

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

**Held on 28 April 2011**

PRESENT Mr. Cooper Mr. Carter Cllr. Cooper Mr. Buckland Mr. Gough  
(Vice-Chairman)

Mr. Taylor

ALSO  
PRESENT

Mrs. McDonough  
(Clerk)

5 parishioners were present for part of the Meeting

**OPEN FORUM**

**RYDA-** a representative from the RYDA outlined the role of the RYDA Planning discussion forum group on "Google". The Parish Council accepted his offer to give a more detailed presentation at the next Planning Meeting.

In the absence of the Chairman the Meeting was chaired by the Vice Chairman Mr. Alan Cooper.

**118/11 APOLOGIES FOR ABSENCE** –apologies for absence were noted from Mr. John Young, Mr.Hussell, Mrs. Hinchliffe, Mr. Matthews and Mr. Tubb.

**119/11 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.

**120/11 PROPOSAL TO VARY THE AGENDA** –

RESOLVED: that items relating to consideration of quotations for repairs to the wall near the Malthouse should be considered in Committee. (*Vote: Unanimous*)

RESOLVED: that maintenance work relating to the Doctors Steps and Leas Path required immediate attention and consideration of quotations should be discussed in committee. (*Vote: Unanimous*)

**121/11 PLANNING**

**121.1 SHDC planning decisions** – The most recent decisions received were noted:

i) **Watersmeet, 63 Court Road 37/0511/11/F**- householder application for extension and alterations to dwelling. **SHDC:** Granted

ii) **Renarc, Newton Hill 37/0441/11/F** - permission to replace extant planning consent reference 37/0638/08/CU for change of use from butchers shop to private garage. **SHDC:** Granted

iii) **Newton Downs Farm 37/0348/11/F** - extension to existing agricultural barn. **SHDC:** Granted

iv) **65 Yealm Road 37/0311/11/F** - householder application for single extension to dwelling. **SHDC:** Granted

v) **Cottage Green, Parsonage Road 37/0232/11/F**- householder application for demolition of existing UPVC conservatory and construction of replacement timber frame orangery. **SHDC:** Granted

vi) **Casa Del Rio, Court Wood 37/0267/11/F**- householder application for widening of existing terrace supported by alterations to stone buttresses. **SHDC:** Granted

vii) **31 Yealm Road 37/0287/11/F**- householder application of two room extension to frontage and enclosure of small recessed terrace at rear. **SHDC:** Granted

viii) **Redlands, Court Wood 37/0011/11/F** - resubmission of 37/2371/10/F for replacement detached dwelling. **SHDC:** Granted

ix) **The Old Cider Press, Parsonage Road 37/0594/11/TW**- work to Tree Preservation Order Trees. Register number of Notice: 3139. **SHDC:** Granted

**Applications received** – to consider current applications which include:

**121.2 Point Bungalow, Noss Mayo 37/0852/11/CA** Conservation Area application for proposed demolition of existing dwelling and replacement with new dwelling. Application affecting a Conservation Area. DECISION: Objection. In accordance with area policy CS9 S018, the application did not conserve and enhance the quality of the district's countryside and coastal landscapes with particular reference to the amount of glazing in a prominent position in a Conservation Area. (*Vote: 5 in favour of objecting, 1 abstention*)

**121.3 Point Bungalow, Noss Mayo 37/0851/11/F** Proposed demolition of existing dwelling and replacement with new dwelling. Application affecting a Conservation Area. DECISION: Objection. In accordance with area policy CS9 S018, the application did not conserve and enhance the quality of the district's countryside and coastal landscapes with particular reference to the amount of glazing in a prominent position in a Conservation Area. (*Vote: 5 in favour of objecting, 1 abstention*).

**121.4 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. DECISION: No objection (*Vote: 5 for, 1 abstention*)

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Mr. Buckland and Mr. Taylor declared interests in the planning applications for the Yealm Yacht Club by virtue of being former and current officers of the Yealm Yacht Club respectively.

**121.5 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. DECISION: Support (*Vote: 3 for, 3 abstentions*)

**121.6 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. DECISION: Support (*Vote: 3 for, 3 abstentions*)

**.74 Beacon Hill 37/0987/11/F**- Householder application for demolition of existing garage and erection of new garage with music room over. A letter of objection from a neighbour expressing concern regarding the size and loss of privacy was considered. It was agreed that a site visit should be arranged. The Clerk would seek an extension of time from SHDC Development Control for responding to the application. The decision in respect of the application would be put back to the next Meeting. **Agenda 12 May.**

#### **Appeals-**

**121.8 The Greenhouse, Bridgend Hill APP/K1128/A/08/2083070**- the response from the Planning Inspectorate of 28 March 2011 was read out to the Meeting. It was agreed that the Clerk should write to the Planning Inspectorate thanking them for their letter and requesting that the next time an inspector was in the area, that time was made available to have a short meeting with representatives from the Parish Council. It was hoped that "The Green House" could be viewed to enable the Planning Inspectorate to appreciate and understand the problem and to emphasise that the aforementioned property should not be used as a precedent for future proposals.

**121.9 Revelstoke, Noss Mayo, Appeal reference no: APP/K1128/A 11/2149378/NWF**- the appeal against refusal of 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" was noted.

#### **122/11CORRESPONDENCE-**

**122.1 Land to the East of 85 Court Road 37/0625/11/F**- a letter from the applicant dated 5 April 2011 expressing concern about the planning policies referred to by the Parish Council when reaching their decision in respect of his application was noted. It was agreed the Clerk would write to the applicant thanking him for his letter and that the Parish Council expected South Hams District Council to set out the relevant policies in their planning decision.

#### **122.2 Regulation 26 – Notification of Review of South Hams and West Devon Councils**

**Statement of Community Involvement**- consideration of completion of the survey at [www.surveymonkey.com/s/77SFDJ5](http://www.surveymonkey.com/s/77SFDJ5) would be considered at the following Meeting. **Agenda 26 May.**

#### **123/11 ADMINISTRATION-**

**123.1 End of Year Accounts**- the accounts had been reviewed by Mr. Young and Mrs. Hinchliffe and were waiting to be reviewed by Mr. Carter. The Council would then be asked to receive and approve the accounts following the annual review and subject to the internal audit. The Annual Return and completed Annual Governance were to be submitted to the Auditors by 20 June 2011. **Agenda 12 May.**

**123.2 Elections** – following the uncontested Local Parish Council Election and the resulting four vacancies it was agreed that consideration of arrangements for co option should be undertaken by the new Council at the next Meeting. **Agenda 12 May.**

A vote of thanks was proposed for Mrs Hinchliffe, Mr Young, Mr Buckland and Mr Stitson for the work they had undertaken over the years. (*Vote: Unanimous*)

**124/11 LIZARDS-** the request by the department of zoology at Oxford University to research wall lizards was noted and approved.

#### **In Committee**

**125/11 WALL REPAIRS-** two quotations received for repairs to the wall near the Malhouses were considered. RESOLVED: To accept the quotation provided by Mr. Stephen Shepherd (£150). (*Vote: Unanimous*)

**126/11 Doctors Steps/Leas Path-** a Member had reported concerns expressed by parishioners regarding the overgrown hedges and undergrowth along the Doctors Steps and Cinder/Leas path.  
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Although it was scheduled to be reviewed as part of annual maintenance in May, it was agreed that in the interests of public safety that the matter was urgent and should be dealt with. Two quotations to undertake the work had been received. RESOLVED; to accept the quotation from M & S Garden Services (£135). (Vote: *Unanimous*)

*The Meeting closed at 8.35 pm*