

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

**Held on 23 February 2012**

PRESENT Cllr Cooper Mr. Cooper Mr. Hussell Mr. Carter Mr. Gough  
Mr. Matthews Mr. Tubb Mrs. Ansell Mr. Taylor  
ALSO Mrs. McDonough  
PRESENT (Clerk)  
6 parishioners were present for part of the Meeting

**OPEN FORUM-**

**Land behind Yealm Hotel-** a parishioner referred to a land ownership issue between the owners of the River Yealm Hotel and Yealm House.

**Turning bay Yealm Road-** a parishioner referred to safety concerns expressed by the owner of Yealm House regarding views held that the bottom of the driveway was a public vehicular turning space.

**Briar Hill-** a parishioner referred to two applications for Certificates of Lawfulness made by the owner of Briar Hill Campsite.

**48/12 APOLOGIES FOR ABSENCE-** there were apologies for absence from Mr. Stitson, Mr. Lyndon and Mr. Barnett.

**49/12 INTERESTS TO BE DECLARED** - Members were invited to declare interests in the items for discussion during the course of the Meeting. Mr. Matthews declared a personal and prejudicial interest in the item relating to consideration of tenders for legal work for the proposed SHDC asset Transfer. Mr. Matthews was a consultant and related to one of the partners of one of the legal firms which had tendered. Mr. Tubb declared an interest if matters relating to Briar Hill Farm were going to be discussed.

**50/12 PROPOSAL TO VARY THE AGENDA** — RESOLVED: to consider items relating to consideration of tenders to conduct the legal work in connection with the potential transfer of SHDC land assets to the Parish Council in Committee. (*Vote: 8 in favour, 1 abstention*).

**51/12. MINUTES** – the Minutes of 26 January Meeting were confirmed and signed as a correct record.

**52/12. PLAYPARKS/PLAYING FIELDS**

**Noss Play Park-**

**52.1 Drainage-** Mr. Tubb reported that Mr Stitson had been monitoring the drainage which appeared to have worsened. Mr. Buckland had advised the Clerk that he had been up to the play park the previous day and the area he had spiked at the site meeting had improved. He had suggested that some Council Members may wish to spike the remaining area. He would be happy to assist. He had further suggested that some rounded gravel could be laid in the wet areas and where the ground was heavily trafficked. The gravel would work into the soil and grass would grow through it. Members considered safety implications and potential difficulties with grass cutting. It was agreed that the condition of the play park would be monitored. In the interim, arrangements would be made for the staking suggested.

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**52.2 Equipment-** approval was sought for payment of an invoice from Earth Wrights for the construction of a net bridge by the "puddle gully". Some Members expressed concern that the contingency had been spent before potential difficulties with the play park had been resolved. Another Member suggested that SHDC had offered to pay for the net bridge. Mrs. Hinchliffe had advised the Clerk that she had sufficient funds in the contingency to pay for it. RESOLVED: To authorise payment of the invoice from Earth Wrights for the construction of the extra net bridge over "puddle gully" in the sum of £951.10 plus VAT (*Vote: 7 in favour, 2 against*)

**53/12 PLANNING**

**SHDC planning decisions** –the most recent decisions received were noted:

**53.1 46 Noss Mayo 37/3133/11/F-**householder application for renovation of property including new dormer extension to loft and additional parking space with garden room under. Application affected a Conservation Area. **SHDC:** Granted.

**53.2 Fern Hill, Stoke Road 37/2852/11/F-**householder application for flat roof first floor extension. **SHDC:** Granted.

**53.3 Puslinch Farm, Yealmpton 37/3260/11/LB** -Listed Building consent for alterations. Application affected a Listed Building. **SHDC:** Granted.

**53.4 Mossgara, Pillory Hill 37/2754/11/F-** amendments to planning approval 37/1587/11/F to create a larger kitchen area. Enlargement of side windows to proposed family room extension. New Kayak store over existing gabion baskets adjacent to the quay and other external alterations. Application affected the setting of a Conservation Area. **SHDC:** Granted.

**Applications received** –

**53.5 Widey Cross 37/0202/12/F**-householder application for refurbishment and alterations to ground floor layout of existing outbuilding for use as habitable accommodation ancillary to existing dwelling house.

The site adjoined/affected a public right of way. DECISION: Support. (*Vote: 8 in favour, 1 abstention*).

**53.6 Yondercombe, Noss Mayo 37/0224/12/F**-proposed erection of single detached dwelling. Application affected the setting of a Conservation Area. Application affected the setting of a Listed Building. The Parish Council had viewed the letters in support and was not aware of any objections. DECISION: No objection. (*Vote: 5 in favour, 2 against, 2 abstentions*).

**53.7 Hillersdon Lodge, Hillersdon, Membland 37/0226/12/F**- householder application for conversion of old slaughter house to ancillary accommodation to the main house. Application affected a Listed Building. DECISION: No objection. (*Vote: 8 in favour, 1 abstention*).

**53.8 30 Court Road 37/2870/11/F Reconsultation** - householder application for extensions and modifications of the existing bungalow and construction of an annex and garage. The architect was present and advised that the garage, to which the Parish Council had originally objected, had been removed from the planning proposal. DECISION: No objection to the amended plans. (*Vote: 8 in favour, 1 abstention*).

**53.9 Tylings, 47 Court Road 37/0275/12/F**- householder application for two storey extension at rear. The applicants and their architect were present. The architect advised that both neighbours had been approached before the plans were submitted. Following concerns raised by one of the neighbours the plans had been amended to reduce the possibility of overlooking. DECISION: No objection. (*Vote: 7 in favour, 2 abstentions*).

#### **Amendments to planning applications**

**53.10 46 Noss Mayo 37/3133/11/F**- the amendments to the planning application in respect of the material proposed for the garden room and shed were noted

#### **54/12 NOSS HARD BOAT PARKING**

The Clerk had attached notices to an unauthorised kayak and canoe parked on the rack at Noss Hard on 26 January advising that the craft should be removed by 23 February. Both were still there and the owners had not made contact with the Clerk as requested. RESOLVED: The Clerk should make arrangements with a local boat storage operator to remove the kayak and canoe to safe storage. (*Vote: Unanimous*)

#### **55/12. CORRESPONDENCE**

Members considered correspondence from Malborough Parish Council and other South Hams Parish Councils concerning representation at SHDC Development Management Committee Meetings. RESOLVED: To write to SHDC to advise that the Parish Council were in favour of the proposal for representation at SHDC Development Management Committee Meetings where there was a conflict of interest between the District Councillor's views and the Parish Council's views. (*Vote: Unanimous*)

#### **56/12 FOOTPATHS/NOTICEBOARD/SEATS**

**56.1 2011 Annual footpath Inspection**-Mr. Taylor requested that this be out back to the Meeting in March.

**56.2 Definitive Map review**- Mr. Taylor advised that there was no update. A date for the next PROW Committee meeting was awaited.

**57/12. DIAMOND JUBILEE**- insurance issues were considered.

**57.1 Beacon- Mr. Matthews** advised that he would prepare a risk assessment.

**57.2 Big Lunch** - the Parish Council's insurers had advised that the Parish Council Insurance Policy would not cover events which were not organised by the Parish Councils. The Insurers had suggested that those organisations arranging events in the Parish should check their insurance position. The Clerk had obtained two quotes to insure the WC's to be hired of approximately £25. RESOLVED: To authorise the Clerk to arrange temporary insurance to cover the WC Hire for the Big Lunch on 3/4 June subject to a maximum cost of £30 plus VAT. (*Vote: Unanimous*)

It was assumed insurance for the Bouncy Castle would be covered by the operator. It was agreed the **Clerk** would check with Mrs. Hinchliffe.

**57.3 District Council Locality Budget**- the Yealm Garden Society had applied to Cllr Cooper for a grant to buy bulbs for planting in the Parish for the Diamond Jubilee. Whilst the Parish Council welcomed the suggestion, it was felt that the previous suggestion made at the last Meeting, that the monies be used for Butts Park Play Park, should stand. It was suggested that the Yealm Garden Society may wish to seek sponsorship from local businesses for the costs of the bulbs. RESOLVED: The Parish Council would recommend the District Councillors Locality Budget of £2500 be used to effect improvements for Butts Park Play Park. (*Vote: 8 in favour, 1 abstention*)

Cllr. Cooper advised that funds may be available to effect further play park improvements from the Section 106 agreement for the Village Housing Initiative

**58/12. 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 59/12.

#### **59/12 FINANCIAL SUMMARY**

The following cheques were authorised totalling:

£ 1,498.84

2/23February2012.....Chairman

Chq No	PAYEE		AMOUNT
1441	Ricoh Capital Ltd	Photocopier lease 1 February 12-30 April 12	£148.40
1442	Vantech Media	DIY hosting package, annual fee-newtonandnoss-pc.gov.uk.	£95.00
1443	S.McDonough	Reimbursement expenses; postage/footpath signs**	£69.42
1444	Ricoh UK Ltd	Invoice for copies 1/11/11-31/1/12	£33.79
1445	South West Water	Public tap: Pillory Hill 10/11/11-13/2/12	£10.91
1446	Earth Wrights Ltd	Noss Play Park- fabrication & installation of net bridge	£1,141.32
			<b>Total £1,498.84</b>
*Section 137 Local Government Act 1972 payments: £0 Total to date;£875			
**replaces cheque 1436			
1436	S.McDonough	Reimbursement expenses; postage/footpath signs STOPPED: Cheque lost by payees bank	£69.42

### **60/12 BRIAR HILL**

A brief discussion took place regarding applications made by the landowner for a Lawful Development Certificate for existing use for camping and caravan use of the land and a Lawful Development Certificate for existing use for storage of trailers, boats and caravans. The applications would be put on the Agenda for 8 March Meeting.

The Chairman advised that the Enforcement Officer from SHDC Development Control had arranged a Meeting for the following day. The Chairman, in her capacity as District Councillor had requested to attend the Meeting together with representatives from the Parish Council. The landowner had cancelled the Meeting. Members were advised that the SHDC Planning Enforcement Officer had a statutory right to go on to the land. Members expressed concern about the possibility of the applications being determined without the Parish Council or ward member having the opportunity of making representations. The Chairman, as District Councillor, advised that she would make the District Council aware of the Parish Council's informal position. The matter would be considered fully at the next Meeting. **Agenda 8 March**

*Mr. Matthews left the Meeting.*

### **In committee**

**61/12 SOUTH HAMS DISTRICT COUNCIL ASSET TRANSFER** - Tenders received for the conduct of legal work had been opened shortly prior to the Meeting by Mr. Gough in the presence of the Clerk, the Chairman and Mr. Hussell. The tenders needed to be considered in detail. RESOLVED: To delegate the decision as to which firm to instruct to deal with the legal work in connection with the proposed transfer of SHDC land assets to the Parish Council to Mr. Gough and the Vice Chairman. *(Vote: Unanimous).*

*The Meeting closed at 8.25 pm*