

MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL

Held on 24 February 2011

PRESENT Mr. Young Mr. Cooper Cllr Cooper Mr. Tubb Mr. Gough
(Chairman) (Vice-
Chairman)
Mr. Taylor Mr. Hussell Mr. Buckland Mr. Matthews Mrs. Hinchliffe
ALSO PRESENT Mrs. McDonough (Clerk)
8 parishioners were present for part of the Meeting

OPEN FORUM

New England Quarry- the Devon CPRE Chairman outlined the current position. South West Devon Waste Partnership had offered preferred bidder status for an Incinerator at North Yard, Devonport. Viridor wished to pursue their plans to provide an incinerator for commercial and industrial waste for New England Quarry. The River Yealm was already under considerable environmental pressure. The Parish Council and members of the public were urged to write and oppose this application prior to 11 April. (*Mr. Matthews left whilst this matter was being discussed*).

Senior Council- a representative outlined progress made to establish a Memory Café for the Yealmpton, Newton & Noss area. The next meeting would take place on 16 March when it was hoped to set up a Steering Group to look at short- medium term arrangements for the Yealm Estuary.

Planning- a neighbouring parishioner raised concerns about the planning application submitted in respect of 17 Yealm Road and passed in a copy of his letter of objection which had been sent to South Hams District Council.

Ferry Toll Boards- a parishioner requested financial assistance for the toll boards refurbishment and passed in quotations obtained.

55/11 APOLOGIES FOR ABSENCE – there were no apologies for absence.

56/11 MINUTES – The Minutes of the Meeting 27 January were confirmed and signed as a correct record

57/11 INTERESTS TO BE DECLARED

Members were invited to declare interests in the items for discussion during the course of the Meeting. The Chairman declared an interest in the planning application for 65 Yealm Road. Mr. Matthews declared a personal and prejudicial interest in the planning application relating to 31 Yealm Road and matters relating to New England Quarry. In respect of the latter, Mr. Matthews advised that Viridor was owned by Pennon, for whom he had worked in the past.

58/11 PROPOSAL TO VARY THE AGENDA –

RESOLVED: that items relating to consideration of quotations for resurfacing Noss Hard should be considered in Committee. (*Vote: Unanimous*)

59/11. PLANNING

59.1SHDC planning decisions – The most recent decisions received were noted;

i) **Crispin's Cot, Bridgend 37/2624/10/F-** Revision of planning ref 37/0089/09/F to cantilever the living room over estuary wall to align with existing bay window (to be demolished).**SHDC:** Refused

ii) **Revelstoke, Noss Mayo 37/2713/10/F-** Householder application for two storey side extension and adjoining underground garage.**SHDC:** Refused

iii) **Revelstoke, Noss Mayo 37/2728/10/F-** Removal of condition 3 to planning approval 37/0097/10/F (restricting the use of new accessway to serve only the stables) to enable use in connection with "Revelstoke". **SHDC:** Refused

iv) **Yonder, 57 Court Road 37/2873/10/F** -Resubmission of householder application 37/2047/10/F for

proposed alteration and extension. **SHDC:** Granted

v) **Mews Cottage, Membland 37/2891/10/LB-**Listed Building Consent for replacement conservatory,

replacement windows and lowering of existing window opening in kitchen to form double doors.**SHDC:** Granted

vi) **Mews Cottage, Membland 37/2890/10/F-**Householder application for replacement conservatory,

1/24February2011.....Chairman

replacement windows and lowering of existing window opening in kitchen to form double doors. **SHDC:** Granted

vii) **11 Yealm Road 37/0026/11/CLP-** Application for a Lawful Development Certificate for a proposed use or development for changes to front and rear gables, introduction of balcony/s and single storey extension.

SHDC: Refused

Applications received – to consider current applications which include:

59.2 17 Yealm Road 37/0168/11/F- Householder application for extension and alteration to existing dwelling. Five Councillors had been to view the site. The Council had noted the objections raised by the owner of “Linden Lea” Church Park Road. **DECISION:** Objection. The Council supported objections raised in the copy letter dated 12 February 2011 to South Hams District Council from the owner of ‘Linden Lea’. There had been a visit to the site by five Councillors. (*Vote: 9 in favour of objecting, 1 abstention*)

59.3 Cottage Green, Parsonage Road 37/0232/11/F- Householder application for demolition of existing UPVC conservatory and construction of replacement timber frame orangery. **DECISION:** Support (*Vote: 9 for, 1 abstention*)

59.4 Casa Del Rio, Court Wood 37/0267/11/F- Householder application for widening of existing terrace supported by alterations to stone buttresses. **DECISION:** Support (*Vote: 9 for, 1 abstention*)

59.5 Little Gara, 65 Yealm Road 37/0268/11/F- Householder application for erection of white PVCU conservatory to rear elevation. **DECISION:** No Objection (*Vote: 8 for, 2 abstentions*)

59.6 31 Yealm Road 37/0287/11/F- Householder application of two room extension to frontage and enclosure of small recessed terrace at rear. Application affecting the setting of a Conservation Area. **DECISION:** No Objection (*Vote: 8 for, 2 abstentions*)

59.7 65 Yealm Road 37/0311/11/F- Householder application for single extension to dwelling. **DECISION:** No Objection (*Vote: 7 for, 3 abstentions*)

59.8 Newton Downs Farm 37/0348/11/F- Extension to existing agricultural barn. **DECISION:** No Objection (*Vote: 9 for, 1 abstention*)

Planning Appeals-

59.9 Land Opposite 60 Noss Mayo- it was agreed the Chairman, Mr Matthews and Mr Hussell would attend the appeal site visit scheduled for 1 March 2011 at 14.30. The landowner had given permission to go on site.

59.10 The Greenhouse- it was agreed to send the letter drafted by Mr. Buckland, with accompanying photographs, to the Planning Inspectorate with a copy being given to the Planning Inspector at the site visit for the planning appeal application relating to the land opposite 60 Noss Mayo.

Mr. Matthews left the Meeting.

59.11 New England Quarry- concern was expressed about the potential for commercial and industrial waste to be shipped in from anywhere for incineration at the New England Quarry Site. **RESOLVED:** The Vice Chairman would prepare a letter of objection to the planning application for submission to Devon County Council. (*Vote: 7 in favour, 2 abstentions*).

Mr Matthews returned to the Meeting.

60/11 VILLAGE HOUSING INITIATIVE- The Chairman advised that there had been a useful meeting that morning with representatives from Tor Homes, the architect, the engineer, three Councillors and Mr. Graham Rogers from the Senior Council. Dislike had been expressed for some of the proposals. The plans were to be revised and another meeting held once the plans had been drawn up. Cllr cooper advised that there were to be nine two bedroomed and five three bedroomed houses. Discussion took place as to whether this was the most advantageous ratio. It was agreed this should be discussed at the next meeting of the Design Workshop.

South Hams District Council had confirmed that only one of the Local Connection Criteria would need to be met to be eligible for a house.

South Hams District Council had provided the figures from the Devon Home Choice (DHC) register. The system did not at present allow them to identify those households who had a connection to Newton & Noss, but have had to move out of the area and would like to move back. As well as applicants who had specifically requested those areas, the figures would also include those who had requested "whole of South Hams" as this automatically selected all of the individual areas. The figures could therefore be slightly inflated.

There were currently 282 people who had expressed a wish to live in Newton Ferrers with a breakdown as below. Of these, 9 currently lived in Newton Ferrers.

	Bedroom Need					Total
	1	2	3	4	5	
Band A (Emergency)	0	0	0	1	0	1
Band B (High)	3	4	5	1	1	14
Band C (Medium)	11	21	14	3	0	49
Band D (Low)	53	15	5	2	0	75
Band E (No Housing Need)	68	47	25	3	0	143
Total of Band	135	87	49	10	1	282

There were currently 279 applicants who had expressed an interest in Noss Mayo with a breakdown as below. Of those, 4 currently lived in Noss Mayo.

	Bedroom Need					Total
	1	2	3	4	5	
Band A (Emergency)	0	0	0	1	0	1
Band B (High)	3	4	5	1	1	14
Band C (Medium)	11	20	15	3	0	49
Band D (Low)	54	15	5	2	0	76
Band E (No Housing Need)	66	45	25	3	0	139
Total of Band	134	84	50	10	1	279

In terms of who would be allocated the rented properties the dwellings would be advertised through Devon Home Choice and allocated to those households in the highest bandings who had a local connection to Newton & Noss.

To demonstrate a local connection (defined in Part VII of the Housing Act 1996) applicants would

- Normally be resident in Devon. Local Government Association guidelines defined this as having resided in the area for six of the last twelve months, or three out of the last five years, where residence had been out of choice.

- Work in Devon. The Local Government Association guidelines defined this as employment other than of a casual nature. For the purposes of this policy this would be defined as having had permanent work with a minimum of a 16 hour contract per week for the previous 6 months, and without a break in the period of employment for more than three months.

- Have family connections in Devon. The Local Government Association guidelines defined this as immediate family members (parents, siblings and non-dependent children) who had themselves lived in the area for five years.

Applicants would be required to provide proof of their local connection to Devon before their banding was assessed.

In terms of the Village Housing Initiative scheme the local connection would be to Newton & Noss.

If the Council was unable to make a nomination in the manner referred to above then it would apply the same procedures, but in place of reference to Newton & Noss, there would be substituted in no order of precedence reference to any one of the parishes of Holbeton, Wembury, Brixton or Yealmpton.

A Household considered to be in housing need would have been placed in Devon Home Choice bands A, B, C or D.

Tor Homes would prioritise applicants with a local connection and the ability to purchase the shared ownership dwellings. Purchasers of shared ownership dwellings in rural areas such as Newton Ferrers were restricted to the amount of the dwelling they could purchase and therefore could never purchase more than 80%.

61/11 NOSS PLAY PARK-

i)Drainage Mr. Buckland reported that the additional drainage work had been completed. The source of the flow had been traced back into the bank and had been coming through the ground under the roots of the stump of the pine. This was above the old field drain which had been dry at this point. It was suspected that the pine tree roots blocked the field drain and the pressure of the water forced the flow out of the pipe and through the ground. As it had not been possible to intercept the flow by connecting to the pipe Mr. Buckland had instructed a catchpit to be built and this was successfully collecting the flow and was now piped away. The flow was so large that it could be heard running through the pipes. The catchpit had a heavy duty cover so that the interception could be inspected if necessary but the lid would make it safe for children. The quote included for making a connection to the field drain but not for the catchpit. It would be about £200 more expensive than a simple connection.

3/24February2011.....Chairman

The other points along the toe of the slope where there were weeps from the toe of the bank had also been directly intercepted. The whole field had dried out a little in spite of the heavy rain but there was still some standing surface water in the ruts and uneven surface. There would probably have to be some mole plowing and other surface treatment as part of the playground works.

Mr. Buckland could see no reason why the main works could not now proceed.

ii) Improvements Mrs. Hinchliffe advised that SDCLAG, one of the play park improvement funders, had given a very clear indication that the project should start before 31 March to ensure the funding allocated remained secure. As the drainage had appeared to have been resolved, it was suggested that the replacement hedge planting take place before the end of March. Mrs S Hinchliffe would check with SDCLAG to ascertain whether three quotes for the work to remove the Leylandii and grind the stumps would be necessary. A provisional sum of £1000 had been allocated in the improvement plan for this work. A community hedge planting day would take place with a provisional date for the third weekend in March. The British Trust for Conservation would check the work the following day. It was agreed to make a start on the hedge planting project.

Community Spaces funders required permission from the leaseholder/freeholders of the area for the project to go ahead. It was agreed to authorise the Chairman, on behalf of the Parish Council as freeholder of the play park, to sign the Community Spaces Permission form agreeing to the Improvement Project going ahead. Permissions and a copy of the public liability insurance were awaited from South Hams District Council.

With respect to the Landscape Architect, authorisation was sought for her to begin work on the detailed plans. The Parish Council was acting as the responsible financial body for part of the funding applications for the project with the Newton & Noss Network being the responsible financial body for other applications. The Parish council would ultimately own the play park being the freeholder. It was agreed that a letter would be sought from the Network requesting the Parish Council be their agents to manage the project.

62/11 SOUTH HAMS DISTRICT COUNCIL ASSET TRANSFER- a detailed maintenance specification was still awaited from SHDC. It was agreed the Clerk would press for the information again and then would send out details of the work to contractors to obtain quotations for the work. Mr. Buckland agreed to assist.

Mrs. Hinchliffe advised that there could be a sustainability grant available from Community Spaces of up to £5000 to assist with play park maintenance costs. A sinking fund would need to be taken into account to cover replacement equipment.

63/11 TENNIS COURTS- the Tennis Club had written to advise that they were looking to apply for grants to contribute to the costs of resurfacing the tennis courts. One of the conditions of the grant was permission of the freeholder to apply for grant funding and to carry out the works. It was understood that the District Council was in negotiation with the Parish Council over the future ownership of the tennis courts. **RESOLVED:** To confirm in writing to the Tennis Club that, should the freehold be transferred to the Parish Council, they have the Parish Council's permission to seek grant funding and to carry out the work if successful.

64/11 RIVER YEALM HOTEL- the decision reached by the Minister for Tourism and Heritage not to list the building was noted.

65/11 FOOTPATHS AND SEATS

Definitive Map Review-Mr. Taylor confirmed that the end of the first phase had almost been reached. The self imposed target of evidence had almost been reached. He hoped to submit the evidence the following week. It was agreed that the Clerk would confirm to Devon County Council PROW Department that the Council was seeking inclusion of all footpaths referred to in Section 3 of the Parish Footpath Guide together with the path leading from the WIC Hall, past Briar Hill to opposite the rear of Holy Cross Church. The slipways could not be included. The PROW officer would then ascertain ownership of the relevant land.

The next phase would address amendments and corrections. It was suggested that the paths near Warren Cottage, to Wadham and the Yealm Steps may need to be revisited. The PROW officer had retained some Parish Council Minutes to review. Mr. Taylor had lodged 1895-1975 Minutes at the West Devon Records Office. Other documents would be gradually fed in.

66//11 AUTHORISATION OF PAYMENTS – Cheque payments were authorised and signed in accordance with the schedule prepared by the Clerk, checked by Mrs. Hinchliffe and listed below

4/24February2011.....Chairman

**The following cheques were authorised totalling:
£320.66**

Chq No	PAYEE	DETAIL	AMOUNT
1270	Ashfords LLP	Consideration: Transfer of verge at 1 Butts Park	£100.00
1271	Ricoh Capital Ltd	Photocopier lease 01/02/11-30/04/11	£148.40
1272	South West Water	Public tap: Pillory Hill 1/12/10-11/2/11	£8.11
1273	Ricoh Uk Ltd	Invoice for copies 1 Nov10-31 Jan 2011	£64.15
		Total	£320.66

**Section 137 Local Government Act 1972 payments: Nil. Total to date:£1335*

In Committee

67/11 NOSS HARD- two quotations had been received for resurfacing work one of which required clarification. **Agenda 10 March**

The Meeting closed at 9pm