Byways & Bridleways Trust		Annual subscription	34.00
E Sinnott	ROLI	Tutor: Watercolour course WC2	200.00
J Leonard		Doctor's steps: new handrail	160.00

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s.137 payments £ 1,374.83

6/04/07 .....Chairman

The Meeting closed at 10.30.pm