

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

Held on 23 October 2014

PRESENT Cllr. Cooper Mr. Hussell Mr. Taylor Mr. Carter Miss Cove
Mr. Stitson Mr. Matthews Mrs. Evans Mrs. Ansell Mr. Tubb
ALSO 15 Parishioners Mrs. McDonough
PRESENT (Clerk)

OPEN FORUM

Collaton Development Proposals-parishioners spoke in respect of their concerns;

i) A Collaton resident referred to the Landscape Visual Impact Appraisal (10-14PDF) suggesting the scale used was incorrect and misleading. Several photographs had been produced to demonstrate visual impact but none showed the house roofs nor the impact on Brixton. Brixton Red Lion Hill residents had already complained about the light pollution from Collaton. It was suggested the traffic access report was incomplete and inaccurate. A road traffic accident had taken place in the vicinity two weeks previously. Local sewerage was up to maximum capacity. Local shellfish businesses had concerns regarding E-Coli particularly with the Sherford development starting. Although the proposal was referred to as Community Development, the parishioner suggested it did nothing for the community. It was unlikely local builders would be employed. There had been similar large scale development in Ireland with many properties remaining unsold and empty. The parishioner wondered whether the applicants had undertaken a housing needs survey. Sherford, Brixton and Yealmpton already had large scale development.

ii) Another Collaton resident enquired into who would move into the new homes. Mr. Matthews advised that there was a housing waiting list. Local people had provided information to the Community Housing Working Group a few years ago confidentially. Some affordable housing had been proposed but this would be dependent upon the developer's commitment.

iii) A Collaton resident queried the sustainability of the scheme. He had observed that only 10% of Collaton residents drove towards Newton & Noss. 80% went towards Brixton/Yealmpton and Plymouth to work. He was of the remaining 10% who were retired. He rarely went to Newton & Noss. He felt most people would aim for Sherford as this would give better access to Plymouth. There was a danger that the houses would remain unsold.

iv) Another Collaton resident was concerned regarding the serious implications of the development. It was in an AONB. There were concerns regarding the impact on wildlife. With respect to access and layout, no new vehicle access had been proposed. With a minimum of two cars per household, and the employment units/allotments this could lead to at least 200 extra cars. There was one entrance with no pedestrian access. If the development was in site of the existing pathway despite suggestions to the contrary in the proposals. South West Water facilities were at maximum capacity. There was enough housing development in the vicinity. There was a risk employment units would be left standing empty giving the example of the Westover Industrial Estate. The increased traffic was unacceptable.

v) A Collaton resident seconded all that had been said.

234/14 APOLOGIES FOR ABSENCE- there were apologies for absence from the Vice Chairman and Mr. Lyndon.

235/14. MINUTES – the Minutes of the 25 September Meeting were confirmed and signed as a correct record.

236/14 INTERESTS TO BE DECLARED - members were invited to declare interests in the items for discussion during the course of the Meeting. Miss Cove declared an interest in the Collaton Development proposals by virtue of being a resident.

237/14 DISPENSATION REQUESTS- none.

238/14 PROPOSAL TO VARY THE AGENDA – RESOLVED: items relating to consideration planning enforcement matters and pre applications should be considered in Committee. (*Vote; Unanimous*)

239/14 COUNTY and DISTRICT COUNCILS

239.1 Highways- it was agreed to put back consideration of the Tough Choices public consultation to the next Meeting.

239.2 Devon County Council Tough Choices consultation- proposals for budget savings 2015/2016 waste management were considered. Members had no comment to make.

239.3 SHDC Youth Engagement and Young People Support Meeting - it was agreed Miss Cove would attend.

239.4 SHDC Asset Transfer/Parish Asset Land Registration- the engrossments had been received and were with Mr. Matthews for review. The working groups would need to meet to begin formulating action plans /risk assessments for the new land assets.

239.5 TAP funding-

1/23October2014.....Chairman

i) **2013/2014**-Wembury Parish Council had drafted an invitation to Tender. Mr. Hussell and Mr. Stitson had marked the points requiring attention on maps which would be sent to Wembury Parish Council. DCC had been asked to provide maps showing various drainage points in the Parish in addition. A list of contractors recommended by Devon County Council Highways had been suggested. Wembury Parish Council had advised that Cllr. John Hart was putting in £2000 from his Locality Budget to the project. Brixton, Yealmpton and Newton & Noss Parishes had been asked to request similar funding from Cllr. Richard Hosking from his Locality Budget. The Council agreed the Clerk should approach Cllr. Hosking for funding from his Locality Budget on that basis.

ii) **2014/2015**-Newton & Noss had put forward two proposals- for further drainage work and to keep the public conveniences open in the Parish over winter. With respect to public conveniences, Yealmpton had declined, Wembury Parish Clerk thought it unlikely but would put to his Council and Brixton had asked for more details on figures. Brixton and Ugborough were looking at potential defibrillator projects. Modbury was looking at a defibrillator and possibly a repeat of lengthsman project that had been undertaken the previous year. Wembury had invited Brixton and Newton & Noss to join in purchasing "lengthsman" type services (but not from DCC). The Parish Council agreed to join in with this proposal.

240/14. PLANNING

Planning decisions

240.1 Anchor Cottage, Riverside Road East 37/2074/14/F-householder application for single storey extension to north elevation. Application affected a Conservation Area. **SHDC: Granted.**

240.2 The Point, Passage Road 37/1491/14/MIN- non-material minor amendment to planning approval 37/1296/12/F. **SHDC: Granted.**

240.3 The Lodge, Beacon Hill 37/2116/14/MIN- non-material minor amendment to planning approval 37/2401/13/VAR. **SHDC: Granted.**

240.4 Oystercatchers, 79 Yealm Road 37/1746/14/F-Replacement dwelling. **SHDC; Granted.**

240.5 Summer House, Revelstoke Road, 37/1839/14/F- householder application for installation of dormer in existing roofspace. **SHDC; Granted.**

240.6 17 Yealm Road, 37/2043/14/F-Householder application for erection of open-sided porch. Affected the setting of a Listed Building. Affected a public footpath or right of way. **SHDC: Granted.**

240.7 Seagulls, Stoke Road, APP/K1128/D 14/2224306-Appeal against refusal of Householder application for extensions, re-roofing and insulated external timber cladding. **Planning Inspectorate;** Appeal allowed.

240.8 Land at Newton Creek, Noss Mayo 37/2180/14/TW-South Hams District Council (Parish of Newton & Noss) (No.27) Tree Preservation Order 2004.Register Number of Notice; 3545.Work to Tree Preservation Order trees. **SHDC: Granted**

Planning applications received including

240.9 The Ship Inn, 37/1948/14/F- creation of a single garage. Affected the setting of a Listed Building. Application affected a Conservation Area. Affected a public footpath or right of way. **Revised plans.** Decision; No objection (*Vote; 8 in favour, 2 abstentions*)

240.10 Windlesham, 40 Yealm Road, 37/2513/14/F- householder application for installation of external wall insulation to south, east and west elevations. Installation of gates to entrance of driveway. Decision; No objection (*Vote; 8 in favour, 1 objection, 1 abstention*)

240.11 Honeysuckle Cottage, 26 Noss Mayo, 37/2496/14/F-householder application for removal of part of wall and formation of access steps. Decision; No objection (*Vote; 9 in favour, 1 abstention.*)

240.12 Proposed Employment Units at SX5729 4982 Adjacent to Collaton Cross 37/2547/14/F - construction of employment units for B1 (a) (b) (c) and B8 use and community boat storage. Affected the setting of a Listed Building. The proposed development did not accord with the provisions of the development plan in force in the area in which the land in which the application related. Major application. *Min 240.13 refers*

240.13 SX5670, 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. Affected the setting of a Listed Building. The proposed development did not accord with the provisions of the development plan in force in the area in which the land in which the application related. Major application.

The Parish Council considered both Collaton development proposals together. An extension had been obtained from the SHDC planning officer to enable the Parish Council to respond to 14 November 2014. The applicants' agent had advised that she and her clients would be available to give a presentation to the Council at the Meeting on 13 November 2014. Members considered the large nature of the development and sustainability of the project. 7500 new homes were being constructed within 15 miles of the Parish and Members queried why another large development was needed. Reference was made to the provision of allotments within the proposals. It was agreed that further time should be given to gauge public opinion and to invite the applicants and their agent to give a presentation at the next Parish Council Meeting which would start earlier at 1830. The applicants would have 1830-1900 to make their presentation, Open Forum then taking place up to 1930.

240.14 Neighbourhood Planning- the Clerk outlined information received from Ugborough Parish Clerk regarding their Neighbourhood Plan experiences and having a thematic approach rather than site specific approach to potential sites for development (following advice from DALC).

240.15 The Fairway/Hannaford Lane- Cllr. Cooper advised that proposals may have changed for development at The Fairway with 6 houses proposed and money for affordable homes being placed in the SHDC affordable housing "pool".

The architect in respect of potential development at Hannaford Lane appeared to be considering public consultation meeting in November. It was suggested steps be taken to avoid it clashing with a Parish Council Meeting.
240.16 Construction traffic- the suggestion of building contractors' car/van park at Collaton and related correspondence from the RYDA was considered. It was agreed to put the matter back until the Collaton Development proposals had been resolved.

241/14. AUTHORISATION OF PAYMENTS – there were no payments.

242/14. ADMINISTRATION

242.1 Community Orchard Apple Day- permission had been given by SHDC to use the Community Orchard. The Community Apple Day would be taking place on Sunday 2 November 13.30-16.00. There would be campfire cookery, storytelling, apple pressing and weeding/pruning of the apple trees.

Mr Matthews left the Meeting

242.2 WIC Hall Hire fees- the bookings secretary had advised that fees for Parish Council Meetings would be increased from 1 January 2015 from £22 per meeting to £30 per meeting. Newton & Noss Village Hall charged £20 per meeting. It was agreed unanimously to write to the bookings secretary to express Members' concern about the large increase in fee. Significant funding had been provided towards the refurbishment by the Parish Council from public funds. In view of the public interest nature of Parish Council Meetings and to mitigate public expenditure, Members suggested a compromise figure of £25 per Parish Council Meeting.

Mr. Matthews returned to the Meeting.

243/14. TWINNING

Signage- it was agreed Mr. Matthews would obtain a quotation for the placement of a sign at the entrance to Newton Ferrers confirming the twinning with Trebeurden.

244/14. MAINTENANCE

244.1 Risk assessments- Mr. Carter confirmed the assessments for Kilpatrick's/Big Slip were in hand.

244.2 Parish Asset Inspection- Mr. Stitson confirmed that his inspections of all public seats on the cliffs and the area at Kilpatrick's had been undertaken and were satisfactory.

244.3 Other areas for consideration- Mr. Taylor would be speaking to the National Trust regarding the possibility of cutting down some trees around the seat in the memory of the late Mrs. Greenwood.

Members were aware the Revington Seat on the Leas path and its surrounding area was in need of attention. Quotes would be obtained in spring to refurbish the bench.

Mr. Carter agreed to look at the hand rail on the Doctor's Steps to see if repairs were required. RESOLVED; to authorise repairs to the handrails on the Doctor's Steps to the value of £200 if necessary. (*Vote; Unanimous*)

In committee

245/14 PLANNING ENFORCEMENT/PRE APPLICATIONS

Updates on planning enforcement matters were discussed. Miss Cove left the Meeting.

A pre application matter was discussed.

The Meeting closed at 8.40pm