

**MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL**  
**Held on 25 November 2009**

PRESENT	Mr. Young (Chairman)	Mr. Cooper ( Vice Chairman)	Mr. Hussell	Cllr. Cooper	Mr. Matthews
	Mr. Tubb	Mr. Buckland	Mrs. Hinchliffe	Mr. Carter	
ALSO PRESENT	Mrs. McDonough (Clerk)	Mrs. Eschbaecher			

6 parishioners were present for part of the Meeting

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**217/09 MINUTES** – The Minutes of the November 12<sup>th</sup> Meeting were confirmed and signed as a correct record.

**218/09 URGENT BUSINESS**

RESOLVED: In accordance with Standing Order 15, items which related to the hire of the Bishops Court Consulting room to a potential new tenant, correspondence with Yealm Medical Centre and a planning application relating to St Louis, Riverside Road West required immediate action and should be discussed at the beginning of the Meeting. *(Vote: Unanimous)*

**219/09: BISHOPS COURT CONSULTING ROOM HIRE –**

RESOLVED: To offer a parishioner use of the consulting room for £15 per session for a trial period of 6 months. *(Vote: unanimous)*

**220/09 ST. LOUIS, RIVERSIDE ROAD WEST-** the Council was advised that a further application had been submitted. The Architect had invited the Parish Council for a site Meeting. It was understood that the Planning Officer, Stephen Munday, would be visiting the site on 8 December.

RESOLVED; An informal site visit would take place on Tuesday 8 December 2009, the timing of which would be subject to the Planning Officer's approval. *(Vote: 8 for, 1 abstention).*

**221/09 BISHOPS COURT, YEALM MEDICAL CENTRE-** negotiations with Yealm Medical Centre over the proposed increase in charges for the use of the room by Yealm Medical Centre was discussed.

RESOLVED: The Clerk would write to Yealm Medical Centre to thank them for agreeing to restrict their surgeries at Bishops Court to three days a week. The Clerk would accede to their proposal to an increase in the hire charges to £92 per calendar month from 1 January 2010. The hire charges would then increase from 1 April 2010 to £100 per calendar month. This would be the first increase in charges for three years. Reference would be made to the fact Signpost had recently increased rental payments due from the Parish Council for the lease of the room, backdated over three years. *(Vote: 8 for, 1 abstention)*

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**OPEN FORUM**

**NOSS HARD;** a resident raised concern about the request for boat clearance from Noss Hard and the recent repairs carried out by South West Water on the foreshore. The parishioner was advised of the reasons for requesting the boat clearance to enable the Parish Council to look at tidying and organising the Hard to facilitate use by boat owners. South West Water had been contacted by the Harbour Authority regarding the potential boat hazard caused by the edges of the concrete blocks.

**DESIGN AND CONSERVATION PANEL-** Mrs. Marchant was advised that the Parish Council had been very pleased by her excellent work representing the Parish Council on the Panel.

**LAND OPPOSITE 60 NOSS MAYO -** a parishioner spoke of his concerns regarding the planning application.

**RECENT PLANNING APPLICATIONS:** a resident raised his concerns about the nature and size of houses being built in the Parish and the effect on the area, particularly the green belt around the shoreline.

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**222/09 APOLOGIES FOR ABSENCE** – Reasons for absence were noted from Mr. Stitson and Mr. Brown. *(Clerk's note; Mr. Taylors apologies were received by the Clerk subsequent to the Meeting).*

**223/09 INTERESTS TO BE DECLARED**

Members were invited to declare interests in the items for discussion during the course of the Meeting. None were declared save for Mr. Tubb and Mr. Carter, being trustees of the Reading Room, Riverside Road West declared an interest in the planning application relating to "Hilbre".

**224/09 PLANNING APPLICATIONS**

**224.1 SHDC planning decisions** – The most recent decisions were noted.

**Applications received** –

7/11/09.....Chairman

**224.2 THREE CORNERS, STOKE ROAD 37/1925/09/ F** Householder application for two storey extension to dwelling.

DECISION: No objection (*Vote: 7 for, 2 abstentions*)

**224.3 HILBRE COTTAGE, RIVERSIDE ROAD WEST 37/1876/09/F** Alterations and additions to existing quay.

DECISION: Objection:

1. The proposed structure would be constructed using different material to that being used at present.
  2. The structure would encroach on navigable water.
  3. The Parish Council did not wish a precedent to be set for structures or buildings extending out over the waterfront.
- (Vote; 7 in favour of objecting, 2 abstentions)

**224.4 VINE COTTAGE RIVERSIDE ROAD WEST 37/1859/09/F** Resubmission of householder application 37/0301/09/F for erection of garage and car port and associated retrospective groundworks. The Clerk had written to the Planning Officer referring to members' concerns ( raised in respect of the previous application 37/0966/09/F) regarding the effects of excavation on slippage in the neighbouring garden, upon ground water levels and the trees and hedges in the vicinity. The Planning Officer had visited the site and his comments and photographs together with the owners' proposals for the cut banks (incorporating bank stabilisation detail, amended scheme drawing and erosion control blanket details) were circulated. Some members had also looked at the site and the site from Passage Road, Passage Woods and Pillory Hill.

DECISION: No objection (*Vote 8 for, 1 abstention*).

**224.5 LAND OPPOSITE 60 NOSS MAYO, PILLORY HILL 37/1944/09/F** Proposed new dwelling with parking. 16 letters of objection were circulated amongst the Council members.

DECISION: Objection. The Parish Council supported the points raised in the letters of objection save for the effects of erosion on the bank. The Clerk would prepare a letter of objection incorporating the following:

- i) Over development of the site and scale of the proposed building.
- ii) Design.
- iii) Situation
- iv) Parking/ traffic
- v) Drainage
- vi) Effect on amenity of neighbouring properties
- vii) Unsatisfactory details within the Planning Application
- viii) Planning History of the surrounding area
- ix) Planning Policies with specific reference to South Hams District Councils Core Strategy and Local Development Framework: Policy CS9 and new policies for future development: DP2 and DP3

Reference would be made to the need, within all planning applications, for plans to show the proposed building in relation to adjacent properties to enable the building to be put into context.

(*Vote: 8 in favour of objecting, 1 abstention*)

*Mr. Tubb left at 8.20pm*

**224.6 HOCKADAYS WORKSHOP, MEMBLAND 37/2008/09/F** Installation of BIO treatment plant.

DECISION: No objection. (*Vote: 7 for, 1 abstention*)

**224.7 Applications withdrawn-** the application withdrawn in respect of "Charnwood" was noted.

## **225/09 CONSULTATION**

**225.1 South Hams Local Development Framework- Development Policies DPD Submission Stage:** the information regarding post publication changes had not been available on the SHDC web site.

**225.2 Ivybridge and surrounding area Parish Cluster Meeting-** the notes of the meeting held 12 October 2009 were considered with particular reference to the Local Development Framework Site Allocation Development Plan Documents, South Hams Housing Strategy and SHDC's transfer of Playgrounds to Parish Councils together with an e mail from Mr. Brown in which he confirmed attendance at the Parish Cluster Meeting. Discussion took place over the Princes Foundation apparent disregard of the results of the Housing Survey and public opinion within the Parish.

**225.3 Marine and Coastal Access Bill: Part 9 Coastal Access –** the Clerk outlined the potential effect of proposals put forward by Defra and Natural England on access to quays, hards and slipways were Natural England to extend the trail up the estuary beyond the ferry crossing. The response to be made by Newton & Noss Parish Council to the consultation by Defra/Natural England was confirmed.

RESOLVED: The response to Natural England resolved to be made in 12 November 2009 meeting (min 205.09.refers) would be copied to Defra having been approved by Mr. Taylor. (Vote; 7 for, 1 abstention)

## **226/09 CORRESPONDENCE RECEIVED**

**226.1 "Redlands", Court Wood Road–** the final response letter from the Design Panel was noted

**226.2 Review of Development Management Service –** the Council considered further action and feedback to be provided to SHDC in response to their letter of 7 October 2009 regarding reports sent out by planning officers with their decisions. It was agreed that the Clerk would write to the Head of Management Control to advise that the Council found the reports helpful.

**226.3 Proposed dwelling at “Rosemont”, Yealm Road-** the response from the architects to concerns raised by neighbours regarding construction was noted.

**226.4“Tidal Waters”, Noss Mayo –** the Council noted the update from a resident regarding planning concerns over a balcony at “Tidal Waters”.

**223.5 Newton Close, Newton Ferrers-** the Council noted concerns raised by a resident regarding construction of a hard standing at 1 Newton Close and the response made by SHDC regarding planning permission.

*Meeting closed: 9pm*