

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

Held on 23 May 2013

PRESENT Cllr. Cooper Mr. Tubb Mr. Taylor Mr. Carter Mr. Gough Mr. Lyndon

Mr. Hussell Mrs. Ansell Mr. Matthews Mr. Barnett Mr. Stitson Mr. Cooper
ALSO Mrs. McDonough
PRESENT (Clerk)

6 parishioners were present for part of the Meeting

OPEN FORUM

Dementia Friendly Parishes around the Yealm-Maxine Kennedy, the Project Coordinator gave a presentation on raising awareness about Dementia and to provide information on involving people with Dementia in daily activities. There were 800,000 people in the country with Dementia, 17,000 of which were under the age of 65. She was currently involved with twelve families across the Parishes. The group endeavoured to assist families with restoring confidence in activities they used to do. The group also worked with communities to assist those who came across people suffering with Dementia to know how to interact and be more patient. Ms Kennedy suggested those who may be members of groups who could benefit about learning about Dementia or those who had contact with someone who had Dementia may wish to get in touch with her. The group was holding information events and had arranged gentle exercise classes. Contact details were passed to the Clerk.

The Chairman left.

Woongarra 37/1051/13/F - the applicant spoke in respect of his planning application. A picture was shown of the current property. He referred to previous support from the Parish Council for the project, but which had been turned down by the District Council and had gone to Appeal. The applicant made reference to size and massing not presenting a problem for the site on the Appeal. The application involved descending by two stories and the roof height increasing by 0.5-1 metre. The applicant advised that he had worked with the planning officer from whom he had received support and hoped he would have support from the Parish Council also.

The Chairman returned.

Yealm Cottage 37/1120/13/F-the applicant spoke in support of his application involving the resubmission of a previous lapsed application. The proposals involved building above the existing flat roof. Whilst SHDC referred to the application affecting a Conservation Area, the building would be on the north side and would not affect the Conservation Area.

80 Court Road 37/1000/13/RM- a parishioner commented that the design was quite good but that the provision for a roof garden was a dangerous precedent and could cause difficulties for neighbours' privacy.

115/13 APOLOGIES FOR ABSENCE- there were no apologies for absence.

116/13 INTERESTS TO BE DECLARED - Members were invited to declare interests in the items for discussion during the course of the Meeting. The Chairman declared an interest in respect of the "Woongarra" planning application by virtue of owning the house next door, Mr. Matthews declaring an interest in SHDC asset transfer and Parish asset registration.

117/13 DISPENSATION REQUESTS- none were made.

118/13 PROPOSAL TO VARY THE AGENDA- RESOLVED: To vary the Agenda such that quotes relating to hedge/verge trimming for Collaton/Butts Park Link be considered in Committee. (*Vote; Unanimous*)

119/13 PLANNING

SHDC planning decisions/withdrawals –the most recent notifications received;

119.1 Revelarc, Riverside Road East 37/0262/13/F-full application for the demolition of existing units and associated garages and the erection of 3 cottages with garages and associated external works. Application affected a Conservation Area. **SHDC:** Granted.

119.2 Hilbre Cottage, Riverside Road West 37/1268/12/F-householder application for alterations and modernisation to include extending first floor over new section of building to match ground floor. Resubmission of previous approval 1207/10 to include increased ridge height. Application affected a Conservation area. **SHDC:** Granted.

119.3 Summerfield, 8 Church Park Road 37/0489/13/F-householder application for refurbishment and single storey extension. **SHDC:** Granted

119.4 Land at SX5425 4799 South of Yealm Road 37/0678/13/F-minor engineering works to construct a stairway access to existing quay. The site adjoined/affected a public right of way. **SHDC:** Granted

119.5 9 Archers Court 37/0661/13/F-householder application for new conservatory and garden store to rear of property. **SHDC:** Granted

119.6 Old Puslinch Farmhouse 37/0318/13/LB-retrospective Listed Building Consent for replacement of existing porch with oak framed/stone clad porch. Application affected a Listed Building. **SHDC:** Granted

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119.7 Development Site at SX550478, Pillory Hill 37/2047/12/F-construction of a single dwelling. Application affected the setting of a Conservation Area. Application affected the setting of a Listed Building. **SHDC: Granted**

119.8 18 Rowden Court 37/0643/13/LB-Listed Building to replace existing double glazed windows to the rear/south west facing elevation of the property with two new bespoke timber double glazed windows. Application affected a Listed Building. **SHDC: Granted**

119.9 91 Yealm Road 37/0388/13/F-demolish an existing dwelling and rebuild a replacement new dwelling The site adjoined/affected a public right of way. **SHDC: Granted.**

Planning applications received

119.20 80 Court Road 37/1000/13/RM-reserved matters application pursuant to planning approval 37/0683/10/O. DECISION; Objection; external appearance inappropriate for the site, visual impact inappropriate and overbearing. (*Vote; 11 in favour, 1 abstention*)

RESOLVED; the Parish Council would suggest a Tree Preservation Order to protect the trees and hedging to the front of the plot. (*Vote; Unanimous*)

119.21 Bemas, Stoke Road 37/1090/13/F-householder application for single storey extensions to property. DECISION; No objection (*Vote; 11 in favour, 1 abstention*)

119.22 Cliff Close, Pillory Hill 37/1010/13/F-householder application for loft conversion with alterations to roof, single garage to be replaced with double garage and construction of patio to north west elevation. Application affected a Conservation Area. The site adjoined/ affected a public right of way. DECISION; No objection subject to the Conservation Officer being satisfied with the proposed plans. (*Vote; 10 in favour, 2 abstentions*)

The Chairman left, the Meeting then being chaired by the Vice-Chairman.

119.23 Woongarra, Lower Court Road 37/1051/13/F-demolition of existing dwelling and erection of replacement dwelling. The site adjoined/affected a public right of way. DECISION; The Parish Council agreed to a site visit taking place on 24 May 2013 by three Members of the Parish Council- the Vice Chairman, Mr. Matthews, and Mr. Carter. The site visit having taken place, it was resolved that those 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. (*Vote: Unanimous*)

The Chairman returned to the Meeting

Clerk's note; the three Members agreed 2:1 to "No objection", the dissenting member expressing concern about the building line affecting the amenity of the neighbour.

119.24 Yealm Cottage, Newton Hill 37/1120/13/F-householder application for alterations and extension to building. Application affected a Conservation Area. DECISION; No objection (*Vote; 11 in favour, 1 abstention*)

Neighbourhood Planning

119.25 SHDC Training Wednesday 17 July - it was agreed the Vice Chairman, Mr. Matthews, Mrs. Ansell and the Chairman would attend, with Mr. Hussell to confirm.

119.26 Public Meeting request- it was agreed unanimously to postpone the decision as to whether to hold a public meeting in respect of the instigation of a Neighbourhood Plan until September, by which time the training at SHDC would have taken place and been fed back to full Council. The RYDA would be advised.

120/13 ADMINISTRATION

121.1 SHDC Asset Transfer /Parish Asset Registration

i) Members were advised by Mr. Matthews that Trobridges were to cease trading from the end of the month. The conduct of Trobridges' work was to be taken over by Curtis Whiteford Crocker and it had been proposed that the Council's work be transferred to that firm. The fee earner who had had conduct of the work was to transfer to Curtis Whiteford Crocker and the fixed price quote given for the work would stand. It was agreed to authorise the Chairman to sign the form of authority to enable the work in respect of the SHDC asset transfer and Parish asset registration to be transferred to Curtis Whiteford Crocker Solicitors. Work in respect of land at Broken Way would be dealt with later in the Meeting.

ii) The Clerk and working group had reviewed the Report on Title, contract and supporting documentation. The notes prepared by the Clerk and Mr. Matthews had been circulated to all Members. Mr. Matthews advised the Meeting that the paperwork reflected the transaction agreed with SHDC. For £1, the green area by Dillons car park, Butts Park play park and playing field, Noss Green, Noss car park, the tennis courts and the Community Orchard would be transferred to the Parish Council. SHDC would surrender the lease for Noss Play Park which was already in the ownership of the Parish Council. SHDC had agreed to provide two years grounds maintenance and to inspect/insure both play parks for £100 pa. It would be necessary to obtain a schedule of the play park equipment. Repairs costing £20-£100 would be undertaken by SHDC. The working group would need to review the recommendations made in play park inspection reports prepared for SHDC by Allianz. The contract provided overage provisions regarding development. The additional properties would need to be insured by the Parish Council. There were some matters with respect to the contract documentation which the Parish Council had raised previously and which remained to be resolved by the solicitors. The plans for the titles to Butts Park playground and Dillons area were out of date and required rectification. The position in respect of Butts Park particularly needed to be clarified to ensure the play park solely was to be transferred without additional maintenance obligations.

Mr. Matthews suggested that both he and the Vice Chairman have a meeting with the Council's solicitors to deal with the above. They would then report back to the Chairman. The Report on Title would be signed and sent to the Parish Council's solicitors once the working group was satisfied with the documentation.

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It was agreed SHDC would be asked to clarify the terms of their insurance offered for both play parks. Reference was made to Licences in respect of access to Brookings Down Wood and potential Licences for the Cricket/football Club for use of the Sports Pavilion. The water supply at Noss Green was metered for which the Parish Council would become responsible. The consent of SHDC may be required before any lease of the Tennis Courts could be undertaken.

Mr. Matthews left the Meeting.

RESOLVED: The Council, having considered the report of the Assets Transfer Working Group, resolved to:

- a. Authorise the Chairman to sign and return a copy of Trobridges Report on Contract;
- b. Proceed with the acquisition of the properties comprised in Title Numbers DN402718, DN104962, DN514728 and DN514913 from South Hams District Council at a purchase price of £1 and to accept a surrender of the lease between the Council and South Hams District Council dated 28 November 1994 relating to Noss Play Park;
- c. Authorise the Chairman and Vice Chairman to sign and/or execute any paperwork required to effect the acquisition and surrender and, in particular, the Agreement for Sale and Deed of Surrender tabled at the meeting, subject to any amendment approved by the Chairman and Vice Chairman; and
- d. Authorise the Clerk to effect insurance of the properties and pay the required premium with effect from the exchange of the Agreement for Sale. *(Vote: Unanimous)*

RESOLVED: Upon completion of the transfers of Butts Park and Noss Mayo play parks, the Council authorise South Hams District Council to effect repairs on Butts Park and Noss Mayo play parks where the cost is between £20 and £100 and to reimburse South Hams District Council for the same. *(Vote: Unanimous)*

Mr. Matthews would be thanked for reviewing the contract papers.

Mr. Matthews returned to the Meeting

121.2 Community Council for Devon- RESOLVED: To approve payment of the annual subscription of £50 for membership of Devon Playing Fields Association/Community Council for Devon/Devon Association of Community Buildings. *(Vote: Unanimous)*

121.3 South Hams district Council Electoral Review- an update from South Hams District Council regarding their submitted options for warding arrangements had been circulated to the Council. It was agreed to write to the Local Government Boundary Commission supporting South Hams District Council option proposing a warding arrangement with Holbeton utilising the existing Parish boundaries with one District Councillor.

121/13 CORRESPONDENCE:

121.1 Western (Ivybridge and Surrounding Area) Parish Cluster Meeting- it was agreed the Chairman would attend the meeting on 11 June 2013

121.2 Ley Green wind turbine- no Members were available to attend the public exhibition on 29 May. The Clerk had been advised that Ermington presently had two wind turbine proposals in addition to a solar farm under construction in the Parish. A wind turbine had been proposed for Ugborough.

121.3 Noss Green- there were no objections to the proposed wedding event 8 June.

121.4 Dementia Friendly Parishes around the Yealm- it was agreed to continue to support the scheme.

122/13 GRANT REQUEST- 1st Yealm Guides had made a grant request for purchasing tents. They had 29 guides, 14 being from Newton & Noss. They had approached Yealmpton Parish Council for assistance also. RESOLVED: to make a payment of £100 to the 1st Yealm Guides in respect of their request for financial assistance to buy additional tents. *(Vote: Unanimous)*

123/13 AUTHORISATION OF PAYMENTS – Mrs. Ansell advised that the Big Lunch event was not being “organised” in the same way as it had been for the Diamond Jubilee. On reflection there was a debate as to whether temporary W.Cs/insurance coverage was needed. It was agreed to cancel the hire booking and insurance. Cheque payments were authorised and signed in accordance with the schedule prepared by the Clerk, checked by Mr. Hussell and listed in Minute 124/13.

124/13 FINANCIAL SUMMARY

The following cheques were authorised totalling:

£213.81

PAYEE		AMOUNT
1646	River Yealm Regatta Contribution to 2013 Regatta Fireworks*	£50.00
1647	D. Goodchild Grass cutting; The Green 4 & 17 April 2013	£32.00
1648	Ricoh UK Ltd Invoice for copies 1/11/12-31/1/13	£19.31
1649	S. Cooper Balance of Chairman's Allowance 2013	£112.50
Total		£213.81

*Section 137 Local Government Act 1972 payments:£50 Total to date:£105

125/13 MAINTENANCE

3/23May2013.....Chairman

125.1 Newton Voss- Mr. Carter had met with the cleaning contractor who would be investigating methods of “roughing” the surface.

125.2 Broken Way-a solicitor from Foot Anstey had made contact with the Clerk at the request of a parishioner. Mr. Matthews confirmed that Trobridges had not undertaken any work on the matter and no charges would be made. It was open to the Parish Council to approach other firms of solicitors to obtain quotes for legal work.

It was agreed the objective was to ensure that no adjoining landowner obtained ownership of the land with the consequential ability to develop. At present, it was not the Parish Council's objective to secure ownership. It was agreed unanimously that the Clerk should approach Foot Anstey to request a quotation to provide legal advice.

The parishioner and Mr. Matthews were thanked.

125.3 Noss Fountain- the Clerk had written to South Hams District Council on 29 April and was awaiting a response.

125.4 Riverside Road West- a crack in the road had appeared below “Taffarel”. Devon County Council was hoping to work on the area at the same time as the work on the Leas Path was being undertaken.

125.5 Leas Path- work had started on the Leas Path repairs. The path had been strimmed and cleared. It was agreed to remove the area from the invitation to tender for spring maintenance.

125.6 Areas consideration;

i) Yealm Road- it was agreed the Clerk would repeat the report of potholes by the Co op.

ii) Noss Play Park- the slide appeared to have been returned. The Clerk was waiting for clarification from SHDC.

iii) Signs- a request from two parishioners for signs to the shops at the top of Newton Hill was noted. Additional signage was felt to be inappropriate in view of an existing brown sign by the public W.C.s. Mr Lyndon advised that customers were also directed by co-op staff members to other shops down Newton Hill.

iv) Bus shelter- South West Grounds maintenance had repainted the bus shelter by Newton Hill for no charge.

v) Malthouses- temporary fencing had been placed by the seating area to protect new growth from the ducks.

vi) Butts Park-water tower- Mr. Lyndon advised that the path from the water tower to the bus shelter needed strimming.

vii) Butts Park Crossing- the recent hedge and verge growth was obscuring the line of vision for young children crossing the road. It was agreed the Clerk would speak to the owner of the hedge and obtain permission to trim. RESOLVED; to authorise expenditure of up to £200 to trim the hedge and verge by Butts Park Crossing in the interests of health and safety. (*Vote; Unanimous*)

vii) Sports Pavilion- Mr. Stitson advised that the football club were prepared to undertake some maintenance on the Pavilion and would be providing a schedule of work.

viii) Collaton junction-B3186- the splay was in need of strimming as drivers' line of vision at the junction with Puslinch was being obscured.

ix) Broken Way- it was agreed to add the strimming of the area adjacent to the road between Pillory Hill and Yew Tree Cottage to the invitation to tender for spring maintenance.

125.7 Collaton/Butts Park link- the quote was awaited.

Mr. Taylor was thanked for his address at the late Mrs. Jeannifer Woodcock's Memorial Service.

The Meeting closed at 8.50pm