

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

Heid on 23 July 2015

PRESENT Mr. Cooper Mr. Carter Mr. Hussell Mr.Green Ms. Cove

ALSO Mr. Lyndon Mrs. Cooper
PRESENT 6 Parishioners Mrs. McDonough
(Clerk)

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

OPEN FORUM

Proposed Solar PV array at SX 553 496, Newton Downs Farm- Mr. Ray Holland spoke on behalf of Mr. Peter Brown of Yealm Community Energy Ltd (YCE), who had been unable to attend. He reported that Good Energy (GE) had informed YCE (now a registered Community Benefit Society) that they would be making an offer to YCE as the basis for negotiating the purchase of a share or the whole of the Newton Downs site from them. However the price they had so far indicated meant that it would not be possible for YCE to generate community funds from the revenue, which was the purpose of YCE's interest. GE had said they would be offering an improved financial contribution to a local community fund as a fallback position to the community purchase. Unless GE improved its offer of a purchase price, this would seem to be the most likely outcome.

The recent announcement by DECC of reductions in the subsidy to solar farms would mean that although it should be possible for the Newton Downs site to proceed, the tariffs that would be applicable would not be known until the result of the consultation period on the changes (likely to be September). This would mean that there would be further uncertainty about the financial performance of the project.

The site was a good one from an environmental point of view and subject to agreement on a satisfactory financial arrangement with Good Energy, should be accepted.

Land at Barnicott- Ms. Amanda Burden, Luscombe May, instructed on behalf of Mr. and Mrs. Williams, outlined proposals for development of a residential property and swimming pool in which her clients and their children would reside. Use of the swimming pool would be offered to the children of Newton Ferrers Primary School. Copies of the draft application were circulated to Members. Mr. Williams would be constructing the property of high quality construction and design himself. A new access point on to Bridgend Hill was proposed and extensive landscaping. Ms. Burden confirmed Devon County Council Highways had visited the site. No road widening would be involved. The access would need to be built into the bank. It was intended to submit the application in August. Ms. Burden was advised the Parish Council took a summer recess in August and if necessary an extension would be sought so that any application could be considered at the Parish Council meeting on 9 September.

166/15 APOLOGIES FOR ABSENCE- there were apologies from the Chairman, Mr. Tubb, Mrs Evans, Ms. Adams and Ms. Longworth. Apologies had also been received from Cllr. Ian Blackler.

167/15 INTERESTS TO BE DECLARED - members were invited to declare interests in the items for discussion during the course of the Meeting. None were declared.

168/15 DISPENSATION REQUESTS- none.

169/15 MINUTES –the Minutes of the 25 June and 9 July Meetings were confirmed and signed as a correct record.

170/15 VARIATION OF AGENDA- RESOLVED; matters relating to quotations for the termination of lease arrangements for Bishops Court should be considered in Committee. *(Vote; Unanimous)*

RESOLVED; matters relating to pre planning applications/planning enforcement matters should be considered in Committee. *(Vote; Unanimous)*

171/15 COUNTY and DISTRICT COUNCILS

171.1 County Council – Cllr. Hosking had not yet arrived.

Locality Budget-Mr. Green advised that Newton & Noss Network had submitted a funding application for rugby posts to the District Councillors' Locality Fund. Cllr. Baldry advised that the enquiries received from the parishes would exceed his available funding. RESOLVED: To support an application for funding for rugby posts for Butts Park playing field to the County Councillor's Locality Budget if necessary. *(Vote; Unanimous)*

171.2 Highways/Transport- 94 Bus Service. Cllr. Hosking had sent details of the new No. 94 bus timetable which, despite previous indications from the County Councillor that the timetable would be safe subject to the No. 49 service, showed that the daily service Monday- Saturday would be reduced from five to three. Cllr. Hosking had advised that the Cabinet decision had been made on all the services to be cut across the County. 170,000 passenger journeys had been cut compared with 400,000 in the consultation document. He had suggested the

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Parish Council could consider contacting the bus company who were taking over the service, and ask if they would be prepared to consider retaining or adding the Sunday service back into the timetable. This would be a commercial decision for the bus company and there would be no subsidy on offer from Devon County Council. Devon County Council had had its Central support grant cut by £46 million this year and savings had had to be made. Priority had been given to services which provided people with transport to work and which were popular with customers. Cllr. Baldry advised several other parishes had received the same message.

Members expressed concern about the ability for parishioners to get to Yealm Medical Centre for appointments following the service changes. A resident had also expressed concern that he would no longer be able to drop/collect his children to school and travel to/from work using the bus service. It was suggested that there could be an element of relief that the Parish still had a bus service. The operator was due to change from Tally Ho to Target.

It was agreed a letter would be sent by the Vice Chairman to Cllr. Hosking expressing the Parish Council's concern at the changes particularly after the previous indications that the current service would be saved and asking Cllr. Hosking to clarify why the cuts had been made which would cause hardship for those using the bus. The letter would be copied in to the DCC cabinet member with responsibility for the bus services Cllr Stuart Hughes and to Gary Streeter M.P.

171.3 District Council- no members at the meeting were available to attend Town and Parish Council event Monday 27 July. Cllr. Baldry advised he had no report but wished to listen stay with respect to the planning applications.

171.4 SHDC Asset Transfer/Parish Asset Land Registration- there had been no update in respect of the legal work to conclude matters.

172/15 PLANNING

Planning decisions

172.1 Bambara, 33 Court Road, 37/1082/15/F-householder application for enclosure of existing balcony at first floor. SHDC: Granted.

172.2 Development site at SX550478, Woodville, Pillory Hill, 37/0735/15/F-demolition of existing 3 bedroom house and erection of new two storey 3 bedroom house with off-street garage. SHDC: Granted.

Planning applications received including

172.3 Proposed Solar PV array at SX 553 496, Newton Downs Farm, 37/1426/15/F-temporary (30 years) change of use to agriculture and solar photovoltaic farm with associated static arrays of photovoltaic panels (proposed output 5mW, site area 11.9 hectares) together with associated structures. Affected the setting of a Listed Building and a public footpath or right of way. Major application.

Mr. Green had circulated a letter of intent from Mr. Hugo House of Good Energy to Mr. Peter Brown and Mr. Ray Holland of Yealm Community Energy (YCE) that proposed two options for investment by Yealm Community into the Newton Downs solar farm. Included in that letter was a fall-back position that if YCE did not exercise its option to invest, Good Energy would deliver a community investment fund of £2,000/MW of installed capacity per year (increasing with RPI) for the operation life of the project.

Good Energy had included a caveat within the letter because of news that had been announced by the Department of Energy and Climate Change the previous day, who had launched a consultation that could result in the removal of some or all subsidy for solar projects. The caveat stated that their proposals were subject to the outcome of this consultation which could, at worst, mean the project could not be progressed.

Mr. Green advised the proposed project was 5MW which would result in £10,000 per year for 30 years (rising with RPI) being given to the community. The Parish Council could decide where the money should be allocated.

The site was discussed. The solar panels would be raised so sheep could graze beneath.

Mr. Hussell suggested that DCC Highways should test the sweep for articulated lorries entering the road to Newton Downs Farm from Parsonage Road. Mr. Harris, the landowner, advised that discussions had been taking place. He owned the land adjacent and a hard core turning circle could be constructed if needed. Miss Cove enquired into the reinstatement of the road to Newton Downs Farm if damaged by construction traffic. Mr. Harris suggested that the construction, subject to planning, would take three to four weeks and was scheduled for autumn. It was understood DCC had road repairs scheduled for 2016. The road was already neglected.

DECISION; Support conditional upon;

1. Access/egress to the site to be approved by Devon County Council Highways with particular reference to pedestrian safety.

2. Roads to be made good if damaged by construction traffic. (*Vote: five in favour, 2 against*)

172.4 Aberford, Stoke Road, 37/1445/15/F -householder application for two storey rear extension. DECISION; No objection (*Vote: Unanimous.*)

172.5 Ashcroft, Parsonage Road, 37/1270/15/F- householder application for creation of first floor extension by raising the ridge of part of the roof and creation of new entrance lobby. Development Management had forwarded revised plans. DECISION; Revised plans; No objection upon the basis that construction of a garage and increase in roadside wall height are no longer included. The Parish Council queried why the Listed Building opposite had not been referred to (*Vote: Unanimous.*)

172.6 Collaton development proposals- a copy letter from the RYDA to Development Management dated 13 July 2015 had been circulated to Members. The letter addressed concerns regarding late additional comments made by the applicant and his agents together with transport implications, sustainability and landscape/visibility issues. Mr. Green advised that he had not been a member of the Council when it had considered the application and it would have been his view that the site was Brownfield and he would not have objected to the application. DECISION; to write to Development Management to support the letter from the RYDA dated 13 July 2015. (Vote; 4 in favour, 2 against, 1 abstention.)

172.7 Planning applications during summer break- for those applications in respect of which the Parish Clerk was unable to secure an extension from SHDC planning control to 9 September 2015 for the Council to respond, Members should submit their comments to the Clerk, the Clerk then having delegated authority under Section 101, Local Government Act 1972 to submit those comments on the Parish Council's behalf to South Hams District Council. However should any controversial planning applications arise in respect of which an extension cannot be secured the Council may consider holding an EGM. (Vote: Unanimous)

172.8 Neighbourhood Plan- the Chairman of the R.Y.D.A., Mr. Christopher Lunn, gave a presentation of the Neighbourhood Plan website to the Council. The Vice Chairman suggested the launch of the Neighbourhood Plan website was an important step and the Parish Council thanked all those who made it happen. It was hoped the website would encourage and enthuse more people to volunteer their time and expertise to help build a plan that would benefit, sustain and protect the villages in the challenging years ahead.

Mr Lunn advised that the first meeting of the Steering Group would probably take place in September.

173.8 Yealm Community Solar Farm- a letter from Yealm Community Energy regarding a consultation for a proposed solar farm on land at Creacombe, Holbeton had been circulated to Members. Yealm Community Energy would have a stall at the Yealmpton Show on Wednesday 29 July and there would be a public consultation on Thursday 30 July at Yealmpton Community and Resource Centre.

Cllr. Richard Hosking arrived.

173/15 VARIATION OF AGENDA - RESOLVED; to receive a report from the County Councillor. (Vote; Unanimous)

174/15 COUNTY COUNCILLOR'S REPORT

i) No 94 bus service-The Vice Chairman advised that the news about the reduction in the No 94 service had not been well received given Cllr. Hosking's indication at the last Meeting that the current timetable would be saved. He was asked why the service had been changed. Cllr. Hosking advised he had no explanation. Cllr. Hosking was asked if there was any possibility it could be changed. Cllr. Hosking did not know but advised the No. 49 service was still in discussion. He had been advised that the No. 94 and No. 49 were operationally linked. Target were due to take over the No. 94 service around 19 September. No. 49 service would have a different operator. Cllr. Hosking would make enquiries.

ii) Bishops Court- Cllr. Richard Hosking was asked about the termination of funding for on site night time staff. He suggested overnight care cost DCC £70,000 pa. He advised that those residents who had a welfare plan had been assessed and were considered not to need overnight service. He was asked whether reassessments would take place if the situation changed and an overnight service did become necessary. Cllr. Hosking said he assumed so. He then suggested that there was a question mark as to whether Bishops Court would qualify for the service from Devon County Council. The Parish Council queried this and advised care provision had been one of the reasons behind Bishops Court being built. He said he would know more at the next meeting when he should have received a report back from Cllr. Stuart Baker, the cabinet member with responsibility for social services.

175/15 ADMINISTRATION

Events applications- RESOLVED; to approve an application by St. Peter's Revelstoke P.C.C. for St Peter's Village Fete to be held on Noss Green on Monday 31 August 2015. (Vote; Unanimous)

176/15 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 177/15

177/15 FINANCIAL SUMMARY

The following cheques were authorised totalling:

£2560.59

Chq

No PAYEE

AMOUNT

1971	S. McDonough	Net salary-July	£1,215.98
1972	HM Revenue & Customs	Clerks monthly Tax & National Insurance	£294.97
1973	Devon Communities Together	Membership renewal	£50.00
1974	M. Grundy	Parish Council website management 21/7/14-12/7/15	£162.00
1975	Ricoh UK Ltd	Photocopier rental 1/7/15-30/9/15	
		Copy charges 1/4/15-30/6/15	£156.24

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1976	S. McDonough	Travel expenses reimbursement LCAS risk seminar	£24.00
1977	DALC	New Councillor Training	£30
1978	M. Hingston	Newton Voss & steps cleaning July 2015	£124.00
1979	P. Burridge	Spring maintenance	£503.40
			Total £2,560.59

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

178/15 CORRESPONDENCE

178.1 Dementia Friendly Parishes around the Yealm- Mrs. Caroline Hirst had submitted a report for August. Their project continued to help people with dementia and their families stay actively involved in their local communities. They would like to have a stand at all local community events in Wembury, Brixton, Yealmpton, Newton and Noss and Holbeton. On the 13th June Carol Buckland had held a coffee morning in her garden at Newton Ferrers which raised £600.00 for the project. Their stand at Brixton St. Mary's Fete on the 26th June provided information to people wanting to find out more about the dementia and the project. They had enjoyed a sunny afternoon at Wembury School Fair on the 4th July promoting the project in Wembury. On Friday 4th September they would be holding a Gala Evening at the Royal Western Yacht Club at Queen Anne's Battery in Plymouth.

Currently Maxine Kennedy, their Project Coordinator, was linked with 45 people with dementia and their families. In August the Gentle Exercise class held on Tuesday mornings 11.30-12.30 at Venn Court, Brixton would continue and the Art and Craft Club would be at Yealmpton Community Centre from 10.00-12.00 on Monday 5th and Wednesday 17th August. The Reading Group started again on Thursday 3rd September at The Parish Room, Yealmpton starting at 10.30am. People were again invited to contact Maxine on the above number if they were interested in any of the activities or if there was a belief the organisation could help or if there was a wish to support the project.

178.2 Office of the Police & Crime Commissioner-it was agreed to support and sign the petition for Fair funding for Devon & Cornwall Police Force.

178.3 Devon Senior Voice- no members were available to attend the AGM on 4 December.

179/15 MAINTENANCE

179.1 Maintenance working groups-

i) Noss Mayo- the risk assessments prepared by the Chairman in respect of Noss Green, Noss Mayo car park and the Community Orchard were approved and agreed. Negotiations with the Tennis Club were ongoing.

ii) Play parks- SHDC had forwarded the annual inspection reports undertaken by Allianz in March. These had been circulated to the maintenance group for discussion. The Vice Chairman, Mr. Green and Clerk were meeting the following day with a representative from SHDC Grounds maintenance to discuss erection of temporary fencing outside a resident's property bordering Butts Park play area as a safety measure.

iii) Playing Field- the Clerk would check with SHDC as to the age of the goalposts. It was agreed that should the goalposts need replacing, an application should be made to Devon County Council for Locality Funding support.

179.2 Rugby posts- Mr. Green had met with a representative from the Football/Cricket Club who had been happy with the proposed site for the practice posts. Mr. Green would be meeting with SHDC grounds maintenance the following day to discuss siting and a quotation for installation..

179.3 Parish asset inspection- the proposed work schedule to put out to tender had been circulated to Members and was agreed.

179.4 Other areas for consideration-

i) Yealm Road- the wall below "Berberis" was covered in overhanging vegetation and covering double yellow lines. The matter would be reported to Devon County Council Highways.

ii) Risk assessments- Miss Cove and the Clerk gave a brief summary of the Local Council Advisory Service Risk Seminar attended. All contractors, irrespective of the size of the project, would need to be asked to provide risk assessments.

ii) Defibrillator training- it was agreed the Clerk should make enquiries of the RYHA into the availability of Defibrillator training between October- December potential prior to a Parish Council Meeting.

iii) Riverside Road West- RESOLVED- to authorise work to trim the public footpath to the foreshore subject to a maximum sum of £100. (*Vote; Unanimous*)

180/15.BISHOPS COURT-

180.1 Night care arrangements- *min 174.15 refers*

180.2 Yealm Medical Centre-

Licence arrangements- the Parish Council had copied NHS England South (South West) in on their letter of concern to Yealm Medical Centre regarding the termination of the surgery at Bishops Court. Linda Morgan, Primary Care Support Lead had replied advising that she had been in contact with the practice and they had advised that they had decided to retract the notice to cease the branch surgery. Yealm Medical Centre would be writing to

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inform the Council of their decision and to also address how they move forward with the issues raised in their earlier letter which had outlined why the service was being stopped. Yealm Medical centre had confirmed that they would continue the service as normal.

Yealm Medical Centre had written to the Council to retract their notice to cease service at Bishops Court and would continue with the service on the proviso that the service was safe and the issues they had raised would be resolved within an agreed timescale. A meeting between the Practice Manager, a Member of the Council and a representative from Spectrum Housing had been requested.

The Clerk advised Yealm Medical Centre had made a further report of the consulting room door being left open and the parking space for the consulting room being occupied when the doctor arrived. The issues had been raised on a number of occasions with Spectrum.

It was agreed the Chairman, Vice Chairman and Mrs. Cooper would meet with the Practice Manager on 23 September at the consulting room. The Spectrum manager with responsibility for Bishops Court, Mrs. Pauline Watts, rather than the housing officer, would be invited to attend both that meeting and to a prior meeting in August when the issues raised by Yealm Medical Centre could be discussed in advance.

Members discussed the fact patients may find it more difficult in the future to get to Yealmpton due to the bus service cuts.

It was agreed the Clerk should include a piece in the next Parish Magazine regarding the surgery at Bishops Court. Members also discussed a short questionnaire being made available at the pharmacy to establish usage of Bishops Court surgery.

In Committee

180.3 Quotations for legal work

Three quotations for work to terminate the Licence under the first break clause had been invited. Members agreed that the continuation of the surgery at Bishops Court should be supported- Yealm Medical Centre would be able to enter into their own negotiations for a Licence with Spectrum Housing Association. Currently rental payments and service charges for Bishop's Court amounted to £342.93 per month plus buildings insurance and was scheduled for review by Spectrum Housing Association. The considerable savings by terminating the lease would assist with budgeting for the increased maintenance costs following the transfer of SHDC land assets to the Parish Council.

RESOLVED: to accept the quotation from Wolferstans Solicitors to undertake work necessary to terminate the lease held by Newton & Noss Parish Council for the termination of the lease for the consulting room at Bishops Court in the sum of £350 plus VAT and disbursements. Wolfertans would also be asked to give notice on the Licence held with Yealm Medical Centre for the termination of the licence to take effect simultaneously. (*Vote; Unanimous*)

181/15 PLANNING ENFORCEMENT/PRE APPLICATIONS

No matters were discussed

The Meeting closed at 9.00pm

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