

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

**Held on 13 June 2013**

PRESENT Cllr. Cooper Mr. Cooper Mr. Taylor Mr. Carter Mr.Hussell  
Mr. Matthews Mr. Lyndon Mr. Tubb Mrs. Ansell  
ALSO 11 Parishioners Mrs. McDonough  
PRESENT (Clerk)

**OPEN FORUM**

**Police Report**-PCSO Potter had sent apologies.

**Woodville**- a neighbouring resident spoke of concerns regarding the resubmitted planning application which was felt to be a mirror image of the original application. The applicant had been invited to meet with local residents but had declined. It was suggested that the proposed building would be 80-100% larger than the current footprint not including the double garage. The SHDC Planning Officer had arranged a site meeting for Tuesday 18 June at 9.30am to meet local residents and Members of the Parish Council.

Reference was made to Devon County Council Highway's concerns that the splays had been incorrectly plotted and the proposals would be unacceptable from a safety perspective.

A parishioner referred to the ridge height of the proposed building protruding above roof heights of the surrounding buildings.

Another parishioner referred to the Parish Council not being in favour of the last application and his hope that the Parish Council would support residents' concerns.

**Point Bungalow**- a neighbouring resident spoke about the development and their observations that the building did not appear to be the right size, or in the right place and that the planning process had not been listened to. The owners of Point Bungalow were now attempting to stop the parishioner carrying out the development they wished to undertake. A member of the Parish Council referred to the fact that only the Parish Council had objected to the application for Point Bungalow. The parishioner advised that they had received no response to the objection they lodged.

Another Member referred to the fact that although the Parish had been told at a public meeting with the planning officer that the application for car parking had been withdrawn, it had been suggested that the application was merely waiting in the wings.

Another parishioner referred to planning applications including consideration as to how the development will be built. For the Point Bungalow applicants to use legal technicality to stop a neighbour building something for which they had planning permission was not acceptable behaviour, something which the Parish Council should confirm and which SHDC should see what to do about.

**Yealm Road planning applications**- a parishioner spoke of concerns about the amount of development along Yealm Road being conducted from numbers 78-90 on both sides of the road, and potential development arising from two further planning applications for number 96 and 99. The traffic congestion and noise for permanent residents was considerable. Another parishioner suggested that there should be a statement from applicants including where skips would be situated and where contractors would park which should be written into the application. Cllr. Mumford suggested that SHDC should request construction development plans which needed to be robustly set out and robustly enforced. Cllr. Cooper was asked to enquire from SHDC why these were not being requested from developers.

**126/13 APOLOGIES FOR ABSENCE**- there were apologies for absence from Mr.Stitson, Mr. Barnett and Mr. Gough.

**127/13 MINUTES** –the Minutes of 9 May Meeting were confirmed and signed as a correct record save for an amendment to the report from Open Forum relating to Clannicombe whereby “a parishioner spoke of the planning application referring to the building as a permanent dwelling rather than a mobile home, a point he felt should be made to the authorities.”

**128/13 INTERESTS TO BE DECLARED** - Members were invited to declare interests in the items for discussion during the course of the Meeting. None were declared

**129/13 DISPENSATION REQUESTS**- none were made.

**130/13 PROPOSAL TO VARY THE AGENDA**- RESOLVED: To vary the Agenda such that quotes relating to spring maintenance/legal work in respect of Broken Way /Collaton-butts Park footpath be heard in Committee. (Vote; Unanimous)

RESOLVED: To vary the Agenda such that the planning application in respect of Woodville be heard next. (Vote; Unanimous)

**131/13 WOODVILLE, PILLORY HILL 37/1253/13/F**-Resubmission of planning ref: 37/2015/12/F for demolition of an existing three bedroom house and the erection of a new two level three bedroom house with a garage cut into the

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sloping site at street level. Application affected the setting of a Conservation Area. It was agreed the Vice Chairman, Mr. Matthews, Mr. Hussell and Mr. Carter would attend the site visit on 18 June at 9.30am. An extension had been granted to the Parish Council to respond to SHDC with comments to 27 June 2013.

**DECISION.** Objection-visual impact, design and external appearance inappropriate for the site, side impact inappropriate for site, unsympathetic to the character of the area, light issues and against policies DP2 and DP3.

The Parish Council also wished to record its strong opposition and its anxiety in respect of this particular application in light of its impact on the immediate area, upon such a sensitive site and upon future applications in that area of Noss Mayo. *(Vote; 8 in favour of objecting, 1 abstention)*

### **132/13 COUNTY and DISTRICT COUNCILS**

**132.1 County Councillor's Report-** Cllr. Mumford made the following report:

**i) Highways-** A3121 by Ermington had been closed for sewer repairs. Parishioners were advised to follow the diversion signs.

Roadside trees were being monitored and some notices attached to those where ownership was not obvious.

Cllr Mumford had been chasing Tor Homes who had been asked to review Butts Park.

The flashing speed sign was on rotation being shared with four other locations. The Parish should have the sign twice a year.

With respect to reports of parking along Yealm Road impeding the bus, Cllr. Mumford advised that the bus company had not reported any particular issues. He reiterated the need for robust construction development plans.

Cllr. Mumford had noted the request for further yellow lines from Bridgend along Stoke Road due to parking impeding traffic flow. He felt that it was very unlikely that a Traffic Regulation Order, costing £3500, would be made unless it was attached to something else.

Mr. Hussell referred to some back roads being surface dressed to a high standard but the surfaces of Puslinch Road and Red Lion Hill being a danger to motorbikes. Cllr. Mumford advised that some back roads had been sealed to extend their surface life. He would check the position regarding Red Lion Hill and Puslinch.

**ii) Point Bungalow-** he had been asked to look at the walls abutting the highway. Devon County Council managed only one wall in Noss Mayo- being a small wall at the top of the Voss. Responsibility for maintaining walls lay with the landowners.

### **132.2 Highways/Transport**

**i) Stoke Road-** min 132.1 refers. It was agreed to write to the parishioner who had expressed concern sympathising with the problem. Whilst there was little prospect of securing a Traffic Regulation Order for the provision of more yellow lines, Cllr. Mumford would arrange for the obliterated yellow lines obscured by recent resurfacing/wear to be reinstated.

**ii) Yealm Road-** a parishioner had written regarding traffic congestion, and the bus being prevented from travelling down Yealm Road, caused by inconsiderate parking along Yealm Road over the summer and at weekends. There had been particular problems over the weekend of 8 June. Members, whilst sympathetic to the problem, were not in favour of the suggested residents permit parking. Members were not able to advise on a solution.

**132.3 District Councillor's Report-** Cllr. Cooper advised that the members of the SHDC planning committee had been reduced to 12 as a result of an SHDC Executive Committee's decision.

### **132.4 SHDC Asset Transfer/Parish Asset Land Registration-**

**i) Mr. Matthews** advised that the closure of Trobridges had caused significant delay. The fee earner who had been conducting the matter for the Council had been thought to be transferring from Trobridges to Curtis but this no longer appeared to be the case. The Council would however still have the benefit of the fixed price originally agreed with Trobridges. If the Parish Council now transferred to an alternative firm another quote would need to be obtained which could be more than the original quote given by Trobridges. Members agreed to abide by the decision to allow the transfer of the file to Curtis Whiteford Crocker in view of the costs position and in the hope that it would prevent further time delay. Mr. Matthews was waiting for a call from Curtis Whiteford Crocker to arrange a site visit to Butts Park and the land near Dillons to better understand the titles.

**ii) Insurance-** the Clerk had been trying to clarify the insurance position with SHDC for the play parks. Mr. Ross Kennerley from SHDC had telephoned that afternoon. There was no specific insurance for the play parks. SHDC insurance effected with Zurich covered public liability for the areas SHDC inspected and insured- the play equipment, safety surfacing and activities relevant to those. It did not cover the rest of the site nor theft/vandalism. Upon being asked whether Zurich Insurance would cover a play park in which SHDC had neither a legal interest nor legal control, Mr. Kennerley had advised that there would need to be a separate service/insurance agreement to give that coverage. Mr. Kennerley had been asked to provide confirmation from Zurich of the position.

**132.5 Village Housing Initiative-** the Chairman advised that the landowner had said SHDC were holding matters up and vice versa. It was agreed to write to Cllr. John Tucker at SHDC advising him of the position and to ask if someone could intervene and advise the Parish Council what was happening.

The Chairman advised that little support from SHDC planning officers was anticipated for potential development at Collaton.

**132.6 SHDC Public Conveniences**-no update had been received from SHDC regarding potential costing to keep the WC's open over the proposed 4 month closure. The WC's were cleaned everyday. An SHDC operative had confirmed to a Member that they were used consistently all year round.

**132.7 Chelson Meadow**- letters from parishioner concerned about restrictions being imposed on South Hams residents using the site were considered. South Hams residents were not in the geographical area to use Chelson Meadow- despite the fact the Ivybridge site took much of its green waste to Chelson Meadow and Devon County Council had invested heavily in upgrading the Chelson site. Recent correspondence suggested that for certain types of rubbish, users would have to provide written proof of residency and not merely provide verbal confirmation of a Plymouth address/postcode. No trailers would be permitted without a permit. There were concerns this could lead to an increase in fly tipping.

### **133/13 PLANNING**

#### **Planning applications received**

**133.1 96 Yealm Road 37/1150/13/F**-householder application for alterations and extensions to property. The site adjoined/affected a public right of way. DECISION; No objection. However, in view of intense development in the area, South Hams District Council Development Control officers were requested to pay particular attention to a construction plan being prepared to take into account neighbours. *(Vote; 7 in favour, 2 abstentions)*

**133.2 The Barn, Revelstoke Road 37/1237/13/F**-householder application for the demolition of existing garage/store and construction of new garage/store. DECISION; No objection. *(Vote; 7 in favour, 2 abstentions)*

**133.3. Revised plans; Bemas, Stoke Road 37/1090/13/F**-Members had no further comments on the revised plans.

**133.5. Neighbourhood Planning**- Members agreed to attend the SHDC training in July. It was anticipated that the issue of a Neighbourhood Plan would have been dealt with prior to the DALC training planned for October/November 2013. Members agreed the completion of an SHDC questionnaire to be sent in advance of the training in July.

### **134/13 ADMINISTRATION**

**134.1 End of Year Accounts**- no issues had arisen as a result of the internal audit. The auditor had reported that the Council had a robust accounting system that provided all necessary accounting information. On a four quartile grading system based on over 220 parish and town councils as poor, average, good and excellent, the Council's accounts and related records as tested were ranked excellent.

**134.2 Policies**- Mr. Gough had undertaken reviews of the Council's Freedom of Information Policy and Data Protection & Information Security Policy and reported no changes were necessary. Mr. Matthews had confirmed the Equal Opportunities Policy was in order. The Vice Chairman had reviewed the Complaints procedure which he felt to be in order. He suggested the Affordable Housing Policy (with all Members' input) be updated. No changes were suggested to the Environmental Policy.

### **135/13 CONSULTATION/CORRESPONDENCE**

**135.1. Hemerdon Mine**- Environmental Permit application was noted

**135.2 Devon County Council Flooding Update**- had been circulated to Members. Mr. Hussell advised that whilst the report identified areas liable to flooding it did not address either what DCC intended to do about it or what parishes could do themselves. It was suggested that DCC Highways be asked to clear drains in the vicinity of Court Road in October/November.

**136/13 AUTHORISATION OF PAYMENTS** – Cheque payments were authorised and signed in accordance with the schedule prepared by the Clerk, checked by Mr. Lyndon and listed in Minute 137/13.

### **137/13 FINANCIAL SUMMARY**

<b>Santander Current Account</b> :	Total balance at 1.06.13	<b>£72798.22</b>
<b>The balance includes: Hedge Cutting Bond</b>		<b>£3000</b>
<b>Monies held on completion of Newton &amp; Noss Play Park Improvement Project</b>		<b>£36.02</b>

**The following cheques were authorised totalling:** **£2840.41**

Chq No	PAYEE		AMOUNT
1650	Newton & Noss Village Hall	Hire- NNPC Meeting 13 June 13	£20.00
1651	Newton & Noss Village Hall	Hire- NNPC Meeting 27 June 13	£20.00
1652	J Allen	Cleaning: Noss Voss & Popes Quay May 2013	£50.00
1653	S.McDonough	Net salary-May	£1,106.20
1654	HM Revenue & Customs	Clerks monthly Tax & National Insurance	£263.12
1655	P. Burrige	Collaton bus shelter repairs	£129.00
1656	Community Council of Devon	Annual subscription	£50.00
1657	1st Yealm Guides	Grant for tents*	£100.00

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1658	South West Water Ltd	Public tap; Pillory Hill 15/2/13-23/5/13	£12.37
1659	K. Abraham	Independent Audit Service 2012-13	£350.00
1660	S.McDonough	Travel expenses and postage- Audit	£30.60
1661	Ricoh UK Ltd	Invoice for copies 1/2/13-30/4/13	£37.13
1662	RYHA	Cleaning of public WC Jan-Jun13/slipway cleaning fluid	£419.99
1663	D. Goodchild	Grass cutting; The Green 3,16 & 31 May 2013	£48.00
1664	M.Hingston	Newton Voss & steps cleaning May 2013	£124.00
1665	JB Electrical	Sports Pavilion; Annual Electrical Inspection	£80.00
<b>Total</b>			<b>£2,840.41</b>

\*Section 137 Local Government Act 1972 payments:£100 Total to date;£205

### **138/13. MEETINGS ATTENDED:**

**138.1 Harbour Authority-** Mr. Carter advised that visitor figures had increased following a spell of good weather. Mr. Hussell referred to the regulations link on the RYHA website appearing to be inoperative and queried regulations regarding burning rubbish on the foreshore. Mr. Carter would check.

**138.2 Halls-**there had been no meetings of the Newton & Noss Village Hall Committee. The Vice Chairman advised that funding to refurbish the WIC Hall had reached £85,000. The total costs for the proposed scheme would be £130,000. To secure a £20,000 grant from Devon County Council, the existing funding would need to reach £110,000. A loan of £10,000 over seven years had been promised and an Awards for All grant application had been submitted. The Vice Chairman asked whether the Parish Council would agree in principle to make a grant of £5000. There was a contingency set aside in the Council budget of £3000. It was agreed the Vice Chairman would write a letter of request which the Council would consider at 27 June Meeting.

**138.3 Western (Ivybridge and Surrounding Area) Parish Cluster Meeting-** the Chairman had been unable to attend.

### **139/13 FOOTPATHS**

**Definitive Map Modification Orders 2013-** Devon County Council had served notices of modification orders to be responded to by 9 July. RESOLVED; To delegate any comments to be submitted to Devon County Council in respect of the Notices for Definitive Map Modification Orders to Mr Taylor. (*Vote; 8 in favour, 1 abstention*)

### **140/13 MAINTENANCE**

**140.1. South West Water-** there was no update

**140.2 Sports Pavilion-** the Parish Council was advised of outcome of electrical inspection and PAC testing. The electrician had had to remove and discard a light fitting that had been wired with old rubber cable exposing live parts and which had been considered to be extremely dangerous. Members had no knowledge as to who had installed the fitting. The issue together with the results of the general inspection and update on review of health and safety matters/risk assessments would be dealt with at 11 July Meeting.

**140.3 Leas/Cinder Path-** it was thought work had been completed.

**140.4 Newton Voss-** Mr. Carter had spoken with the cleaning contractor who had suggested diamond cutting the surface to help create a non slip surface. RESOLVED; To accept the quotation from M & S Garden services to diamond cut Newton Voss in the sum of £295. (*Vote: Unanimous*)

**140.5 Parish Asset Inspection update-** an update had been provided of those assets inspected by the Clerk. Members agreed to undertake inspections and advise the Clerk to enable the schedule to be updated.

#### **140.6 Other areas for consideration**

**i) Pot holes by Co-op-**the Clerk had met Mr. Colton from Devon County Council Highways on site the day before when he had confirmed that an order would be raised for the repairs.

**ii) Parsonage Road-** the Clerk would report loose granite setts on the kerb by Hawthorn Cottage

**iii) Stoke Road closure-** Mr. Colton had confirmed that the road should only be closed for a maximum of two nights.

**iv) Butts Park Crossing-** Mr. Brian Hockaday was thanked for arranging the hedge trimming to improve visibility.

#### **In committee**

**140.7 Routine Spring Maintenance-** three invitations to tender had been submitted, two tenders having been received. RESOLVED; To accept the quotation from Grounds Maintenance South West in the sum of £289.25 plus VAT for annual Spring Maintenance. (*Vote; Unanimous.*)

It was agreed the work should be inspected upon completion.

**140.8 Collaton-Butts Park path –** RESOLVED; To accept the quotation from Mr. Philip Hingston to cut inner hedges and grass either side of Collaton-Butts Park footpath in the sum of £320 plus VAT. (*Vote; 8 in favour, 1 abstention*)

**140.9 Broken Way-** RESOLVED; To accept the quotation from Foot Anstey Solicitors for the provision of legal advice in respect of land at Broken Way in the sum of £400 plus VAT. (*Vote; Unanimous*)

The Meeting closed at 9.05pm

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