

MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL
Held on 3rd August 2009

PRESENT Mr. Young Mr. Taylor Mr Cooper Mr. Matthews Mr. Buckland
(Chairman)
Mrs. Hinchliffe
ALSO Mrs. McDonough Mrs Eschbaecher
PRESENT (Clerk)
3 parishioners were present for part of the Meeting

POLICE REPORT

Apologies for absence had been received from PC Nolan and PCSO Lawrence. They had confirmed that their report for July and August would be given for September's Meeting.

OPEN FORUM

Co-op development – resident raised concerns regarding the plans for the redevelopment of the Co-op. Of particular concern was the size of the development, parking difficulties, environmental issues, overlooking surrounding properties, drainage and construction disruption.

Planning applications- the Council was advised of the planning application which had been submitted in respect of " Hillside".

146/09 APOLOGIES FOR ABSENCE – Reasons for absence were noted from Mr. Carter, Mr. Hussell, Mr. Tubb, Cllr Cooper, Mr. Brown and Mr. Stitson.

147/09 MINUTES – The Minutes of the July Meeting were confirmed and signed as a correct record.

148/09 INTERESTS TO BE DECLARED

Members were invited to declare interests in the items for discussion during the course of the Meeting. Mr. Buckland stated that there was a possibility that the route for the drainage pipes for the Co-op redevelopment could potentially run through his garden, but it was felt that this did not constitute a personal interest.

149/09 PROPOSAL TO VARY THE ORDER OF THE AGENDA

A proposal to vary the order of the Agenda, to enable the Council to consider Planning and planning applications first was considered.

RESOLVED: to consider item 6 of the Agenda first, with particular reference to the planning applications.
(Vote: unanimous)

150/09 PLANNING

Applications received – the current applications were considered which included:-

150.1 CROWN YEALM, BRIDGEND 37/1233/09/F

Householder application for alterations and extensions to building.

DECISION: Approved (VOTE: Unanimous)

150.2 28B TOAD HALL 37/1162/09/F

Retrospective householder application for the erection of a stainless steel flue

DECISION: (VOTE: Unanimous. However the Parish Council preferred the flu to be painted/ coloured black or dark grey to be less obtrusive)

150.3 HILLSIDE, YEALMPTON 37/1157/09/F

Installation of 11m 2.5kw wind turbine

DECISION: Approved (VOTE: unanimous)

150.4 CO –OP 37/ 1181/09/F

Demolition of existing retail store, residential flat and dwelling house and the erection of enlarged retail store, 5 apartments and 2 townhouses with on-site parking.

The existing premises had been condemned and it was considered impractical to renovate without rebuilding. Council members accepted that there was a need for the Co-op but there were real concerns about the scale of the development proposed. The Co-op had been asked whether the scale of development could be reduced – but had replied that the development was necessary to cover the capital expenditure of the store redevelopment. The Co-op had attempted to address a number of the local residents concerns within their revised plans but the scale and massing remained an issue. The Council believed that the developers would have put forward financial evidence to South Hams District Council to

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prove that the scale of development was justified. The Parish Council did not have access to such information. Members believed that without redevelopment there was a risk that the Co-op would close, the store lost and the site be sold for development.

DECISION: The application would be supported, but this would be conditional:

- i) The Council were concerned about the scale and massing of the redevelopment
- ii) It was understood that the scale of development was necessary to make the redevelopment of the store necessary
- iii) The Council would rely on South Hams District Council planning officers to review the financial evidence from the applicants that the scale was justified
- iv) The importance of retaining the Co-op was recognised. It was a vital part of the Parish.

(VOTE: 4 in favour, 2 against).

It was agreed that the response to the planning application would be sent to Mr Buckland for approval before it was forwarded to South Hams District Council

150.5 Planning Committee –The Parish Council had resolved to form a Planning Committee at the Meeting on 11th June. At the Meeting on 9 July the Council Members had subsequently resolved that there should be a second full Parish Council Meeting rather than the Meeting being constituted as a Committee Meeting. It was agreed that correct procedures should be followed to rescind the Resolution to form a Planning Committee

Four Council Members signed a written notice of a Special Resolution for placement on the Agenda for discussion in September. **Agenda September**

150.6 New development- correspondence concerning South West Water and the Environment Agency's position on future development in the Parish was considered.

150.7 SHDC planning decisions –the most recent decisions received were noted.

151/09 COUNTY and DISTRICT COUNCILS

151.1 Cllr Mumford's Report - Cllr Mumford was unable to be present. He had notified the Parish Council of the decision on Sherford referred to at min 151.2 below.

151.2 Sherford - the revised Redtree Sherford planning application had received outline planning permission subject to the completion of a Section 106 legal agreement.

151.3 Collaton-Butts Park Link

- i) The final tender for fencing and gates had been submitted by Mr Hingston and was the lowest of the three prices submitted.

RESOLVED: To accept Mr Hingston's tender to supply and erect the fencing across Mr Yonge's land, supply and erect four tractor gates, and erect five pedestrian gates. (Vote: Unanimous)

- ii) Mrs Eschbaecher reported on the terms of the South Devon Local Action Group (SDCLAG) Contract offering £6,326 subject to conditions and would meet with two CLAG officers to discuss the financial arrangements and terms. It was agreed that the Vice-Chairman would prepare a report regarding the procurement and tendering process for the project.

RESOLVED: to delegate the conclusion and signature of the two funding contracts with the SDCLAG and Devon County Council to the Chairman, Vice Chairman, Mrs Eschbaecher and the Clerk as necessary. (Vote: Unanimous)

- iii) The terms of the Devon County Council Contract offering £29,000 were considered and accepted. It was agreed that Mrs Eschbaecher would continue to liaise with Devon County Council on behalf of the Parish Council.

Mrs Eschbaecher advised that she was also waiting to hear in respect of the following:

- Tor Homes as to whether the relevant section of the land for the path could be purchased, that the land could be cleared and the garden wall strengthened/rebuilt if necessary.
- Planning consent for the base materials proposed.
- Permissive Path Agreement with Mr Yonge which was being progressed by DCC.

151.4 Chelson Meadow- it was noted that residents should now be able to use the Chelson Meadow Recycling Centre following an agreement being reached between Devon County Council and Plymouth City Council.

151.5 Noss Mayo Play Park –the letter from Devon County Council (Area South Highway Management) dated 24 July regarding drainage was noted and the fact that the drainage problem was not considered to be a highway matter.

Mr. Buckland left at 8.35pm.

152/09 NOSS HARD

The **Chairman, Mr. Buckland** and **Mr. Carter** would meet to discuss the difficulties at Noss Hard.

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153/09 CONSULTATION DOCUMENTS

153.1 Development Sites DPD: Community Engagement Programme –

i) It was agreed that the Chairman would speak with Mr Brown regarding the results of the Housing Questionnaires and the response submitted to SHDC. The **Chairman** would provide an update to the Housing Working Group and if necessary call a Meeting in advance of the full Council Meeting in September.

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ii) Copy correspondence received regarding potential development sites in Plymouth and the South Hams was considered. It was agreed the **Clerk** would circulate copies amongst the Council Members.

153.2 Local Government Review –correspondence received from the Boundary Committee, Unitary structures Team and Alan Robinson (Strategic Director SHDC) regarding the latest developments in the Local Government Review were considered. It was agreed that the Parish Council did not wish to make any further response by the deadline 18 September 2009.

154/09 CORRESPONDENCE RECEIVED

154.1 Speed limits- the letter from DCC dated 15 July 2009 regarding 20mph Zones and limits was noted.

154.2 Devon Association of Parish Councils: it was agreed that the **Chairman** and **Vice Chairman** would attend the AGM and Seminar Saturday 27th September 2009, County Hall, Exeter.

155/09 MAINTENANCE

A report had been received that there was a rusty piece of steel protruding out of the hedge close to the crossing at Butts Park. It was agreed that the **Clerk** would contact the landowner to see if there would be any objection to the Parish Council making arrangements for the removal of the metal from the hedge. It was agreed that the Parish Council would pay for the removal of the metal if necessary.

156/09 ADMINISTRATION

156.1 DIT Solutions- it was agreed to authorise the payment of the invoice from DIT Solutions for the installation of the new computer and setting up Broadband in the Clerk’s Office.

156.2 Audit 2008/09 – it was noted that the External Audit had been completed without query or comment.

156.3 Footpath to Noss Hard - it was agreed to authorise the payment of the invoice from SWH dated 14 July 2009 for work on the footpath running by “Tidal Waters” to Noss Hard.

156.4 Alliance and Leicester Bank Account: it was agreed to authorise an application to change the Council’s correspondence address to that of the new Clerk, Mrs. McDonough.

156.5 Bishops Court- it was agreed to authorise the completion of a new Direct Debit mandate payable to Signpost Housing Association Limited. It was noted that the rent had increased to £2517pa.

157/09 FINANCIAL SUMMARY

Alliance & Leicester Current Account : Total balance at 1.8.09 **£58,840.36**

The Gratuity Fund is held within the Current Account: **£16,396.07**

The following cheques were authorised totalling **£2389.48**

Chq No	Payee	Detail	Amount
1010	WIC Hall	Hire NNPC 11 June 2009	£ 15.00
1011	SWH	Footpath construction & resurfacing	£ 1,506.50
1012	Alan Cooper	Travel expenses	£ 30.00
1013	Village Hall	Hire NNPC 9 July 09	£ 20.00
1014	Garden Services	Grass Cutting: The Green 9 & 23 June 09	£ 31.00
1015	DIT Solutions	Computer installation & Broadband set up	£ 100.00

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1016	S McDonough	Stamps	£	19.98
1017	Access technology	Website management March-August2009	£	207.00
1018	Audit Commission	2009 Audit Fee	£	460.00
				£ 2,389.48

Checked by Mrs. S Hinchliffe
Signatories: Mr. T Taylor
Mrs. S Hinchliffe

Meeting closed at 9.00pm