

MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL

Held on 24 June 2010

PRESENT Mr. Young Mr. Hussell Cllr. Cooper Mrs. Hinchliffe
(Chairman)
ALSO Mrs. McDonough
PRESENT (Clerk)
2 parishioners were present for part of the Meeting

OPEN FORUM

Police matters: PCSO Sid Lawrence had reported one crime:

Jl/10/484- On the 21st May 10, a dispute between two neighbours in Noss Mayo resulted in a male person being assaulted. The aggrieved wanted the matter dealt with as low key as possible so the offender was dealt with by means of an Adult Restorative Justice order. A letter of apology was written and the offender was given words of advice from police.

The Police were going ahead with the Community Action Day in Newton Ferrers on the 8th July and would be knocking on a few doors conducting general welfare checks with residents.

A parishioner raised enquiries concerning the following:

i) **Noss play park-** the parishioner asked whether drainage work on the play park should be delayed until it had been confirmed whether the field between the Tennis Courts and the play park was to be used as a site for allotments. He was advised that drainage work needed to be undertaken as soon as possible as the play park was unusable. The parishioner asked why Tenders for the drainage work had been considered in Committee. The parishioner was advised that this was considered best practice in order to preserve confidentiality of those invited to tender and to avoid any contractors being afforded unfair advantage within the competitive tendering process.

ii) **Trees-Broken Way-** the parishioner suggested that the trees required attention. He was advised the Parish Council had had a long term management plan which was on the agenda for discussion at the Meeting. The land was not in the ownership of the Parish Council and the Council would need to consider whether to continue to monitor and manage the land from public funds.

183/10 APOLOGIES FOR ABSENCE – Reasons for absence were noted from Mr. Tubb, Mr. Cooper, Mr. Taylor, Mr. Matthews, Mr. Carter, Mr. Buckland, Mr. Brown and Mr. Stitson.

184/10 MINUTES –The Minutes of the 27 May Meeting were confirmed and signed as a correct record.

185/10 INTERESTS TO BE DECLARED

Members were invited to declare interests in the items for discussion during the course of the Meeting. Mrs. Hinchliffe declared a personal interest in matters relating to the Primary School by virtue of being a Governor.

186/10 PROPOSAL TO VARY AGENDA – Pursuant to Standing Order 15. **RESOLVED:** that matters relating to the South Hams Local Development Framework Site Allocation Development Plan Documents should be considered on the grounds of urgency. (*VOTE: Unanimous*)

187/10 SOUTH HAMS LOCAL DEVELOPMENT FRAMEWORK SITE ALLOCATION- Members considered whether a letter supporting the South Hams Local Development Framework Site Allocation Development Plan Documents (DPDs) should be sent to SHDC taking into consideration the Parish Housing Policy and Parish Plan prepared following public consultation. **RESOLVED:** A letter should be written on behalf of the Parish Council supporting the South Hams Local Development Framework Development Policy Document and in support of the exception site Village Initiative within the Parish. (*Vote; 3 in favour, 1 abstention*).

188/10 PLANNING

188.1 SHDC planning decisions – The most recent decisions received were noted:

i) **ST.LOUIS, RIVERSIDE ROAD WEST 37/0142/10/CA-** Resubmission of 37/2065/09 for demolition of existing dwelling and replacement house to incorporate disabled flat for relatives. **Refused**

ii) **ST.LOUIS, RIVERSIDE ROAD WEST 37/0143/10/CA** -Conservation area consent for demolition of existing bungalow and replacement to incorporate disabled flat for relatives. **Refused.**

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iii) **CLEVE MOOR, NOSS MAYO 37/0525/10/F**- Householder application to convert existing garage to kitchen and living room for use of existing annex below and installation of new windows and Juliet balcony. **Refused.**

iv) **MYRTLE QUAY, YEALM VIEW ROAD 37/0297/10/F** -Householder application for alterations and extension to existing house to provide new kitchen/living/dining space. Demolition of existing garage and provision of new parking area/access. **Refused.**

v) **80 COURT ROAD 37/0683/10/O**- Outline application for single residential dwelling within garage. Outline Planning Permission. **Granted**

vi) **WESTFIELD, RIVERSIDE ROAD WEST 37/2040/09/F**- Retrospective householder application for amendments to planning consent 37/0410/08/F for alterations to landscaping to rear garden. **Granted**- amended decision notice to include condition 7.

vii) **CRINAN, PILLORY HILL 37/0267/10/F** Householder application for conversion of room under garage to bedroom, bathroom and link to house. **Granted.**

viii) **KEMENDINE, COURT WOOD 37/0909/10/F** Householder application for single storey rear extension. **Granted**

Applications received – Current applications were considered which included:-

188.2 CO-OPERATIVE, NEWTON HILL 37/1195/10/AD- Advertisement consent for fascia, internally illuminated projection and tray panel signs. DECISION: No objection. *(Vote: 3 for; 1 abstention)*

188.2 HILBRE COTTAGE, RIVERSIDE ROAD WEST 37/1207/10/F- Resubmission of householder application 37/0008/10/F for alterations and modernisation to include extending first floor over new section of building to match ground floor. DECISION: No objection. *(Vote: 3 for; 1 abstention)*

188.3 1 COASTGUARD COTTAGES 37/1130/10/F- Householder application for alterations and extensions to existing dwelling. DECISION: No objection subject to there being no objection from the neighbour at No 2 Coastguard Cottages. *(Vote: 3 for; 1 abstention)*

188.4 17 COURT ROAD 37/1237/10/LB- Retrospective listed building consent for removal of windows and replacement with new windows. DECISION: No objection. *(Vote: 3 for; 1 abstention)*

188.5 17 COURT ROAD 37/1238/10/LB- Retrospective listed building consent for internal works. DECISION: No objection. *(Vote: 3 for; 1 abstention)*

188.6 VINE COTTAGE, RIVERSIDE ROAD WEST 37/1286/10/F- Householder application for small jetty over quayside steps. Application affecting the site of a Listed Building. Application affecting a Conservation Area. DECISION: The matter should be referred back to the SHDC Conservation Officer to decide whether the structure was in keeping. The Duchy of Cornwall should be notified- on whose land the structure was built. *(Vote: 3 for; 1 abstention)*

188.7 MADGE POINT, COURT WOOD 37/1283/10/F- Householder application for alterations, extension to form new kitchen family room. The site adjoins/affects a public right of way. DECISION: Objection- the proposed glazing was not in keeping with the distinctive architectural style of the property. *(Vote: 3 in favour of objecting, 1 abstention)*

188.8 83 CLEEVE, COURT ROAD 37/1274/10/F- Resubmission of householder application 37/2117/09/f for two storey extension, conservatory greenhouse and improved access. The site adjoined/affected a public right of way. DECISION: No objection. *(Vote: 3 for; 1 abstention)*

188.9 WORSWELL BARTON FARM 37/1304/10/LB- Listed building application for recovering of roofs - including the alteration/extension of eaves, replacement of decaying timbers. Renewal of timber windows and doors. Installation of solar water heating system. Application affecting a Listed Building. DECISION: No objection. *(Vote: 3 for; 1 abstention)*

188.10 ROSEMONT, WRIGHTS LANE 37/1345/10/F-Resubmission of 37/1613/09/F for erection of two storey detached dwelling. DECISION: No objection in principle but the design was bland. The design should reflect the distinctive design of the building behind. *(Vote: 3 for; 1 abstention)*

188.11 ZELTE, REVELSTOKE ROAD 37/1316/10/F-Resubmission of previous withdrawn householder application 37/2081/09/F for new sun room and balcony to rear elevations. DECISION: No objection. *(Vote: 3 for; 1 abstention)*

188.12 Design Panel- to note a meeting of the Design Panel had been called for 6 July 2010 in respect of a new scheme for “Redlands” Court Wood. Mrs. Denise Marchant had been asked to attend on behalf of the Parish Council. The Chairman advised that he would also attend.

188.13 Applications withdrawn- It was noted applications had been withdrawn in respect of :

- i) **COOMBE COTTAGE, NOSS MAYO 37/0792/10/F**- Replacement of greenhouse and workshop with garden room and utility area and provision of off road parking space.
- ii) **TOAD HALL, 28 COURT ROAD 37/0661/10/F** Householder application for new opening in boundary wall to create pedestrian and vehicle access and new car parking space.

189 /10 ADMINISTRATION

Pre consultation on planning applications- there had been no response from South Hams District Council to the request for further and better particulars, following their suggestion that the Council engage in pre consultation. The Clerk would press SHDC for a response.

190/10 ST PETER’S CHURCH – the Members considered the possible installation of photovoltaic panels on the church roof. Mrs. Wilcox, a Trustee of St Peter’s Church, had advised that she would be speaking with the church wardens as it was very much in their court and not a matter upon which the trustees had been invited to comment. All Anglican churches had been requested to consider alternative energy sources for their heating and in compliance with that request St. Peter’s church wardens were making enquiries. Mrs. Wilcox advised that they were seeking advice and were aware that this was a matter of great sensitivity both in terms of the actual building, which was listed, but also on the neighbouring and overlooking properties.

191/10 COMMON LAND -Members considered the procedure and requirements to apply to register a piece of land as a Village Green. Anyone could apply including the landowner. The Application would need to demonstrate that a significant number of local people had indulged in lawful sports or pastimes “as of right” for at least twenty years. With respect to Noss Green it appeared to be a combination of use as of right and use for events with SHDC consent. The Clerk was endeavouring to seek further detailed advice. A response from SHDC regarding the requested meeting to discuss potential transfer of SHDC assets to the Parish Council was awaited.

192/10 MEETINGS ATTENDED –Reports of the following meetings attended were made:

192.1 Development Control and Conservation User Group Meeting- the Chairman had attended. The meeting had been advised about efficiencies and improvements. Processing a planning application cost three times the amount of the planning application fee.

192.2 Newton Ferrers Primary School - School Federation Proposals- the Chairman, Mr. Matthews and Mr. Cooper had attended when responses were given to their queries. It was agreed that it was for the Governors to consult and establish opinion before making their decision.

193/10 MAINTENANCE -Trees at Broken Way-Members considered whether a review should be undertaken and an updated management plan drawn up for trees at Broken Way. The Chairman advised that he had visited the area and considered it to be safe. The long term management plan drawn up in January 2006 envisaged cutting back Ivy and “Old Man’s Beard”, removing dead and dying elms, crown lifting where necessary and removing trees with poor form. From 2009, it had suggested starting an active replacement programme of Sycamore with Oak, Ash, Birch, Alder etc if natural regeneration was not already taking place. Similarly to encourage an under storey and shrub layer of Dog-Rose, Hawthorn, Elder, Holly, Honeysuckle, Hazel, Blackthorn etc. It was agreed that the Clerk would make enquiries with SHDC Landscape and Leisure/the Tree Warden into whether there were any tree planting schemes which could offer free trees for planting.

194/10PAYMENTS - RESOLVED: To authorise payment of an invoice from RICOH for copying (invoice received 14 June 2010 for payment by 24 June 2010.)

CHEQUE DRAWN 24 JUNE 2010

Chq No	PAYEE	DETAIL	AMOUNT
1164	Ricoh UK Ltd	Invoice for copies 01/02/10 - 30/04/10	£39.07

The Meeting closed at 9.45pm

3/24June10.....Chairman