

**MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL**  
**held on 3<sup>rd</sup> July 2008**

PRESENT: Mr Brown Mr Buckland Mr Carter Mrs Cooper Mr Cooper (Vice-Chairman)  
Mrs Hinchliffe Mr Hussell Mr Matthews Mr Stitson Mr Taylor  
Mr Tubb Mr Young (Chairman)

ALSO PRESENT: Cllr Mumford Mr Lomax (RYDA) PCSO Lawrence Mrs Eschbaecher (Clerk)  
Four parishioners

APOLOGIES: P.C. Nolan

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**POLICE REPORT**

PCSO Lawrence detailed two thefts, both of which remained undetected. However, there had been one conviction with a possible connection to the recent marine related thefts. Regarding the Butts Park crossing and DCC's referral to the SCARF Process, it was understood that PC Martin Hartnell would be reviewing the history of incidents at the junction and would track ongoing incidents. The registration number of a coach would be passed to the Police; the coach had been observed travelling too fast between Butts Park and Collaton Cross. It was confirmed that the Police no longer had any control over parking issues, although a vehicle causing an obstruction should be reported to them.

**OPEN FORUM**

**Dumper trucks** – Representations were noted concerning the significant disturbances and public safety issues arising from the small dumper trucks used during the demolition and clearance of "Riverhaven". Compliance with noise and emissions regulations was questioned. *[Min.110.3 refers]*

**Planning applications:**

i) **The Green House** – Following receipt of amended drawings showing minor alterations, Members were asked to consider submitting a further letter of objection. The proposed design was considered to be wholly inappropriate for the site. In a letter to the Planning Officer, the Architect had referred to the property as a "copper box". *[Min.107.3 refers]*

ii) **Crispins** – Revised drawings had been re-submitted and were very similar to the previous plans to which there had been widespread objections. Members were asked for their continued support in opposing the plans to redevelop the site. *[Min.107.7 refers]*

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**102/08 PREVIOUS MINUTES** The Minutes of the Meeting held on 12<sup>th</sup> June were confirmed and signed. In answer to a query about the Network "Awards for All" grant payments for sailing, the Clerk confirmed that they referred to the after-school sailing activities.

RESOLVED: To amend the Minutes to delete "Franklin" (Min.91/08) and record one objection (Min.95.3).

**103/08 DECLARATIONS OF INTERESTS**

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

As Trustees of the Reading Room and Snooker Club, Mr Carter and Mr Tubb declared an interest in item 11. Grant Request. Mr Hussell declared a personal interest as a Member of the same Club.

As he was currently developing a property, Mr Buckland declared an interest in discussions concerning development issues.

**104/08 COUNTY & DISTRICT COUNCILS**

**104.1 Cllr Mumford** reported that the new parking enforcement arrangements were confusing but legal issues were being addressed. The responsibilities were: DCC – logistics SHDC – officers/wardens. Cllr Mumford had met Steve Bryant to discuss specific maintenance issues and confirmed that the exposed but unused pipe on Newton Hill would be repaired; high on the priority list was patching work in Noss which would be undertaken during the current financial year, but repairs to Pillory Hill would be delayed due to ongoing development work and the difficult access. The landowners responsible for the collapsed wall on Bridgend Hill had been in contact. The Airport Fund grant application for the Collaton Cross/Butts Park link had been submitted and Cllr Mumford had offered additional support from his Locality Budget. There was a lengthy discussion about Bishops Court. *[Min.108/08 refers]*

1/07/08 ..... Chairman

**104.2 Butts Park Crossing: Road Safety Audit Report** – Mr Halliday had requested the Parish Council's comments on the Report which had been received too late for inclusion on the June Agenda. It was disappointing to note that no site visit had taken place; the Safety Auditor's recommendations had been based on corporate video mapping and were summarised as follows:-

- i) As a priority narrowing (build-out) had the potential to cause collisions where previously there had been none, a more appropriate calming solution should be explored,
- ii) The visibility on the south side should be restored by removing vegetation, and
- iii) Driver behaviour should be referred to the Police via the SCARF process.

Points ii) and iii) had been actioned by DCC but Cllr Mumford confirmed his opinion as reported to the June Meeting [*Min.90.1 refers*] and awaited costings for a build-out [*ref. i) above*]. His negotiations with DCC for a practical solution were continuing. It was agreed that the Parish Council supported Cllr Mumford's request for positive action to improve pedestrian safety but no further action was required at this stage. The Clerk would reply to Mr Halliday accordingly.

**104.3 Cllr Cooper** had noted that the Boundary Review was using a lot of officer time and there were insufficient planning officers.

### **105/08 AFFORDABLE HOUSING**

**105.1 Housing Needs Survey Results** – It was agreed that when the results were available (sometime in September), a meeting with Malcolm Elliott (SHDC Planning Officer) would be arranged and the Parish Council's Housing Policy would be reviewed and updated. Cllr Cooper reported that because there had been no community support for the proposed development of approximately 60 houses at Briar Hill, SHDC's support for a Departure Site had been withdrawn.

**105.2 Rescission of Previous Resolution** – In accordance with Standing Order 27.a), five Members requested that the decision minuted as 92.1 of June 2008 should be rescinded.

RESOLVED: That the proposal be carried. [*Min.105.3 refers*]

**105.3 Housing Needs Survey Delivery Postage** – As SHDC had agreed to pay the majority of the expenses arising from the Survey, it was RESOLVED: That the Parish Council should be responsible for payment of the postage. [Vote: 10 in favour 1 objection 1abstention]

**106/08 CONSULTATION DOCUMENTS** The following notifications had been received:-

**106.1 Western Power Distribution** – Mr Brown had reviewed the Proposed Business Plan to 2015 and his recommendation was accepted, i.e. that no response was necessary.

**106.2 Boundary Review** – The Committee's recommendation would be announced on 7<sup>th</sup> July with a consultation period of 12 weeks. If necessary Members would meet before the September Meeting. **Agenda: September**

A series of public meetings had been arranged by SHDC, the first being on 15<sup>th</sup> July in Ivybridge. Mr Cooper would attend the I&DAPC AGM when the Boundary Review would be discussed with Alan Robinson.

**106.3 AONB Management Plan 2009-2014** – It was agreed that Mr Matthews would suggest a response which would be circulated to Members for comment prior to submission by 10<sup>th</sup> September.

### **107/08 SHDC PLANNING DEPARTMENT**

**107.1 Conservation Area Appraisals** – A meeting of Bridgend residents had been attended by the Chairman, Cllr Cooper and Mr Brown when the disappointing outcome of the appraisal process had been discussed. The Parish Council's request for an extension of the Conservation Areas to include all the riverside areas appeared to have been ignored; similarly, some residents had suggested the inclusion of Bridgend without success. Initial action had been agreed at the residents' meeting, namely that some research would be undertaken into the appraisal process to establish whether any flaws could be challenged. In view of recent development proposals, the protection of Bridgend from inappropriate development was recognised by the Parish Council as a high priority.

RESOLVED: To support the Bridgend residents where possible, with input from Cllr Cooper and Mr Brown, and authorise a letter of support for the residents if required. [Vote: all in favour]

**107.2 Design Statement** – The benefits of a Statement had also been considered at the Bridgend residents' meeting and the outcome of the discussion was summarised by Mr Brown. Although the Conservation Area questions would take priority, some useful background work relating to Bridgend could be undertaken by the residents who had the expertise. A formal document could be useful as a design guide for architects.

**107.3 The Green House, Bridgend** – Minor amendments had been received with a request for comments from the Planning Officer. It was noted that 60 letters of objection had been submitted. After discussion it was agreed that a further letter of objection should be submitted without delay.

**107.4 Planning Decisions** – It was noted that Hockaday's Yard and Coombe View, Widey Hill, had both been approved but confirmation of the conditions were awaited.

**107.5 3 Richardson Drive 1130/08/F** – Extensions and alterations.

*Decision:* No objection.

**107.6 Pool Mill Farm 1140/08/F** – Garden room extension.

*Decision:* No objection.

*Mr Carter left the Meeting.*

**107.7 Crispins, Bridgend 1261/08/F** – Re-submission of 0489/08 – demolition and replacement dwelling.

Members were strongly opposed to the design which was considered to be out of character and unsympathetic with the surroundings and neighbouring cottage style properties.

*Decision:* Strong objection.

*Mr Tubb declared an interest in the following item.*

### **108/08 BISHOPS COURT**

Following the discussion at the June Meeting [*Min 90.2 refers*], Cllr Cooper and Mr Brown had visited Bishops Court on 3<sup>rd</sup> July. Mr Brown outlined the current staffing difficulties following the transfer of care responsibilities to The Guinness Trust; Cllr Mumford assured Members that care problems were being addressed by G.T. and DCC, and Yealm Medical Centre had been consulted. Mr Brown explained that there were significant issues for many of the residents, most of which related to poor light and ventilation associated with the landscaping which had been a condition of the planning consent for the development; photographs illustrated the landscaping problems and it was hoped that the worst affected residents would be moved without delay.

A flow-chart of the complex management structure of Bishops Court was explained in detail and it was agreed that the Parish Council, in co-operation with the other agencies, had a duty to ensure both the separate care and fabric difficulties were overcome as a matter of priority.

It was regrettable that the Parish Council had been unaware of the residents' difficulties and site maintenance issues. Therefore, it was proposed that a Committee should be formed, represented by Cllr Mumford for DCC, Cllr Cooper for SHDC, plus two Parish Councillors.

RESOLVED: That Mr Brown and Mr Cooper should both represent the Parish Council on the Committee.

A progress report would be considered at the September Meeting.

**Agenda: September**

### **109/08 DILLONS CAR PARK**

Without prior consultation with the Parish Council, Tor Homes had erected a new sign stating the car park was for the use of Dillons' residents only. The Clerk had made representations to Tor explaining that the car park had been provided by SHDC circa 1982 as a public facility; however, it had been conveyed to Tor in error as part of the transfer of the public housing stock. Tor had replied that because the Dillons' residents paid for the maintenance of the car park within their rent, they should have priority use. However, Tor would reconsider the position during a general review of car park policy but no date had been specified. Members agreed that the further action was required.

RESOLVED: To write to the Chief Executive of Tor Homes to request an amended sign, i.e. the reference to Dillons' residents should be removed; Mr Cooper and Mr Matthews would attend a site meeting if required.

### **110/08 CORRESPONDENCE RECEIVED** The main items received had concerned:-

**110.1 The Revelstoke Community Trust** – With particular reference to the grants awarded, a resident had suggested that the Annual Report & Accounts should be more widely available and all recipients should be named. However, it was accepted that where an individual(s) was concerned, confidentiality should be respected. The Chairman would attend the next AGM.

**110.2 Quiet Lanes** – A resident had provided an example of a sign used in another area of the country with the suggestion that some lanes in Noss might be suitable for similar signs. Whilst Members supported the idea in principle, they agreed that locals were responsible for most of the poor driving standards and efforts should continue to be concentrated on improvements for pedestrians crossing the road at Butts Park.

**110.3 Dumper Trucks** – Referring to the discussion at Open Forum concerning the problems caused by dumper trucks used to transport demolition materials from Riverside Road East to Parsonage Road, no further comments were made.

**110.4 Joint Working** – A letter from the RYDA had suggested the possibility of an initial meeting to explore the possibilities of a joint working group to combine resources for the benefit of some small projects. The idea had been welcomed by The Revelstoke Trust. RESOLVED: Cllr Cooper and Mr Brown would represent the Parish Council.

#### **111/08 GRANT REQUESTS**

**Reading Room** – RESOLVED: A cheque for £587.50 was authorised for electrical work. This represented the balance of the grant agreed plus VAT which would be reclaimed. LGA 1972 s.137

#### **112/08 FOOTPATHS**

**112.1 Tidal Waters** – The Clerk had discussed the condition of path with the owner – Mrs Douglas. Although she had no specific plans to improve the path, she was open to the Parish Council's suggestions. Mr Taylor proposed that tarmac would be the most appropriate surface for the whole length of this heavily used urban path. RESOLVED: That estimates for tarmac would be invited. [Vote: all in favour]

**112.2 Donkey Path** – Mr Taylor had not been in contact with Mr Studd. It was noted that the overgrown vegetation had been cut.

**112.3 Annual Footpath Inspection** – Only minor defects had been reported. The Summary would be presented by Mr Taylor at the next Meeting. **Agenda: September**

#### **113/08 MAINTENANCE**

**113.1 Pope's Quay** – On receipt of Mr Hockaday's invoice for repairs, Mr Carter would inspect the Quay and report to the Clerk. RESOLVED: A cheque was authorised for payment as appropriate. [Vote: all in favour]

**113.2 Doctor's Steps** – RESOLVED: To request Garden Services to tidy the growth at the side of the steps when necessary and in line with previous years. [Vote: all in favour]

**113.3 Handrails** **Agenda: September**

- i) **Swan Steps** – RESOLVED: To write to Punch Taverns to request permission to fix a handrail on the southern side of the steps to improve public safety. A budget of £500 + VAT was also agreed. [Vote: all in favour]
- ii) **Newton Voss steps** – The Chairman would approach the owners of Binnacle House.
- iii) **Donkey Path** – Mr Taylor would contact Mr Studd.

**113.4 Mooring Post** – The Chairman had authorised the repair; an invoice was awaited.

**113.5 Court Road drains** – Referring to recent malfunctions, South West Water had identified a blockage in the system under the road; major repairs would be undertaken as soon as possible.

**113.6 Overgrown pavement** – It was noted that the layby at the top of Bridgend Hill was overgrown; the short section of pavement was unusable. Signs in various places were also obscured by vegetation. The Parish Lengthsman might be able to assist but his visits were infrequent.

#### **114/08 LAND AT THE PUMPING STATION**

**114.1 Naming** – In accordance with the old photograph depicting the area as "Broken Way", it was RESOLVED: that the historic name should be adopted. [Vote: all in favour]

#### **115/08 NEWTON & NOSS NETWORK**

**115.1 Payments** – Five payments were authorised but it was noted that the invoice for the storage shed would be deducted from the Awards for All budget.

**116/08 MEETINGS ATTENDED** No meetings had been attended.

**116.1 Harbour Authority** – Referring to untidy dinghies, there were obstructions at Point, Newton Voss, Pope's Quay and Noss Voss.

#### **117/08 ADMINISTRATION**

**117.1 Quality Status** – The assessment criteria has been revised; new headings would require further thought.

**117.2 Website update** – It was agreed that the Parish Council's website would be upgraded in the autumn. It was suggested that Members' photographs should be included. Mr. Brown's offer to be the Photographer on 11<sup>th</sup> September was accepted.

- 117.3 **Parish Poll Expenses** – A refund of £819 has been received from UKIP/CARP.
- 117.4 **British Telecom** – RESOLVED: To sign the two direct debit mandates presented by the Clerk
- 117.5 **Sports Pavilion** – RESOLVED: To authorise payment of the Architect's invoice: £488.35.
- 117.6 **Planning Masterclass** - RESOLVED: To authorise payment of the invoice for training fees: £96.00.
- 117.7 **Seats** – This item was deferred until the next Meeting. **Agenda: September**

**118/08 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.119/08.

**119/08 FINANCIAL SUMMARY**

<b>Alliance &amp; Leicester Current Account</b>	Balance at 1.7.08	<b>£ 10,804.96</b>
<b>Nationwide Building Society Capital Fund</b>		<b>£ 47,104.29</b>
<b>Nationwide Building Society Gratuity Fund</b>		<b>£ 14,084.71</b>

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**The following cheques were authorised totalling** **£ 6,834.91**

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R Wooderson	Cleaning: Newton Voss and steps	73.75
R Wooderson <i>August payment</i>	Cleaning: Newton Voss and steps	73.75
J Allen	Cleaning: Noss Voss/Pope's Quay	41.75
J Allen <i>August payment</i>	Cleaning: Noss Voss/Pope's Quay	41.75
J Eschbaecher	Net salary	997.41
J Eschbaecher	Expenses: postage and plastic wallets (part for N&N Network)	38.97
J Eschbaecher <i>August payment</i>	Net salary	997.41
HM Revenue & Customs	Income Tax and N.I. re the Clerk	886.31
J Young	Sports Pavilion: paint	9.81
Garden Services	Grass cutting: The Green – May	46.50
Devon Assoc. of Parish Councils	Training: Planning Masterclass	96.00
Devon Assoc. of Parish Councils	Training: Quality Status	40.00
Community Council of Devon	Housing Needs Survey: postage costs	242.16
WIC Hall	Hall hire: 8 <sup>th</sup> May and 3 <sup>rd</sup> July	30.00
D S Developments	Sports Pavilion: new windows (as per quotation)	1,025.78
A Haworth	Sports Pavilion: drawings for proposed extension	488.35
Adtec Systems	Reading Room electrics (balance of grant agreed)	587.50*
<i>Network payments:-</i>		
M Carruthers	Tutor fees PT2 and materials	417.50
G Hill	Storage shed located at the Primary School (as per quotation)	550.00
S Bradford	Books for Active Tots	19.97
J Thorne	Honorarium for administration (part payment)	100.00
Westcountry Paper	Network booklet: card	30.24

s.137 payments: £587.50 Total to date: £2,692.50