

## **MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL held on 13<sup>th</sup> July 2006**

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

ALSO PRESENT: Cllr Hallett and Cllr Mumford  
Rear Admiral Hogg (CHWG) Mr Bradley (RYDA) Mrs Eschbaeher (Clerk)  
Eight parishioners attended part of the Meeting

APOLOGIES: Mr Carter Mr Taylor P.C. Cook

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### **POLICE REPORT**

P.C. Cook had been unable to attend but on his behalf the following items were reported by the Clerk:-

1. The Traffic Warden would pay more attention to vehicles abusing the parking restrictions on Newton Hill.
2. Five vehicles had been reported to the DVLA for either out-of-date or no tax. Residents were asked to report tax offences to the Police so they could be referred to DVLA.
3. A minor collision at the Wrescombe junction had been reported to the Police.
4. A vehicle parked at Butts Park had been badly damaged by a passing car which had failed to stop. The driver had been interviewed by the Police and reported for driving offences.
5. The results of the DCC speed check at Butts Park had showed little change compared with the previous check. Random speed checks would continue to be carried out by the Police.

### **OPEN FORUM**

#### **Planning applications:**

Inglewood, 81 Court Road – The proposed extension was discussed with the applicants. [Min.124.8 refers]

Smithy Cottage, Stoke Road – The proposed extension and alterations were discussed with the applicants. [Min.124.4]

**Community Housing Working Group** - An interim progress report and supporting information had been circulated to all Members, the main points of which were discussed with Rear Admiral Hogg. [Min.121/06 refers]

**Stoke Road Milestone** – Referring to Min.111.6, Mr Leonard-Williams offered to fund the replacement of the damaged stone, provided it remained in its original position and was not moved, a suggestion put forward at the June Meeting. [Min.128.3 refers]

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**117/06 APOLOGIES FOR ABSENCE** The reasons for absence were approved.

**118/06 PREVIOUS MINUTES** The Minutes of the Meeting held on 8<sup>th</sup> June were confirmed and signed.

### **119/06 DECLARATIONS OF INTEREST**

Members were invited to declare interests in the items to be discussed during the course of the Meeting and these were recorded as follows:-

Mrs Roe declared a personal interest in item 8 – the planning application for Peal Rise.

Mrs Cooper declared a personal interest in item 8 – the planning application for Inglewood.

Mr Tubb declared a personal interest in item 9 – correspondence concerning music at The Swan Inn.

Mr Brown declared a prejudicial interest in item 17 – authorising a payment for structural engineering drawings.

As wife of the Chairman of the Tilly Institute, Mrs Wilcox declared a prejudicial interest in item 13 – grant request.

As a member of the Management Committee of the Tilly Institute, Mr Stitson also declared a prejudicial interest in item 13. Mrs Wilcox and Mr Stitson left the Meeting during the discussion of this item.

### **120/06 COUNTY & DISTRICT COUNCILS**

**120.1 Traffic Calming** – In line with the decision not to continue to lobby for improvements at Butts Park [Min.102.3], it was agreed that the crossing area would be monitored with a view to drawing up safety proposals if necessary. A burst tyre had been the cause of a recent accident in which a vehicle had rolled.

Grant aid was available to provide safer cycling routes to schools and this opportunity would be considered by the **Chairman, Mrs Roe and Mr Young.**

**Agenda: October Meeting**

**120.2 Devon County Council Highways** – Replies had been received regarding the following matters:-

- a) **Widey Hill and Newton Downs Road** - As there had been many similar requests from parishes, DCC had declined to supply two small blue HGV signs on the grounds of cost. It was agreed that a financial contribution should be offered to provide a sign at Bridgend to deter the use of Widey Hill by inappropriate vehicles. It was noted that DCC intended to correct the misleading sign at the Newton Downs Road junction with Parsonage Road.
- b) **Yealm Steps** – The parking restrictions were currently being updated in line with the legal Orders and would be enforced. A note would be included on the P.C. Website and Parish Magazine.
- c) **B3186** – A review of signing and lining would soon be undertaken as requested, to include the approach to the pedestrian crossing at Butts Park. It was noted that the speed survey undertaken before and after the maintenance scheme had indicated no change in either the 85percentile or average speeds at the Butts Park “gateway”. A resident’s concerns about speed had been forwarded to DCC but no specific comment had been received in reply.
- d) **Bridgend wall** – The condition of the footings and recent damage to the riverside wall in Stoke Road had been checked by DCC but was not causing any immediate concern. Although DCC would monitor the stability of the wall, its ownership was unknown.
- e) **Pillory Hill – The Old Post Office** – DCC had reassessed the information held at Ivybridge and taken measurements. As a mistake had been made in agreeing that the extent of the private land was almost the same as the area marked on the road, DCC had written to the owner’s Solicitors to request removal of the white lines.

**120.3 Parking difficulties in Noss** – Members had met to consider the proposal to create some parking spaces at the lower end of Noss Green. However, they recommended no action as the Police bollards were effective.  
RESOLVED: to accept the recommendation.

**120.4 Coastal Car Parks – The Chairman and Mr Carter** would assess the additional signs required for consideration at the September Meeting. **Agenda: September Meeting**

**120.5 Pillory Hill bank stability** – In conjunction with advice from a geotechnical engineer, DCC’s structural engineers had recommended the following action to:-

- i) Notify South West Water that repairs to the sea wall were required, especially to fill the erosion hollow behind the wall; this had been done by DCC.
- ii) Fell or prune the unstable trees on the steep slope; this work had been undertaken by the Parish Council.
- iii) Install a flexible pipe to carry the surface water discharge down the slope; for action by DCC.
- iv) Obtain a topographical survey; for action by DCC.
- v) Regularly monitor the road and slope for signs of distress: for action by DCC and the Parish Council.

**120.6 Hannaford Lane** – As a planning application for approval to dump spoil had not been received, enforcement action was being considered by SHDC. It was noted that 40-50 yards of roadside hedgerow had been removed.

**120.7 Redundant Building Grant** – Funding was available to provide financial assistance for the development of existing buildings for commercial use. Details were available from SHDC. The grant would be advertised.

**120.8 SHDC Chairman Cllr Bryan Carson** was keen to support Councils by attending meetings and other events.

**120.9 Cllr Mumford** was liaising regularly with the Mr Halliday at the Local Service Office where officer time and resources were stretched. With regard to the Ivybridge school transport, problems with one or two drivers had been identified and improvements were expected. The Chairman confirmed that driving standards appeared to have been raised.

**120.10 Cllr Hallett’s** report concerned waste collection – the District was recycling 34% of waste and it was understood that the collection days schedule was to be changed; confirmation was awaited. The bottle bank in Noss was a concern as bottles, boxes and plastic bags were routinely left around the skip when it was full - Mr Leonard-Williams would continue to keep the Clerk informed when a replacement skip was required. It was agreed that on an experimental basis, SHDC would be asked to place two additional bins in the corner of Noss car park (for paper and plastic) together with a larger bottle bank, provided it did not exceed one parking bay.

**121/06 AFFORDABLE HOUSING**

**121.1 Community Housing Working Group** – Bearing in mind the earlier discussion, Members agreed that the Parish Council’s initial aim was to identify a small scheme site which could be developed to meet the needs of people unable to make a “normal” purchase - renting would be the only affordable option for some applicants. Ideally the

scheme should aim to take full advantage of environmental considerations and be cheapest to run and build. It was accepted that some initial site investigation costs would be involved but any spending would need formal approval; there were specialist skills within the village. Each site would require a basic appraisal to demonstrate transparency and rank suitability. From there a more formal approach with costs would be required to narrow the choice. In conclusion, Members agreed that the steer for the CHWG investigation and subsequent report should be as follows:-

- a. Formalise a simple matrix which could be used to appraise the suitability or otherwise of each site, thereby narrowing the options.
- b. The most suitable site(s) should be costed to arrive at a final choice.
- c. A pilot site should be prioritised together with other sites which might be considered for inclusion in the LDF for later development.

The basis for calculating the local housing need was also discussed. Reference was made to the Community Council's Housing Needs Survey which was undertaken in 2003 in conjunction with the Parish Plan Questionnaire. Subsequently, the University had completed a Study of Housing Needs in the Parish since when house prices had increased. Therefore no significant changes in the results were anticipated.

It was understood that plans for development at Briar Hill were being prepared for SHDC approval on a one third basis in accordance with the South Hams Framework. It was noted that the Chairman had replied to a further letter from a resident.

## **122/06 CONSULTATION DOCUMENTS**

**122.1 Local Government Reorganisation White Paper** – A reply would be prepared by Mrs Roe and Mrs Wilcox.

**122.2 SHDC LDF Preferred Options – Site Specific Allocations and SHDC LDF Sherford Area Action Plan** – It was agreed that previous comments would be reiterated. The Chairman would attend the formal Enquiry into the provision of employment land. It was understood that as an Area Centre, Yealmpton did not have a need for such a land allocation whereas Newton & Noss had identified a specific need and suitable “brown” land.

**122.3 Regional Assembly: Draft Regional Spatial Strategy** – It was agreed that the Chairman would prepare a formal response to this important document which contained a number of shortcomings in its assumptions. Briefly he felt the Strategy was very urban focused and ignored rural areas.

**122.4 Sustainable Communities Bill** – It was agreed that the Bill should be supported.

**122.5 Yealm Estuary Management Plan 2006-2011** – The publication of the Draft had been delayed.

## **123/06 BISHOPS COURT**

**123.1 Lease negotiations** – The 8<sup>th</sup> draft had been agreed, subject to some minor amendments. The storage area adjacent to the Consulting Room was unsuitable and had been deleted. However, a small storage area behind the Residents' Lounge could be used on an informal basis.

**123.2 Licence negotiations** – Following agreement of the terms, a more formal draft had been sent to the Health Centre for final consideration.

## **124/06 SHDC PLANNING DEPARTMENT**

**124.1 3 Beacon Hill** – erection of shed. The Chairman and Mrs Hinchliffe had attended the site meeting, following which a letter had been sent to SHDC for the attention of the Planning Committee. Cllr Hallett reported that the application had been approved.

**124.2 Quay Cottage, Bridgend** – It was noted that the applicants had withdrawn their application to demolish a small extension to the listed boathouse.

**124.3 Nymet, Pillory Hill 1099/06/F** – replacement boathouse and recessed quay.  
*Decision:* To object as the design was not considered to be appropriate; the creation of a dock style boat parking facility on the riverbank would create a precedent and be out of character on that stretch of the river. [Vote: all in favour]

**124.4 Smithy Cottage, Stoke Road 1103/06/F** – Extension and alterations.  
*Decision:* No objection in principle but alterations to the proposed roof would be preferred. The use of traditional materials on highly visible surfaces (e.g. stone viewed from the river) would help to retain the character – it was noted that the plans lacked sufficient detail. [Vote: all in favour]

**124.5 Peal Rise, Newton Hill** 1135/06/F – Extension above rear lobby.

*Decision:* No objection but traffic control would be essential – the Parish Council should ask to be consulted on this aspect of the development.

**124.6 Upwood, 62 Court Road** 1195/06/F – Alterations to house and garage.

*Decision:* No objection.

**124.7 Membland House** 1227/06/F – Conversion of passage to kitchen.

*Decision:* No objection.

**124.8 Inglewood, 81 Court Road** 1230/06/F – Extension to dwelling. One letter of objection had been received late on 12<sup>th</sup> July, a copy of which had been circulated to each Member - the Meeting did not consider the points raised were sufficient to warrant an objection to the application.

*Decision:* To suggest that the extension was constructed slightly further away from the boundary with Ferrers Lodge, and any subdivision should be ancillary to the main dwelling.

**124.9 Collaton Farm** 1233/06/F – Erection of new garages.

*Decision:* No objection.

**124.10 Braemar, Pillory Hill** 1245/06/F – Extension and alterations. One copy letter of objection had been received, a copy of which had been circulated to each Member.

*Decision:* Objection - overdevelopment and encroachment across the building line; support for the restrictions previously imposed prior to the construction of Mole End; design out of keeping with the surroundings; over-use of glass – materials should be sympathetic to the style of neighbouring properties. The Devon hedge should be retained.

[Vote: all in favour]

**124.11 47 Yealm Road** 1304/06/F – Landscaping and the erection of a summerhouse.

*Decision:* No objection provided the neighbours' privacy was not compromised (during the construction of the house, the garden levels were raised). The finish of the summerhouse should blend into the landscape, eg. green or brown.

[Vote: all in favour]

**125/06 CORRESPONDENCE RECEIVED** The following items concerned:-

**125.1 Music Licence** – SHDC had been contacted by residents regarding concerns about the level of music from The Swan Inn and probable contravention of the Licence. Cllr Hallett had discussed the Licence with the SHDC Licensing Manager - restrictions on volume were included.

**125.2 Trees at the Pumping Station** – A letter of thanks for recent improvement works had been received from a resident. His comments about sycamore saplings were noted for the future works programme.

**125.3 Affordable Housing** – A resident had queried with SHDC the basis for calculating housing needs.

**125.4 Victim Support Devon** – As part of a public awareness campaign, a copy of the Strategic Plan had been received.

**125.5 Public Transport Service 94 Bus** – As a complaint had been brought to the Council's attention, bus travellers were invited to report service difficulties to the Clerk who would collate the problems and make representations to First if necessary.

**125.6 Noss Hard** – A resident was concerned that a large campervan [four adults] had been parked for three days and two nights. The Clerk would obtain clarification regarding the restrictions on Common Land use for overnight parking and report in September.

**Agenda: September Meeting**

**125.7 Dog Fouling in the Play Area, Butts Park** – A written request for a dog bin would be passed to SHDC.

**125.8 Noss Green** – The Clerk had been consulted by SHDC concerning an application to use Noss Green for a wedding in August 2007; the date had not been set. SHDC was aware of the Members' and residents' concerns about the use of the public open space for a private reception and the consequent disruption to the area. As the request had been received after publication of the agenda, a formal decision could not be made.

## **126/06 NOSS HARD**

**126.1 Access for dinghies/gigs** – alterations to the boat lane. It was understood that the agreed improvements were to be funded by the Yealm Gig Club.

**126.2 Unregistered dinghy** – Two Notices had been attached [on 12<sup>th</sup> June and 13<sup>th</sup> July] to a damaged and apparently abandoned dinghy. If the owner did not respond, it was agreed that the Harbourmaster should be asked to dispose of the dinghy without further notice.

#### **127/06 FOOTPATHS**

**127.1 B3186 Link - Collaton/Butts Park** – A response from the Collaton residents was awaited.

**127.2 FP28 Warren Cottage** – It was noted that the waymark signs had been removed from both garden gates and placed on the small gates. The National Trust had moved the signs back to their correct positions.

**127.3 FP1 Yealm View Road to End of the Strand** – The Clerk would arrange for excessive growth to be cut from the top end of the path.

#### **128/06 MAINTENANCE**

**128.1 Kilpatrick Steps – review of outhauls.** A report from **Mr Carter** was awaited. **Agenda: September Meeting**

**128.2 Bus Shelter opposite Plymco** – RESOLVED: To accept Mr Leonard's quote of £140 to repaint the interior of the shelter. [Vote: all in favour]

**128.3 Stoke Road Milestone** – RESOLVED: To accept the offer from Mr Leonard-Williams to replace the milestone in its original location.

**128.4 The Fountain grille** – SHDC had not replied to the Clerk's enquiry. DCC's reply had referred to previous comments as minuted in April 2003, namely that the design of the drainage grille conformed to a general standard detail recommended for such locations. In his reply, Mr Coleman had also referred to the possibility of an increased flood risk in storm conditions so a change of design was not recommended. However, Members were concerned about the far more significant risk to children. RESOLVED: To accept Mr Cavanagh's offer to weld some additional bars to reduce the spacings and improve public safety; reasonable costs would be reimbursed. [Vote: all in favour]

#### **129/06 GRANT REQUEST**

**129.1 Tilly Institute** – A letter from the Chairman of the Management Committee requested a grant of £1,500 towards an estimated cost of £2,100+VAT for installing four night storage heaters (Snooker Room: 3 and Meeting Room: 1). Full supporting information had been supplied.

RESOLVED: As an allowance for the Tilly had been included in the current budget, a grant of £1,500 was agreed. [Vote: all in favour]

#### **130/06 MEETINGS ATTENDED**

**130.1 Harbour Authority** – The main items reported by Mr Tubb concerned the following:- Visitor numbers were good, Boatwatch continued to have a positive effect on boat-related crime, a sewage discharge on the foreshore near Kiln Quay had been rectified, a new ruling would clarify the mooring situation during extended cruising and draft RYHA minutes would be displayed on the notice board.

**130.2 Village Hall** – Work had been delayed by a couple of weeks; a problem with the end wall had required the expertise of a structural engineer. A disabled assessment had been contrary to the Building Inspector's requirements. Future bookings were being accepted and opening celebrations were being planned. An invoice for £558.13 from Maurice Parker for structural engineering drawings was authorised as this sum was well within the 06/07 budget allocation.

**130.3 W.I.C. Hall** – Progress was being made with the lease negotiations.

**130.4 Ivybridge Transport Association** – As the Countryside Agency grant was no longer available, some charges had been increased. Newton & Noss results for 05/06:- The Ring & Ride bus passenger numbers had totalled 111 and the Voluntary Car Scheme journeys had totalled 190. There were concerns about the effects of the withdrawal of the NHS Hospital Car Scheme; **Mr Buckland** would write to Gary Streeter MP.

**130.5 Ivybridge & District Association of Parish Councils** - It was understood that the weekly waste collection schedule would be changed in September. The Clerk would enquire about the availability of smaller bins and publicise the information. I&DAPC Meetings would be held three times a year.

**130.6 South Devon AONB** – Mr Woodd-Walker’s report about the projected effects of global warming was noted.

**130.7 Devon Association of Parish Councils** – The Chairman reported the recent death of Cllr Peter Hill; a card had been sent to his family on behalf of the Council.

**131/06 ADMINISTRATION**

**131.1 School Governors** – Mrs Roe’s current term of office was due to cease on 31 August 2006.

RESOLVED: to confirm that Members wished Mrs Roe to continue to represent the Parish Council, at least until the Local Government Election in May 2007. [Vote: all in favour]

**132/06 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.133/06.

**133/06 FINANCIAL STATEMENT**

<b>Alliance &amp; Leicester Current Account</b>	balance at 1.07.06	£	<b>14,415.60</b>
<b>Portman Building Society Capital Fund</b>	30 days’ notice	£	<b>34,191.77</b>
<b>Portman Building Society Gratuity Fund</b>		£	<b>9,006.70</b>
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<b>The following cheques were authorised totalling</b>		£	<b>3,207.79</b>
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R Wooderson	Cleaning: Newton Voss/steps/Memorial at The Green	80.75
J Allen	Cleaning: Noss Voss/Pope’s Quay	39.00
J Eschbaecher	Net salary and back-pay	1,090.63
Inland Revenue	Income Tax and N.I. re Clerk	573.33
Garden Services	Grass cutting: The Green and various maintenance	289.00
British Telecom	Telephone: Clerk and Bishops Court	138.76
K Abraham	Accounts 05/06: Internal Audit fee	172.00
Access Technology	Website updates: March to August 2006	211.50
Vantech Media	Website domain name hosting 2006 to 2008	50.00
Maurice Parker	Village Hall engineering drawings	558.13
South West Water	Tap: Pillory Hill	4.69

\* s.137 payments to date £400.00

*The Meeting closed at 10.45 pm*

6/07/06.....Chairman

