

**MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL**

**Held on 23 June 2011**

PRESENT Cllr. Cooper Mr. Cooper Mr. Gough Mr.Hussell  
(Chairman)

ALSO Mrs. McDonough  
PRESENT (Clerk)  
4 parishioners were present for part of the Meeting

**OPEN FORUM**

**The Tea House, Beacon Hill-** the landowner outlined proposed plans to convert the building into a bunkhouse for walkers and tourists. A couple of archaeological surveys had been conducted. The building had been on a 1765 map with a similar footprint when it had been listed as a "Pleasure House". No photographs had been located of the original building. It was thought it had been vandalized in the war and fell into disrepair. The landowner was planning to submit a planning application in the summer for a single storey building, undertaken as sympathetically as possible, in the Revelstoke style, with Membrand type fencing, overhanging soffits and Delabole Slate. Photovoltaic power would provide basic lighting, a gas bottle for cooking and a woodburner for hot water. No vehicular access. It was suggested that the landowner consult with Mr. Richard Gage, the SHDC Conservation Officer.

**The Greenhouse-** the landowner raised concern regarding a letter circulated by the RYDA dated 21 June 2011, sent to Eric Pickles MP regarding the Planning Appeal, which he had not been copied in on. The owner advised that having read previous Parish Council Minutes, Parish Council Members were welcome to have a meeting on site with the Planning Inspectorate Officer. The parishioner was advised that although a meeting had been proposed by the Parish Council, their request had not been accepted by the Planning Inspectorate. It was suggested that the owner write to the Chairman/ Secretary of the RYDA regarding his concerns.

**Highways-** a parishioner raised concern regarding mud on the roads, caused by cattle, near Caulston Farm and put forward a suggestion to the landowner to remedy the problem.

**169/11 APOLOGIES FOR ABSENCE** –apologies for absence were noted from Mr. Matthews, Mr. Taylor, Mr. Carter and Mr. Tubb.

**170/11 INTERESTS TO BE DECLARED**

Members were invited to declare interests in the items for discussion during the course of the Meeting. No interests were declared.

**171/11 MINUTES** –The Minutes of the 26 May Meeting were confirmed and signed as a correct record.

**172/11 PLANNING**

**SHDC planning decisions** – Recent decisions received were noted:

**172.1 91 Yealm Road 37/0531/11/F-**Resubmission of withdrawn planning application 37/2400/10/F for demolition of existing dwelling and rebuilding of new dwelling. The site adjoined/affected a public right of way.**SHDC:** Granted.

**172.2 Rosemont Yealm Road 37/0461/11/F-**Variation of condition 2 (accord with plans) of 37/1345/10/F for erection of two storey detached dwelling.**SHDC:** Granted.

**172.3 Oyster House, Riverside Road West 37/0435/11/F-**Householder application for modifications and improvements to existing dwelling. Application affected a Conservation Area. **SHDC:** Granted.

**172.4 Coombe Cottage 37/0453/11/F-** Householder application for addition of study/vestibule and DDA access. **SHDC:** Granted.

**172.5 3 Butts Park 37/0626/11/F-** Householder application for creation of off road parking. **SHDC:** Granted.

**172.6 84 Court Road 37/0502/11/F-** Householder application for replacement garage with home office over. **SHDC:** Granted.

**172.7 Bridgend House, Bridgend 37/0509/11/F-** Householder application for proposed rebuilding of small barn building and additional timber extension. The site adjoined/affected a public right of way.**SHDC:** Refused.

**172.8 29 The Fairway 37/0682/11/F-**Householder application for amendments to planning approval 37/1529/10/F for erection of single storey rear extension. **SHDC:** Refused.

**172.9 Vine Cottage, Riverside Road West 37/0595/11/F** Permission to replace extant planning consent for 37/0901/08/F for garden room/ boat store/shed ancillary to house. **SHDC:** Granted.

**172.10 Hoarstone Cottage, Bridgend 37/0624/11/F-**Householder application for extension.**SHDC:** Granted.

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**172.11 Womens Institute Community Hall 37/0771/11/F** -Erection of replacement village hall.**SHDC:** Granted.

**172.12 11 Yealm Road 37/0799/11/F**-Householder application for proposed single storey extension/conservatory, new pitched roof to dormer windows and new first floor balcony/terrace on south elevation. **SHDC:** Granted.

**172.13 Yealm Yacht Club, Riverside Road East 37/0923/11/F**-Demolition and reconstruction of the existing stone faced quay utilising gabion baskets surrounded by concrete and resurfaced with the existing stone. The removal and rebuilding of the stone facing to the wall above the quay after construction of a new reinforced concrete retaining wall against the blockwork wall.**SHDC:** Granted.

**172.14 Yealm Yacht Club, Riverside Road East 37/0921/11/A**- Conservation area consent for demolition and

reconstruction of the existing stone faced quay utilising gabion baskets surrounded by concrete and resurfaced with the existing stone. The removal and rebuilding of the stone facing to the wall above the quay after construction of a new reinforced concrete retaining wall against the blockwork wall.**SHDC:** Granted.

**172.15 4 Beacon Hill 37/0987/11/F**- Householder application for demolition of existing garage and erection of new garage with music room over.**SHDC:** Granted.

**172.16 Creek View, Revelstoke Road 37/1065/11/F**-Householder application for landscaping to rear garden including raising levels and installation of new retaining wall and decking, replacement of rear balcony, insertion of doors onto rear garden, creation of hardstanding and resurfacing of driveway. Application affected the setting of a Conservation Area. Application affected the setting of a Listed building.**SHDC:** Granted.

**172.17 Stonecrop, Lower Court Road 37/1067/11/F**-Householder application for extension to form conservatory and verandah with new deck, and alteration to roof to form link stair from first to existing second floor with dormer windows and roof lights. The site adjoined/affected a public right of way.**SHDC:** Granted.

**172.18 Sevenstones, Newton Hill 37/0774/11/F**-Householder application for alteration and extension of roof including 2 new dormer windows. Withdrawn.

**Applications received** –applications were considered which included:

**172.19 Shadow Cottage, Revelstoke Road 37/1349/11/F**-Householder application for refurbishment and extension to existing two storey dwelling. Application affected the setting of a Conservation Area. DECISION: No objection (*Vote: 3 for, 1 abstention*)

**20 Crown Yealm, Bridgend 37/1384/11/F**-Retrospective householder application for construction of gabion wall and platform at waters edge to prevent soil erosion and landslip. The site adjoined/affected a public right of way. Amended plans had been received. DECISION: No objection (*Vote: 3 for, 1 abstention*)

**172.21 Vine Cottage, Riverside Road West 37/1426/11/F**-Householder application for amendments to 37/0595/11/F for garden room/boat store/shed ancillary to dwelling. Application affected a Conservation Area. Application affected a Listed Building. DECISION: Objection (*Vote: 3 in favour of objecting, 1 abstention*)

1. The planned building blocked the view of the river.

2. The plans affected a public right of way.

3. The plans affected a Listed Building.

4. The plans affected a Conservation Area.

**172.22 Westfield, Riverside Road West 37/1488/11/F**-Householder application for repairs to quay and formation of steps. Members were advised that the RYHA had no objection to the proposed plans. DECISION: No objection (*Vote: 3 for, 1 abstention*)

**23 Enforcement: 99 Yealm Road 2011/0163**- a report was made of the site meeting attended by the Chairman and Mr.Hussell regarding the alleged unauthorised erection of boundary wall in November 2007.It was suggested that the wall had been rebuilt higher. The original wall had been more stepped and had allowed glimpses of the River. It was agreed to respond to the SHDC Enforcement Officer in those terms and to confirm that the Council would support whatever enforcement measures SHDC intended to undertake.

**173.24 Appeals: Woongara, Lower Court Road APP/K1128/A 11/2147274/NWF** – The appeal against refusal of application for outline application for replacement dwelling was noted. The Parish Council had been copied in on a letter of objection. No further action would be undertaken.

### **173/11 ADMINISTRATION**

**Planning Display**- RESOLVED: to authorise purchase of a laptop/Note Book and any necessary accompanying software to display plans at Parish Council Meetings subject to a limit of £350.00. (*Vote: Unanimous*)

It was agreed that investigation would be made into the purchase of a light weight projector screen.

### **174/11 Correspondence**

**174.1 South Hams Parish Cluster Meetings**- it was agreed the Vice Chairman, subject to commitments, would attend the “Super Cluster” meeting on Wednesday 13 July.

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**.2DALC-** it was agreed to vote for 2 candidates in the Election to County Committee 2011-2015 South Hams Area- Mr. Trevor Pennington and Mr. Glyn Richards.

**.3Consultation-**

**i) Relaxation of planning rules for change of use from commercial to residential-** it was not thought to affect the Parish. It was agreed no response was necessary.

**ii) Land and Society Commission Report-** it was agreed no response was necessary.

**174.5 Overhead Lines-** the response from Western Power Distribution dated 10 June 2011 was noted. The new Standard for Overhead Line construction was to use the ABC system. The lines were insulated and being a single line t improved clearance over roads and houses. As this was the new standard, they were not permitted to re erect open wires where there was a risk. The ABC system had been used for a few years and whilst accepting that when it went up it did appear black, their experience was that it soon acquired a film which gave a more matt finish. It was agreed to copy the letter to the parishioner who had expressed concerns.

**175/11 AUTHORISATION OF PAYMENTS –**

Cheque payments were authorised and signed in accordance with the schedule prepared by the Clerk, checked by Mr.Hussell and listed in Minute 176/11.

**176/11 FINANCIAL SUMMARY**

**The following cheques were authorised totalling:  
£76.73**

<b>Chq No</b>	<b>PAYEE</b>	<b>DETAIL</b>	<b>AMOUNT</b>	<b>VAT</b>
1327	Ricoh UK Ltd	Invoice for copies 1 February- 30 April 2011	£76.73	£12.79
		<b>Total</b>	<b>£76.73</b>	<b>£12.79</b>
		<i>*Section 137 Local Government Act 1972 payments: Nil. Total to date: £150</i>		

**177/11 SPINDRIFT, 29 COURT ROAD 37/0117/11/F-**Cllr Cooper advised that she would ask the Architects to give a presentation on the proposed plans to the Parish Council.

*The Meeting closed at 8.40pm*