

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

Held on 22 September 2016

**PRESENT MR. COOPER MR. HUSSELL CLLR. GREEN MS. LONGWORTH  
MS. ADAMS MR. CARTER MR. PARRY-SMITH**

**ALSO PRESENT;** Cllr. Baldry, 4 parishioners, Mrs. McDonough (Clerk).  
In the absence of the Chairman, the meeting was chaired by the Vice Chairman Mr Cooper.

**OPEN FORUM**

**Village Housing Initiative, Parsonage Road-** Mr. Luke Dymond, letting manager Devon & Cornwall Housing (DCH), attended to advise the Parish Council on housing allocations for the Village Housing Initiative on Parsonage Road.

Mr. Dymond advised that the social housing allocation comprised 8 units for rental- 2 / 3 bedrooms and 1 one bed roomed property. Planning conditions laid down that the allocation of the affordable housing would need to meet the conditions laid down in the Section 106 Agreement. DCH worked with Devon Home Choice letting and 10 local authorities across Devon to provide social housing. Those eligible would need to meet the requirements under Bands A-D (classified as being in housing need) under the Localism / Housing Act. (Band E applied to anyone else who wanted to join the Housing Register for social housing but was not considered as being in "housing need".) Those with a Local Connection in those Bands would be prioritised. Band A applicants would have most opportunity. Account was taken of the length of waiting time. Band D applicants with a local connection would take priority regardless of how long others had been on the register save for extreme Band A cases (severe housing need). Cllr. Baldry advised there was no one in Band A in the area currently. Bands B and C Housing needs would take priority over Band E local people. If DCH did not comply with the housing need requirements the Local Authority could take their grant funding back.

Cllr. Green suggested the Local Connection looked at the Parish first then expanded to neighbouring parishes and then the wider South Hams. Mr. Dymond advised he would need to check the Local Plan/Local Allocations Policy.

The Devon Home Choice criteria and South Hams Local Authority Area Allocation Policy would be applied. The properties would be advertised in January/February. Build completion was anticipated in April.

A local resident advised that they would have to move out of their rented house in the next few months and would be in Band D. However if they found temporary holiday let accommodation until April, they were concerned that they may not be classed as Band D at the point of allocation. Mr. Dymond advised that DCH assessed applicants on a case by case basis and applied common sense. He suggested they speak with the enabler. It was hoped the District Councillor would assist. The Parish Council Chairman offered to help also.

Ms. Adams raised points from a recent Neighbourhood Plan consultation with young people in the Parish aged 18-35. They were concerned that they would not be eligible- some still lived with parents, some were single or in couples. Mr. Dymond confirmed they were likely to be ineligible unless DCH were struggling to let the properties.

Mr. Dymond confirmed there would be public consultation in the Parish in December when parishioners could meet DCH/ Homebuy Team.

If the properties could not be let in the first cycle it would be cascaded to neighbouring parishes  
Affordable rent was defined as 80% of market rent capped at the local area housing allowance.

**Good Energy**—four representatives from Good Energy attended to provide an update on their solar farm project at Newton Downs Farm. Mr. David Cox was the Head of Development and Ms. Madeline Cowley Senior Project Manager.

**Planning:** Had been consented by South Hams District Council in July 2016. Thirty year planning permission.

**Installed capacity:** 5MW

**Annual renewable electricity output:** 5,500MWh (projected)

**Homes powered:** 1,300 (estimated)\*

A site plan was shown to the meeting.

There were ongoing discussions with Yealm Community Energy (YCE) on community ownership of the solar farm.

•Under community ownership, the project would generate funding for YCE's work to tackle fuel poverty and reduce energy bills in the local area, as well as delivering a return for local investors.

•If the sale did not go ahead, the project would still provide an annual fund of at least £10,000 per year to support community-led projects. Mr. Peter Brown from YCE advised this could be used to assist public buildings and replacing boilers for those in fuel poverty.

Preparatory works were to start later that week on a temporary HGV turning circle in a field off the B3186 to the west of Butts Park as recommended by Devon County Council. The hedgerow was to be removed the following day. An ecological contractor would translocate the hedge and keep it watered. The hedge would then be replanted in its original position on conclusion of the works.

•The main construction works would take place on the solar farm site for approximately three months from mid-October until mid-January 2017.

•The first HGV deliveries of components for the solar arrays were likely to begin in early November and last for 3-4 weeks (a map was shown for the access route). There were likely to be 3 HGVs per day- 43 in total. A banksman would be present to help with lorries. A construction method statement and transport management plan had been prepared. Notices had been placed on most noticeboards and letters posted to local residents. They had also spoken to the local Primary School regarding child pedestrian safety.

•After the main installation phase, testing and completion works would continue for the first 2-3 months of 2017 with contractors present on site until around March. The panels were under warranty.

Sheep could be grazed on the site following construction. It would also be a wildflower meadow.

The site would be generating into the grid from January. It would supply Good Energy customers- it would not necessarily go to local people. Mr. Brown advised that this was due to a problem with regulation. The Government was keen to have more local provision- avoiding high voltage travelling long distances which would result in less wastage. Regulations would have to be changed. If the parish owned the site it would cut out the middle man and lower the price.

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**214/16 APOLOGIES FOR ABSENCE**- there were apologies from Mrs. Ansell and Cllr. Blackler

**215/16 INTERESTS TO BE DECLARED** - members were invited to declare interests in the items for discussion during the course of the Meeting. None were declared.

**216/16 DISPENSATION REQUESTS**- none.

**217/16 VARIATION OF AGENDA** – RESOLVED: matters relating to annual parish maintenance, play park repairs and planning enforcement should be considered in committee. (*Vote; Unanimous.*)

### **218/16 DISTRICT COUNCIL**

#### **Councillor reports-**

**i) Cllr. Blackler** had sent apologies. A limited report had been sent as there had been no meetings in August at SHDC.

1. Worswell weddings were quite legal and above board. Any event on private land and a private function with no sale of alcohol did not require a license or planning permission. If the event became out of hand i.e. very noisy and a disturbance to neighbours then the police or environment health should be contacted. The events at Worswell Farm, Newton Ferrers were virtually finished for the season, the last 2 events had been for members of the parish. This sort of event was now springing up all around the South West Coast. It was understood up to 12 events could take place in any year on one site.

2. Fusion Lifestyle had been awarded the contract to run and maintain the 3 leisure centres of Ivybridge, Kingsbridge and Dartmouth, which would include some refurbishments and a 6 lane 25 metre pool at Ivybridge.

3. Of the £1.25m owed by Icelandic Bank to SHDC only £22,488 was now outstanding which the administrators hoped would be fully repaid.

4. Sutton Harbour Holdings were considering developing Plymouth Airport with commercial and residential properties.

**ii) Cllr Baldry;**

1. Fly tipping- there had been serious incidents around Gnaton, Wrescombe, Puslinch and Yealmpton. Localities Teams had cleared the areas and the culprits may have been identified. Conviction could result in a custodial sentence/fines and publicity .Mr. Hussell asked if the increased charges for contractors using council run recycling sites had led to more fly tipping. He was advised to speak with the County Council.

2. Collaton- the Section 106 agreement had been made.

### **219/16 PLANNING**

**219.1 Newton & Noss Neighbourhood Plan**-Ms. Adams reported on the successful youth consultation in the WI Hall at which 30 18-35 year olds had attended. Different focus groups had been formed. Most were keen to stay or come back to the village. One young person had asked about a Community Land Trust- where relatives could be prepared to gift a field to allow self- build. There was support for small industrial units and offices for networking.

#### **Planning decisions**

**219.2 Revelstoke Coombe, Hillside Cottages, Side Road, Noss Mayo 2614/15/FUL**-householder application for the construction of new dormer bungalow. **SHDC; Granted.**

**219.3 Higher Shippen, Worswell Farm 1692/16/LBC**- Listed Building Consent for replacement of a weather damaged and currently unusable external door of the property with a new door. **SHDC; Granted.**

**219.4 Caulston Farm, Stoke Cross to Membland Cross 1344/16/FUL**-Slurry and waste water lagoon to use in association with dairy farming business. **SHDC; Granted.**

**219.5 11 Yealm Road 1771/16/HHO**--householder application to extend southern roof gable dormers over an area of an existing balcony, providing a flat roof area between gables. Remove an existing patio area and build a new patio area with glass balustrading. **SHDC; Granted.**

**219.6 42A Yealm Road 1587/16/HHO**-householder application for the demolition and reconstruction of the boundary retaining wall at the corner of Yealm Road and Wright's Lane. **SHDC; Granted.**

**219.7 64 Bridgend, Noss Mayo 1605/16/HHO**-householder application for an extension to rear terrace patio, new balustrade and handrail. **SHDC; Granted.**

**219.8 Woongarra, Lower Court Road 37/2674/13/DIS**- application for approval of details reserved by conditions 4 (Construction Method Statement) and 8 (Schedule of materials and finishes) of planning approval 37/1051/13/F. **SHDC; Discharged.**

**219.9 Waterside, Court Wood 2287/16/NMM**- non material amendment following planning approval 37/2803/14/F. **SHDC: Granted.**

**219.10SX5670, 4944, West of Collaton Park, 37/2548/14/O** -Outline application (with some matters reserved) for mixed use development of 70 dwellings, allotments, community facility, recreation and employment land. Major application. **SHDC: Granted.**

**Planning applications received including;**

**219.11Summertide, Stoke Road 0064/16/TPO**-work to TPO trees. Part of the application had been granted by SHDC and part turned down. The Tree Warden had requested an on site meeting with SHDC. An update was awaited.

**219.12 2 Perches Close, 2695/16/TPO**-Work to Tree Preservation Order Trees. DECISION; Support (*Vote; unanimous.*)

**219.13 1 Newton Hill(Co-op)2723/16/ADV** -Advertisement consent for 2 x non-illuminated fascia signs, 2 x internally illuminated hanging sign and 1 x internally illuminated suspended logo sign. DECISION; No objection (*Vote; unanimous.*)

**219.14 South Devon Area of Outstanding Natural Beauty Partnership Committee** –Cllr. Green had attended. Planning documents were being worked upon. Training was suggested for Council members and others, with possible training for Parish Councillors. The Development Management approach to development on the estuary was discussed and the impact on any estuary side development should be addressed in the planning application. Hedge cutting was addressed and how best to cut hedges over 5 year rotating periods. It had been suggested that an AONB group should be formed to look at developments and to provide comments to the planners- particularly large developments. This was not happening very much at present.

**219.15 Newton Downs Solar Farm**- there was no further comment.

**219.16 Training**- planning training for Councillors would be taking place at 6pm on Thursday 13 October prior to the Parish Council Meeting at 7pm at Newton & Noss Village Hall by Mr. Mark Evans.

## **220/16 ADMINISTRATION**

**220.1 Policies**- RESOLVED; to agree and adopt the revised Equality and Diversity Policy. (*Vote; 6 in favour, 1 abstention*). It was agreed to put back the review of the Health and Safety policy to October.

**220.2 Bishops Court/ Reading Room alternative storage**- the Parish Council records had been removed from Bishops Court and would shortly be transferred to the Reading Room. RESOLVED; to pay the rental payments for storage at the Reading Room by Standing Order. (*Vote; Unanimous.*)

**220.3 Events applications**- a request had been received to use Noss Green as a parking area for a forthcoming funeral. RESOLVED; whilst sympathetic to the request members did not consider it appropriate to use Noss Green for car parking. (*Vote; 6 in favour, 1 objection*).

**220.4 Parish Council meetings 2017**- it was agreed to put consideration of the dates schedule back to October.

**220.5 Audit 2015/2016**-members were advised of the results of the External Auditors' certificate and report. On the basis of their review of the annual return, in their opinion, the information in the annual return was in accordance with proper practices and no matters had come to their attention giving cause for concern that relevant legislation and regulatory requirements had not been met.

## **221/16 CORRESPONDENCE**

**221.1Outside wedding venues**- concerns had been raised by a parishioner regarding weddings being held at Worswell Farm. Marquees had been pitched which took in the view of both Wembury Bay and the Yealm Harbour. The music from the weddings tended to filter down the valley. The Clerk had contacted SHDC Licensing to establish the time cut off for music under the Temporary Events Licence but was advised this information could not be made available to the public or the Parish Council. The public were advised to contact Environmental Health/the police if there was an issue. The Environmental Health line was answered 24 hours.

There was no consultation with local Parish Council's when the Temporary Events Licence applications were made. Cllr. Baldry advised that the Licence was given for a maximum of 12 events per annum. He had not been consulted. The land leaseholder was present at the meeting and advised he had permission from the National Trust to hold events on the land- the National Trust was encouraging more public access to their land. They had had four events that year and were hoping to build up to 12. The bars were free so no Licence was required. Everything should be clear by midnight. Members were aware of one other complaint only.

**221.2 Re-shaping community-based health services**- members had no response to make to the consultation.

**221.3 Harvest Festival**- regrettably no members were available to prepare a flower arrangement this year.

**222/16 COUNTY COUNCIL**

**222.1 Highways/Transport-**

**i) The Dillons new disabled bay-** Mr. Nick Colton, DCC Highways Officer, had checked the disabled bay application records. He had not been aware of an application being received and so did not comment. The applicant did meet all of the criteria. He apologised that he did not get a chance to forewarn the Council as agreed but was querying the way the bay had been marked out. Unfortunately the decision had been made several years ago to no longer consult with Parish Councils about disabled bay applications when the whole process was simplified.

**ii) Newton Hill-** a parishioner had raised concerns about a grey estate car parked permanently outside The Observatory on Newton Hill taking up a restricted parking space just below the Co-op- often making access to the Co-op difficult. It was agreed to refer the parishioner to Devon County Council to request parking enforcement measures.

**iii) Remembrance Sunday-**Remembrance Sunday would be on 13th November. The service would be held at Holy Cross. The Yealm Branch of the Royal British Legion would be applying to Devon Highways to close Yealm Road by the War Memorial 10:30 - 11:15 for the wreath laying ceremony. The alternative route during these 45 minutes would be Court Road - Wrights Lane - Yealm Road west.

**iv) Royal British Legion-** had requested to be consulted on future street naming options

**v) Foundry Lane-** a resident had requested double yellow lines along the lane. Obstruction difficulties had been caused by inconsiderate parking.

**vi) Highways meeting-** Ms. Longworth, the Chairman and the Clerk were to meet with Mr. Nick Colton the following morning. It was agreed to raise potential double yellow lines at Foundry Lane, speed limit reductions on B3186 between Newton Ferrers / Yealmpton and within Newton Ferrers and the location of the salt bin at Pillory Hill.

**222.2 Community Road Warden Scheme-** no volunteers had come forward.

**222.3 Invest in Devon/Locality Grants-** no proposals were put forward.

**223/16 AUTHORISATION OF PAYMENTS** -Cheque payments were authorised and signed in accordance with the schedule prepared by the Clerk, checked by Mr. Hussell and listed in Minute 224/16.

**Butts Park Play Park refurbishment project;-** expense reimbursement for Mrs Wheatley would be taken from the Butts Park Play Park budget figure of £5000 set by the Parish Council.

**224/16 AUTHORISATION OF PAYMENTS**

**The following cheques were authorised totalling: £20461.00**

Chq No	PAYEE		AMOUNT
2166	Newton & Noss Parish Council	Transfer to Unity Trust Deposit Account	£20,000.00
2167	S. McDonough	Expenses reimbursement; stationery	£13.00
2168	P. Wheatley	Expenses reimbursement; laminating posters for Butts Park play park refurbishment project	£28.00
2169	Newton Ferrers Reading Room	Rental payment- September 2016	£40.00
2170	Grant Thornton UK LLP	2016 Annual Return Audit Fee	£360.00
2171	P. Wheatley	Expenses reimbursement; Signpost advertising costs for Butts Park play park fund raising toy sale	£20.00
			<b>Total £20,461.00</b>
DD	British Telecom	Telephone charges	£107.16

\*Section 137 Local Government Act 1972 payments: £0 total to date; £75.

**225/16 MAINTENANCE**

**225.1 Maintenance working groups-**

**i) Sports Pavilion-** the Revelstoke Rangers had provided details of their personal accident policy and a risk assessment for match days. Public liability insurance details and general risk assessments were awaited. The Cricket Club had not provided details of their insurance nor risk assessments.

**ii) The Green/Dillons Green-**no report.

**iii) Play parks-**

**Butts Park Play Park refurbishment.** Mrs. Wheatley had provided a detailed update which had been circulated to the Parish Council.

**Consultation-**Ms. Longworth had conducted a survey through the primary school, Mr. Scott Dooley had gathered 130 signatures of support and Mrs. Wheatley had conferred with a local physiotherapist (Mrs Karen Jaggs), occupational therapist( Mrs Carol Buckland)and Dr. Hirst of Yealm Medical Centre. Equipment needed to be suitable

for a range of ages and abilities. Mrs Wheatley was also gathering input from the Tennis Club, Football Club and Gig Club. The offer of funding from Big Greenspace Challenge required the creation of a natural leisure & play area. Evidence showed that the demand was for the site to have three uses, and consequently would attract people of most ages and abilities (including disabled/infirm);

(1) Childrens' play park & picnic area;

(2) Outdoor exercise gym & table tennis table (north side of the central path, towards the sports' field);

(3) Natural leisure & play area (south side of the central path, towards the sports' field).

**Grant update-** an update on the applications submitted/being submitted to the Big Greenspace Challenge, Tesco Groundwork-Bags of Help, Devon Community Foundation, and Lottery Wards for All had been given. No other suitable grant funders had been currently identified as funding Parish Council projects. Mrs Wheatley would keep looking.

**Equipment-**Ms. Longworth and Mr. Dooley had agreed to liaise with Sovereign re childrens' play park area and equipment. Mrs. Wheatley and Mr. Cooper had agreed to concentrate on the outdoor exercise area and the natural play and leisure area.

**Natural Leisure and Play Area:** on the recommendation of Big Greenspace Challenge organisers at SHDC, Permaculture Designer Ms. Tess Wilmot had been advising Mr. Cooper and Mrs. Wheatley on the layout and planting of the natural leisure and play area. Ryeearch site manager, Paul Andrews, had agreed that several loads of soil could be collected from the Newton Ferrers Parsonage Road construction site for transfer to Butts Park Play Park for the construction of grassy earth mounds, one of which would have a tunnel for the children to crawl through. Pipex, Roborough had agreed to supply, free of charge, suitable pipe 800cm diameter x 220cm long. The piping would be collected from the factory and be stored until needed. Mrs. Wheatley was investigating the supply, free of charge, of end of life tyres of both domestic and commercial size for use as part of the grass mound(s) and also as planters around the site for planting by residents of edible & medicinal herbs such as Calendula, Hypericum, Rosemary, Sage and Thyme as additional attraction for bees. It was recommended that the Big Greenspace Challenge activities start in late October/early November with the creation of the earth mound(s) and their turfing. Thereafter the digging of holes for tree and hedge planting would be made by excavator and planting could be made between November 2016 and March 2017. An additional wild flower area was planned for the area below the hedge to the east of the natural area (where there were already some wild flowers). Appropriate compost, mulch and support and protection would be supplied for the trees and hedge. A 3 year maintenance plan of the hedging and trees was also required by the funders. Ms. Tess Wilmot had advised that the ash trees and other hedging to the north of the site would grow to approximately three times their current height of about 20ft. She recommended that this hedging be brought under control as soon as possible and suggested that wood chippings resulting from the tree lopping and pruning could be used for mulching the new trees and hedges and cut cost.

Members agreed and approved the plans for the play park refurbishment.

**Fundraising Events:** Mr. Dooley had completed a sponsored swim from the mouth of the Yealm River to The Brook the previous weekend. There would be a sale in WI Hall on 12<sup>th</sup> November 10-Noon of new and nearly new children's toys, books, dvd, bicycle, puzzles, games, nursery equipment, sports clothing & equipment, scooters and ride-ons. Donations of items were currently being sought for delivery to or collection to/by Mrs Wheatley, Ms. Longworth and Mr. Cooper. It was agreed village businesses be asked by letter from the Council to donate funds towards the appeal.

**Marketing and PR:** posters advertising the appeal had been updated with the Parish Council bank account details for electronic + cheque payment details and were distributed in areas of Newton, Noss, Collaton, and Yealmpton. To some new posters had been added a notice appealing for items for the toy sale. October and November Parish Magazines would contain editorial update on the project fundraising and an advertisement for donations for sale and sale date. Another (free of charge) insertion in November Signpost Magazine. Signpost would be asked to include an article in December on the Appeal with some before photos and perhaps some of the toy sale which could lead to further donations. An item for the school newsletter, Up the Creek would be submitted. Mrs Wheatley had given the Clerk receipts for £28 for poster lamination and for the £20 Signpost advertisement. No further marketing budget was anticipated but this needed discussion by the working group prior to the 12<sup>th</sup> November toy sale.

**Noss Play Park-**the working group were due to meet with Mr. Tim Pollard SHDC Localities Officer on Wednesday 28 September.

**iv) Noss Recreation Areas** – it was understood the Tennis Club were seeking legal advice regarding a potential lease of the courts. Members expressed frustration at the length of time it was taking for the Tennis Club to resolve their position and suggested a deadline be set at the next meeting. The arrangements for the Community Apple Day on Sunday 16 October were progressing well.

**v) Charitable Trust Status-** a suggestion had been made to establish a charitable organisation to oversee the land assets recently transferred by SHDC to the Parish Council which could give more funding opportunities. It was agreed this would not be pursued at this stage.

## **225.2 Footpaths**

**i) Inspections-** Mr. Hussell advised that he was waiting the return of a few reports. If anything cropped up in the interim affecting the footpaths, to advise the Clerk.

**ii) Parish Paths Partnership (P3) Pilot Project-** a meeting had been suggested between Brixton, Yealmpton and Wembury. Mr. Parry Smith agreed to attend.

**225.3 Other areas for consideration-** a bench by the tennis courts was in need of repair. A bench in Noss Play Park needed to be secured to the ground. Quotes would be sought.

**In committee**

**225.4 Noss Mayo Play Park repairs-** it was agreed the Clerk would seek legal advice from the Society for Local Council Clerks.

**225.5 Annual Parish Maintenance-**the Clerk was still endeavouring to clarify the work to be completed by the contractor.

**226/16 PLANNING ENFORCEMENT-**

**i) The Post House, Pillory Hill-** SHDC planning enforcement had conducted a site visit. Whilst the railings and step may be in breach of planning control it was not considered expedient to pursue further enforcement action for the works under current planning legislation. This was because it was not considered the works harmed the character and appearance of the local area nor local residential amenity. They were now closing the enforcement case without further action.

**ii) The Anchorage, 80 Court Road-** the matter had been investigated by SHDC planning enforcement and a site visit undertaken. The works undertaken at the front of the property did not require planning permission. As such there was no breach of planning control and they would be closing the enforcement case with no further action.

*The Meeting closed at 9.25pm*