

MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL held on 14th September 2006

PRESENT: Mr Buckland Mr Carter Mrs Cooper Mrs Hinchliffe Mrs Roe Mr Stitson
Mr Taylor Mr Tubb *Vice Chairman* Mr Young

ALSO PRESENT: Cllr Hallett Cllr Mumford Mr Lomax (RYDA) Mrs Eschbaecher (Clerk) Three parishioners

APOLOGIES: Mr Brown Mrs Wilcox Mr Woodd-Walker

Mr Tubb presided over the Meeting in the Chairman's absence.

POLICE REPORT There were no items to report.

OPEN FORUM

Planning application: Old Cellars 1320/03/F double garage and boat store – This inappropriate development had been brought to the Parish Council's and Planning Officer's attention. [Min. 142.2 refers]

Trade Waste: It was noted that the options for collecting trade waste for recycling were being investigated by the District Council.

134/06 APOLOGIES FOR ABSENCE The reasons for absence were approved.

135/06 PREVIOUS MINUTES The Minutes of the Meeting held on 13th July were confirmed and signed.

136/06 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:-

Mr Tubb declared a prejudicial interest in item 7. relating to Bishops Court.

As dual-hatted Members, Mr Carter and Mr Tubb declared an interest in item 16 relating to two invoices from RYHA.

137/06 COUNTY & DISTRICT COUNCILS

137.1 Traffic Calming – Referring to Min.120.1 (pedestrian crossing at Butts Park), DCC would be reminded of the need for regular hedge trimming to maintain visibility on the narrow approach to the crossing.

137.2 Request for an HGV sign at Bridgend – A reply from DCC was awaited.

137.3 Bridgend Wall – During the summer, the deteriorating condition of the roadside stone wall had been reported to DCC with a request for some action to maintain public safety. Specialist repairs would be undertaken by the Bridges Section as soon as possible.

137.4 Yealm Steps – Although the parking restrictions now corresponded with the legal Orders, there was a discrepancy which needed rectification (copy correspondence explaining the yellow lining issues had been received). It appeared that DCC had refused to take the necessary steps to ensure that at no time would parking along the northern side of Yealm Road and into the turning bay be permitted. Therefore, there were concerns that any vehicle parked legitimately on the north side of the road during the winter months could cause an obstruction. It was agreed that a letter to DCC would request that the dates on the new notices referring to seasonal parking restrictions should be removed forthwith.

137.5 Coastal Car Parks – A review of the direction signs to Netton and Warren would be discussed at a later date.
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137.6 Mr Halliday – It was agreed that Mr Halliday would be invited to a forthcoming meeting.

137.7 Noss Green – access for the grass cutter – Following some problems during the summer, the Clerk and Cllr Hallett had both reminded SHDC of the need for the new access which had previously been agreed. It was understood that SHDC had the necessary funds available and the work would be undertaken as soon as possible.

137.8 Recycling and waste collection – The new bin for recycling paper, plastic, tins, etc. had been delivered to the car park in Noss and a large bottle bank was on order. Smaller household recycling bins were available from the District Council and details had been included on both the website and in the October Parish Magazine. The recycling scheme had been extended to include the outlying areas and collection difficulties at Rowden had been overcome. The collection days had been altered to Tuesday wef 26th September. There was concern that some refuse bags were being left out for collection too early, sometimes several days in advance; it was suggested that the SHDC leaflet recently delivered to each household should have highlighted the illegality of this practice. SHDC would be asked to collect a fridge from the B3186 layby.

137.9 Passage Road – Following the removal of a diseased beech tree by The National Trust, the damaged roadside fence had been reported to DCC. Members were also advised that a petition had been received to support the request for some traffic calming, unfortunately too late for inclusion on the Agenda. **Agenda: October Meeting**

137.10 Cllr Mumford's report concerned a Discretionary Fund from which £500 was being offered to each Parish in the current financial year to assist a specific project; Cllr Mumford suggested that match funding could be sought to maximise the benefit [Min.145.1 refers]. The School had requested DCC to undertake a review of the school signing and remove the old markings on Newton Hill.

137.11 Cllr Hallett had nothing specific to report other than the items dealt with under the agenda headings.

138/06 AFFORDABLE HOUSING

138.1 Community Housing Working Group – A copy of the Second Work-in-Progress Report and associated papers were handed to each Member. It was agreed that the Report would require further discussion before a formal decision could be taken by the Parish Council about how best to proceed. Therefore, it was agreed that an informal but private meeting would be held on 28th September to which all Members were invited, together with the Chairman and Committee of the CHWG, Cllr Mumford and Cllr Hallett. It was noted that Mrs Hinchliffe and Mrs Roe would be unable to attend. **Agenda: October Meeting**

139/06 CONSULTATION DOCUMENTS

139.1 Yealm Estuary Management Plan 2006-2011 – The publication of the Draft was still awaited.

139.2 LDF Sherford Alternative Sites – Mr Buckland explained the alternative plan for the new community. Plymouth & South West Co-operative Society had proposed a development on Co-op land nearer the A.379 to include a park-and-ride facility. Whilst the parking plan would be an advantage in principle, the Meeting agreed with Mr Buckland's recommendation that the plan should be opposed. The Clerk would liaise with Brixton Parish Council who were also opposing the scheme, and reply to SHDC accordingly.

140/06 IN COMMITTEE

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

141/06 BISHOPS COURT

141.1 Lease negotiations – In the absence of the document for final agreement and signature, together with a statement of rent arrears and expenses due to date, it was RESOLVED: that finalising the Lease should be deferred until the October Meeting. [Vote: all in favour] **Agenda: October Meeting**

141.2 Use of the Consulting Room – Consideration was given to the Clerk's report concerning the possible income from hiring the room compared with the rent and anticipated expenses due under the terms of the Lease. It was RESOLVED: that the Clerk would discuss with Mr Cherry the terms of the draft Licence and advertise the availability of the room. [Vote: all in favour]

142/06 SHDC PLANNING DEPARTMENT

142.1 Validation of planning applications – New rules governing the information required to support applications were welcomed; it was noted that design and access statements would be particularly helpful.

142.2 Old Cellars 1320/03/F double garage and boat store - There were concerns that plans for the very large structure had been approved by the District Council in 2003, despite the Parish Council's objection to the development on such a sensitive and prominent site. The result of the Planning Officer's site visit was awaited.

142.3 Pool Mill Farm 1360/06/F - Construction of workshop and store.
Decision: No comment.

142.4 The Green House, Bridgend 1435/06/F – Demolition of existing chalet and erection of new dwelling. Two copy letters had been received, one of objection and one of concern.
Decision: Cautious acceptance; the sloping riverside site was visually important and the design should enhance the area, not detract from it. The redevelopment would have a major impact on traffic movement and safety implications for pedestrians; therefore, several conditions had been suggested together with a request for a survey of the existing trees and shrubs with a view to protecting and preserving the natural appearance of the bank.

142.5 Court Farm, 30 Court Road 1438/06/F – Construction of two semi-attached houses. One copy letter of concern had been received.
Decision: Objection to the overdevelopment of this inappropriate site, currently a sloping garden and adjacent to Policy Area 1; the off-road parking provision might be inadequate as the site was adjacent to a narrow and busy road and close to a bend (dimensions had not been included on the drawings). Additional comments had referred to the existing pressure for parking space in the vicinity – the proposed development at Briar Hill Farm would exacerbate the parking difficulties and Toad Hall had planning consent for three holiday cottages.

142.6 Crispins, Bridgend 1440/06/F – Extension and alterations. One copy letter of objection had been received.
Decision: Objection to the proposed overdevelopment and inappropriate scale which would detract from and dominate the area; the neighbours would also lose privacy.
It was noted that the application had subsequently been withdrawn.

142.7 Woodmeadow near Wrescombe 1464/06/F – Retention of mobile home for two years for agricultural worker
Decision: No objection provided the timescale was enforced.

142.8 Woodmeadow near Wrescombe 1463/06/F – Erection of agricultural dwelling.
Decision: No objection provided the agricultural tie was strictly enforced.

142.9 Glenwood, Perches Close 1625/06/F – Extension to dwelling.
Decision: No objection.

142.10 Butts Park Water Tower 1635/06/F – Two x 300mm dishes and one equipment cabinet.
Decision: Concerns about possible health implications for nearby residents.

142.11 Bri Cher, Stoke Road 1665/06/F – Two-storey extension and enclosure of the ground floor.
Decision: No objection.

142.12 Haldonhay, Lower Court Road 1684/06/F – Conservatory.
Decision: No comment.

142.13 Applications withdrawn – It was noted that plans for the redevelopment of "Braemar" 1245/06/F and the proposed boathouse at "Nymet" 1099/06/F had been withdrawn. The Parish Council had objected to both applications.

142.14 Applications refused – It was noted that proposals to extend and alter "Smithy Cottage" 1103/06/F, and extend "Inglewood" 1230/06/F had both been refused by SHDC.

143/06 CORRESPONDENCE RECEIVED The following items concerned:-

143.1 Devon Association of Parish Councils – In the Chairman's absence, Mrs Cooper would attend the AGM at County Hall on 30th September – cost £15.00.

143.2 Meetings – Details of several meetings covering various topics had been circulated to Members.

144/06 NOSS HARD

144.1 Access for dinghies/gigs –The proposed alterations to the boat lane were in hand.

144.2 Tidying – It was agreed that tidying around the stream was not necessary as growth would die naturally.

144.3 Overnight parking – As requested, the Clerk had sought clarification regarding the restrictions on the overnight use of Common Land by campervans. The advice was that as protectors of the land under Section 9, the Parish Council should be able to impose appropriate restrictions and erect a sign. However, as the overnight use had been minimal, a sign was not thought to be necessary at present but the situation would be kept under review.

145/06 GRANT OPPORTUNITIES

145.1 Cllr Mumford [Min.137.10 refers] – One suggestion for the use of the grant was an oar store for the Yealm Gig Club. Further suggestions were invited, the final decision resting with the Chairman. **Agenda: October Meeting**

145.2 Community Learning ROLI – Following the success of the training offered under the CORA and RB2L schemes, the aim of the latest initiative was to fill in the gaps in the existing learning provision and offer more opportunities locally for all age groups. Short-term plans were in hand for I.T. training, painting classes and a lantern making workshop, supported by a ROLI grant of £500. The long-term goal was to establish the classes which were currently available, a data-base of local skills, and an idea of residents' learning requirements with a view to providing more courses. Resources would be needed to support a part-time administrator.

RESOLVED: The Parish Council would participate as the Learning Host in order to obtain the ROLI grant of £500 [it might be necessary for the P.Council to underwrite this sum initially]. [Vote: all in favour]

RESOLVED: To release the balance of the unused RB2L grant of £444.50 and add £55.50 to support the anticipated administrative costs for twelve months. [Vote: all in favour]

146/06 FOOTPATHS

146.1 B3186 Link - Collaton/Butts Park – The residents would be invited to discuss the proposed footpath at their forthcoming AGM on 19th September. The survey would close soon after.

146.2 FP21 Hangman's Hill – The DCC Footpath Officer had been disappointed to receive a negative response from the landowner following the request for permission to erect a sturdy waymark post at a mid-way point between Bridgend and Rowden. No further action could be taken except to ask for a review of the position of the existing waymarks.

146.3 FP29 Stoke Beach – Following the routine annual inspection, the Clerk had asked DCC to check the path on the approach to the steps in the interests of public safety. A reply was awaited.

146.4 Passage Wood – It was suggested that The National Trust's permissive path through the wood should be signed.

147/06 MAINTENANCE

147.1 Kilpatrick Steps – review of outhauls. A report was being prepared. **Agenda: October Meeting**

147.2 Sports Pavilion – Mr Stitson would report following the forthcoming meeting with users. **Agenda: October Meeting**

147.3 The Fountain grille – It was noted that the grille had been altered and replaced at no cost to the Parish Council. Mr Cavannagh had been thanked for organising the work.

147.4 Pumping Station bank [Min. 68.1 refers] – Unfortunately the DCC Surveyor had not inspected the two buttresses on the foreshore and short supporting wall at the base of the bank. Mr Buckland would inspect the condition of the structures and report at the next meeting. **Agenda: October Meeting**

148/06 POPES QUAY

148.1 Summer use of the quay [Min. 47.1 refers] – The following was noted for future reference:-
At the March Meeting, the commercial use of the quay for one weekend in April had been agreed. However, the administration had caused the Clerk a disproportionate amount of work and the NNPC/Ryha invoice for £40 had not been paid until July, despite several reminders.

149/06 MEETINGS ATTENDED

There were no reports of meetings attended during the summer break.

150/06 ADMINISTRATION

150.1 Local Council Administration 7th edition – RESOLVED: the purchase was authorised at the discounted price of £48.00 + £5.45 p+p. [Vote: all in favour]

150.2 Yealm Steps public conveniences – Two invoices had been received from RYHA, a final account for £376 for cleaning in 2005 (making a total charge of £752 for 2005), and an interim account of £376 for 2006. As it was understood that the Parish Council was liable for only 50% of the total costs, the invoices would be queried before payments were authorised. **Agenda: October Meeting**

150.3 Yealm Youth Club – The Clerk had received from Ann Jeffries the closing balance of funds in cash: £238.50.

150.4 Audit of Accounts 05/06 – The Annual Return had been submitted to the District Auditor on 17th July as requested but had not been returned. In view of the tight schedule between April and July to finalise and agree the Accounts, complete the Return for the Council's approval, complete the Internal Audit and advertise the availability of the Accounts for public inspection for the statutory period, the delay in the response from the Auditor was disappointing.

151/06 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.152/06.

152/06 FINANCIAL STATEMENT

| | | | |
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| Alliance & Leicester Current Account | balance at 1.09.06 | £ | 9,764.44 |
| Portman Building Society Capital Fund | 30 days' notice | £ | 34,191.77 |
| Portman Building Society Gratuity Fund | | £ | 9,006.70 |
| The following cheques were authorised totalling | | | £ 1,545.80 |

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|--------------------------|--|----------|
| Devon County Council | Hire of School Hall on 24 April 2006 | 40.00 |
| R Wooderson | Cleaning: Newton Voss and steps | 68.75 |
| J Allen | Cleaning: Noss Voss/Pope's Quay | 39.00 |
| J Eschbaeher | Net salary and back-pay | 1,090.61 |
| Garden Services | Grass cutting: The Green and various maintenance | 289.00 |
| Harbour Authority | Use of Popes Quay by Storm Marine [collected for RYHA] | 17.00 |
| Ricoh UK Limited | Photocopier rental + copies | 48.68 |
| Ivybridge & District APC | Annual subscription | 7.50 |
| South West Water | Tap: Pillory Hill | 7.43 |
| Garden Services | Grass cutting: The Green (August) | 14.50 |
| LexisNexis Butterworths | Local Council Administration 7 th Edition | 53.45 |
| J Eschbaeher | Postage | 20.88 |

The following routine payments had been made on 10th August totalling **£ 1,723.37**

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|--------------|--|----------|
| R Wooderson | Cleaning: Newton Voss and steps | 68.75 |
| R Wooderson | Tidying: Kilpatrick steps area and FP1 Yealm View Road | 45.00 |
| J Allen | Cleaning: Noss Voss/Popes Quay | 39.00 |
| J Eschbaeher | Net salary and back-pay | 1,090.62 |
| J Leonard | Various repairs as agreed estimate | 480.00 |

* s.137 payments to date £400.00

