

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

Held on 24 July 2014

PRESENT Cllr. Cooper Mr. Cooper Mr. Carter Miss Cove Mr. Hussell
Mrs. Ansell Mr. Matthews Mr. Tubb Mrs. Evans
ALSO 28 Parishioners Mrs. McDonough
PRESENT (Clerk)

OPEN FORUM

Residential development-

Cause/"The Old Pig Field" site, Noss Mayo- Professor Michael Wigginton an architect and director, Designers Collaborative Limited, gave a presentation on potential residential development proposals for the field adjacent to Noss Mayo Play Park. Professor Wigginton handed out 12 copies of the proposals comprising 15 houses 9 of which would be affordable. The scheme was outside the Parish development boundary. The proposals were in the pre planning application stage.

An organisation called "Housing Matters" had secured funding of 250 million pounds a year from large financial institutions for affordable housing for local people, including an element of self-build. The institutions made funds available at 4.2% over 35 years. Affordable housing was described as being mainly 80% below market value and rent at 50% below market value. The first site of this nature was in Penzance and there was one in Plymouth. The design of the buildings took into account deep sustainability and were bioclimatic.

Reference was made to the SHLAA, Strategic/Forward Planning and the preparation of the new Local Development Framework by SHDC due for completion by the end of 2015.

Professor Wigginton outlined the geography and layout of the Parish and the existing settlement boundary within which there were no sites to build on. South West Water had advised that the Newton & Noss sewage system was at full capacity. The Environment agency however had referred to the necessity for the sewage plant capacity to be increased to take into account allowances for development. No incoming or outgoing services would be needed save for drainage bearing in mind the sensitivity of the stream, within the site, going into the Creek.

Reference was made to the Parish housing needs survey undertaken which had identified a housing need of 32. Aware of the proposals on Parsonage Road, Professor Wigginton suggested that the balance could be picked up by his clients' proposals.

Miss Cove referred to there being 14 houses within the proposals and the use of sustainable materials. Professor Wigginton made reference to timber framed houses, use of glazing as an energy gain and integrated photovoltaic roof tiles. Professor Wigginton confirmed that his definition of Affordable Housing was housing built with money borrowed at a rate which enabled the house to be let at 50% of the market rate. The house could be bought by the tenant with the price fixed in perpetuity.

With respect to highways, Hannaford Lane would not be altered. He had walked the site with the planning officer Kati Owen, Debbie Holloway from SHDC Affordable Housing and a Devon County Council Highways representative who had not had an issue with the existing road layout. He confirmed parking would be investigated.

Mr. Robin Hogg referred to the Parish Council housing project in 2008 and a site survey where the Hannaford Lane site had been identified as the third most suitable. The 32 people identified from the housing needs survey were in band B- no housing need. Certainty was needed that local people would be allocated housing. In his role as Devon Chairman of the CPRE, his experience was that planning permission was obtained on the basis of a high percentage of affordable housing which was then reduced following developers' viability assessments.

The Parish Council suggested Professor Wigginton set up a public meeting in Noss Mayo in respect of such a high profile proposal.

Open Forum was then suspended to enable the County Councillor to present his report.

180/14County Councillor's Report

180.1 Residential Care Homes -Devon County Council was closing their 20 homes. All residents would be moved into the private sector.

180.2 Day Care Centres-would be reduced. It would be ensured that those affected could attend the centres remaining open. With residential care homes closures this would save 10.7 million pounds

180.3 Youth Centre reductions- eight strategically placed youth hubs would remain. With respect to those being closed invitations were being issued to charities and the local voluntary sector to carry on by renting or buying. Ten expressions of interest had been received.

180.4 Highways- DCC had been allocated a further 9 million coming to a total of 16 million to repair pothole damage. The highways repair budget was 18 million- 50% of the total annual cost of 36 million. Members and parishioners were encouraged to report potholes and highways defects on the Devon County Council website.

180.5 Local Growth Fund- DCC had 130 million to be spent on transport, infrastructure and economic restructuring.

180.6 Libraries- DCC intended to maintain all 50. It was hoped to introduce other uses for the libraries. There were likely to be cuts in the mobile library facilities.

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180.7 Transport- the first priority for the railway line at Dawlish was reinforcement. A possible secondary route via Tavistock/Okehampton would be looked at. Flybe had put forward a proposal to introduce a shuttle to a London Central Airport at a relatively low cost.

180.8 Bridgend Wall- had been repaired. Responsibility for the costs of the work was being investigated – anticipated to be £6000.

180.9 Disabled Parking Bays- Cllr. Hosking had investigated. DCC used a formula for the provision of disabled bays. If the applicant met the formula there was no requirement to consult the Parish. Cllr. Hosking believed there should be consultation.

180.10 Bridgend- at present there was no budget to meet the costs of painting white lines as a traffic calming measure on either side of the road in the “narrows” by Rose/Rowan cottage. Mr. Nick Colton from DCC Highways would look into it.

180.11 Parking permits- Cllr. Hosking was referred to contractors parking along Riverside Road West with letters apparently from DCC giving permission to park in restricted parking areas.

180.12 Puslinch- Cllr. Hosking was referred to the condition of the road from Puslinch Bridge to the A379. He confirmed he would report but encouraged other people to do so via the website.

OPEN FORUM was reconvened

Land at the end of the Fairway- Mr. Richard Atkinson from Atkinson architects Ltd gave an initial stage presentation on potential residential development at the end of The Fairway, Newton Ferrers being land owned by Court Farm. The landowner, Mr. Guy Gowar, advised he would like to move back into the village proposing a modest development at the end of the Fairway in respect of which he was seeking input from the Parish.

SHDC Strategic Planning had been approached in early May. The proposal was outside the village development boundary but almost all development sites within the boundary had been utilised. An aerial photo of the site was displayed showing the road at the western end of the Fairway ending abruptly with no turning space- as if future development had been envisaged. It was suggested road infrastructure was in place (which a Parishioner objected to on the basis of the narrow stretches on Court Road by the Vicarage). There was water, drainage and electricity on site. Six bespoke homes were proposed with three affordable homes on the same site. This was not fixed, the architect suggesting that the affordable housing could be placed closer to the village centre. Additional community benefit could be provided, for example allotments or play space. The houses were of a two storey design using regional traditional materials with no estuary view. The architect was unable to confirm the proposed price for the proposed houses. The Fairway would not be developed into a “Through Road”. The trees in the area were intended to be preserved although one tree by the existing gate may need to be felled.

The Parish Council suggested that the landowner and architect may wish to have a public meeting given the proposed project could be controversial.

181/14 APOLOGIES FOR ABSENCE –there were apologies for absence from Mr. Taylor, Mr. Lyndon and Mr. Stitson.

182/14 MINUTES –the Minutes of the 26 June Meeting were confirmed and signed as a correct record.

183/14 INTERESTS TO BE DECLARED - members were invited to declare interests in the items for discussion during the course of the Meeting. Mr. Carter declared an interest in the “Oystercatchers” planning application by virtue of living opposite and Mrs. Evans in the 11 Perches Close planning application being a joint owner of the property.

184/14 DISPENSATION REQUESTS- there were none.

185/14 PROPOSAL TO VARY THE AGENDA- RESOLVED; items relating to planning enforcement matters and quotes for clearing the Leas Path should be considered in Committee. (*Vote; Unanimous.*)

186/14COUNTY and DISTRICT COUNCILS

186.1 Highways

i) Puslinch- Councillors and parishioners were encouraged to report the poor state of the road from the bridge to A379. The clerk had reported the matter on two occasions previously.

ii) Trees at Bridgend Hill- concerns raised by a parishioner regarding trees adjacent to the road between the junction to Yealm View Road and “Barnicott” and the overgrown state of the layby pavement had been reported by the parishioner and Clerk in October 2013 and again this month. The parishioner had been advised to speak with Cllr. Hosking on a direct basis given there were land ownership/DCC responsibility issues regarding the trees.

iii) Bridgend Wall- the Chairman advised that she had been notified by DCC that the granite blocks had been covered during the rebuild.

186.3 SHDC Asset Transfer/Parish Asset Land Registration- the Clerk had asked for an update from Curtis Whiteford Crocker on 17 July but had received no reply. The Clerk would chase.

186.4 Village Housing Initiative- there had been no update.

186.5 Public Conveniences- SHDC had responded regarding options for the proposed winter closure

i) SHDC would be willing to freehold transfer both facilities to the PC, subject to agreed terms and conditions concerning future resale. SHDC would be willing to make an annual contribution towards operational costs for a period to agree but

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likely to be five years. The contribution would be the current cost less saving required through the process of seasonally closing the facilities. SHDC would need a further meeting with their Estates team if the PC were very keen to progress this. It was understood that the SHDC Estates/Assets team was currently negotiating over parcels of land in the Parish and they would include toilets in ongoing discussions should this be of interest.

SHDC had carried out a search on the piece of land next to Noss toilets and the land was designated as unregistered. SHDC had been unable to determine ownership.

Newton Ferrers facility was next due refurbishment in 2015, Noss Mayo facility in 2019. SHDC had attached internal working practice document for the PC's information

The following costs would be relevant for 2014/15.

Newton Ferrers

PC contribute to keep facility open throughout the year:	£1,242
SHDC contribute if PC provide cleaning annually:	£1,629
PC contribute if PC provide cleaning during winter 4 months:	£146
PC contribute towards reduced cleaning service during winter 4 months:	£620

Noss Mayo

Keeping facility open throughout the year:	£1,896
SHDC contribute if PC provide cleaning annually:	£3,500
PC contribute if PC provide cleaning during winter 4 months:	£0
PC contribute towards reduced cleaning service during winter 4 months:	£808

The potential of closing Newton Ferrers for a 6 month period to support keeping Noss Mayo open for a longer period was discussed. This would require a contribution from the PC of £814 to achieve the level of saving required from both facilities.

RESOLVED: To write to South Hams District Council reiterating the Parish Council's objections to the proposed winter closures and to advise that having considered the proposals put forward by South Hams District Council, the Parish Council was not in favour of them. *(Vote; Unanimous)*

187/14. PLANNING

Planning decisions

187.1 1 Whittingham Road, Collaton Park 37/0801/14/F-householder application for single- storey rear extension and erection of boiler room to north-east elevation.**37/1479/14/MIN**. Non material minor amendment to planning approval **37/0801/14/F**. **SHDC: Granted**

187.2 Springfield, Pillory Hill 37/1220/14/F-retrospective householder application for erection of shed/summerhouse. **SHDC: Granted**.

187.3 Rushpoint, Court Wood 37/1065/14/F-householder application for alterations and extension to dwelling to include additional storey extension with balcony over. Affected a public footpath or right of way. **SHDC: Refused**.

187.4 Newton Downs Farm 37/1121/14/F-proposed agricultural track. Affected a public footpath or right of way. **SHDC Granted**.

187.5 7 Yealm Road 37/1120/14/F-householder application for alterations to bay window and new two storey extension with integrated garage. Demolition of existing garage (resubmission of 37/500/14/F.) Affected the setting of a Listed Building. Affected a public footpath or right of way. **SHDC: Granted**.

187.6 99 Court Road 37/0851/14/F-householder application of extension to rear terrace with store underneath. Affected a public footpath or right of way. **SHDC: Granted**.

187.7 59 Bridgend 37/0842/14/F-householder application for replacement flat roof over single storey passageway with mono-pitch slate roof. Installation of additional first floor window. **SHDC: Granted**.

187.8 Seagulls, Stoke Road 37/0541/14/F-householder application for extensions, re-roofing and insulated external timber cladding. **SHDC: Refused**

187.9 The Post House, Pillory Hill 37/0181/14/F-householder application for demolition and replacement retaining wall and extension of terrace. Removal of external steps to provide additional parking and resurfacing of part parking area. First and second floor extension and erection of privacy screen to south elevation. Amendments to windows on north elevation. Affected the setting of a Listed Building. Application affected a Conservation area. **SHDC Granted**.

187.10 1 The Point, Passage Road 37/0011/14/CU- change of use from C3 (residential) to mixed C3/A3 (residential/cafe). Application affected a Conservation Area. **SHDC Granted**.

187.11 Planning appeals- Old Quay, 107 Yealm Road APP/K1128/A 14/2216288-demolition and replacement of existing dwelling. **Appeal decision**; Appeal allowed. Members considered the Planning Inspector's decision.

187.12 Development proposals- the architects in respect of the potential proposals for sites in Newton Ferrers and Noss Mayo outlined in Open Forum had been invited to hold public meetings to present the proposals. It was agreed unanimously that the Parish Council would offer to chair the meetings and assist with publicity but it was for the landowners to assume responsibility for the arrangements and costs. Both architects would be contacted with the suggestion.

Apologies had been sent by Mr. Harvey on behalf of himself and Mrs. Harvey and on behalf of, Mr. and Mrs. Woodlock, Mr. Paulsson and Ms. Crystal. Preliminary objections to any proposed development on the site at The Fairway, raised by Mr. Paul Harvey on behalf of owners of three properties on the Fairway were noted;

i) The site was in an AONB.

ii) The site was in a Coastal Zone protection zone and any development would have a significant environmental impact on the estuary valley.

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- iii) The site would have a high visual impact creating a new skyline for the village.
- iv) The site was a section of a large field that lacked a natural boundary.
- v) There would be a substantial increase in traffic on roads that could not sustain them. Traffic would be funnelled into the bottleneck at the end of Court Road (behind the church). This was used as a thoroughfare (without a pavement) for the large number of children who walked to school from The Fairway and Court Road, and other pedestrians.
- vi) The Fairway contained a significant number (over 20) of school age and younger children who would be at risk from any increase in traffic.
- vii) There was no pedestrian access to the village services along pavements.
- viii) Whilst not in a flood zone, a number of houses had suffered flooding from surface water coming off the hillside.
- ix) There were other planned developments that were much more suitable – including the planned developments at (i) Collation; and (i) between Butts Park and Archers Court – and which did not have the access issues referred to above.
- x) There was simply not the demand for this development in this location.

It was agreed that any such future applications should be presented to the public before the Parish Council could have any feedback input.

It was further agreed that those wishing to speak to the Parish Council in Open Forum should be limited to five minutes.

Planning applications received

Mrs Evans left the room

187.13 11 Perches Close, Membland 37/1747/14/F-householder application for double garage and store extension to front and side of dwelling. Construction of ancillary garden office and log store. DECISION: No objection. (Vote; Unanimous). *Mrs. Evans returned to the room*

187.14 Land at SX559 490, Widey Cross 37/1671/14/F-relocation and replacement field access road. Includes widening of access, improved visibility splay and removal of portion of hedgerow. Affected a public footpath or right of way. DECISION: Support. (Vote; Unanimous).

Mr. Carter took no part in the debate or vote in respect of "Oystercatchers"

187.15 Oystercatchers, 79 Yealm Road 37/1746/14/F-replacement dwelling. DECISION: Objection- solely on the grounds of the loss of on street parking and in support of the objections raised by Dr. and Mrs. S.G. Bennett. (Vote; 7 in favour of objecting, 1 abstention)

187.16 Summer House, Revelstoke Road, 37/1839/14/F-householder application for installation of dormer in existing roof space. DECISION: No objection. (Vote; Unanimous)

187.17 Steer Point Quarry, Steer Point Road, Brixton, PL8 2DQ DCC/3638/2014 - Importation of inert waste for the purpose of filling the void as part of the restoration of Steer Point Quarry. Brixton Parish Council had held their Parish Council Meeting the previous evening to discuss revised plans submitted and had been asked to feedback their response to Newton & Noss Parish Council. This was awaited. The Parish Council noted the response to the revised plans by the CPRE in their letter of 21 July 2014. RESOLVED: To write further to Devon County Council expressing concern regarding access and safety along A379 with the proposed increase in traffic through Brixton and to support the comments made by the CPRE. (Vote 7 in favour, 2 abstentions)

187.18 Neighbourhood Planning- leaflets had been circulated around the Parish.

187.19 SHDC Training workshops- Miss Cove and Mrs. Ansell had attended the Role of Renewable Energy in the South Hams workshop on 11 July. The workshop had mainly involved working through case studies. Mrs. Evans and Miss Cove would attend the Growth and Development Options workshop on 19th September.

187.20 Planning application arrangements during summer break- RESOLVED: For those applications in respect of which the Parish Clerk was unable to secure an extension from SHDC planning control to 12 September 2014, 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. (Vote: Unanimous)

188/14 AUTHORISATION OF PAYMENTS-Cheque payments were authorised and signed in accordance with the schedule prepared by the Clerk, checked by the Mr. Hussell and listed in Minute 189/14.

189/14 FINANCIAL SUMMARY

The following cheques were authorised totalling:

£2014.73

Chq No	PAYEE		AMOUNT
1837	S. McDonough	Net salary-July	£1,184.08
1838	HM Revenue & Customs	Clerks monthly Tax & National Insurance	£293.73
1839	P. Stitson	Reimbursement: concrete for boat parking sign	£17.82
1840	M. Grundy	Parish Council website management 22/7/13-21/7/14	£157.50
1841	M. Hingston	Cleaning; Newton Voss & steps July 2014	£124.00
1842	P. Burrige	Spring maintenance	£237.60

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Total £2,014.73

SO Spectrum Housing Group Rent ;Bishops Court consulting room
*Section 137 Local Government Act 1972 payments:£0 Total to date;£207.00

£338.55

189/14. CORRESPONDENCE

Draft Sustainable Communities Act Proposal-The Right for Parish and Town Councils to Sell Electricity. The matter had been investigate further. Before submitting a proposal a Parish Council was required to consult and try to reach agreement about the proposal with interested local people. It was agreed to take no further action to submit a proposal given the Parish Council had no current plans to produce electricity.

190/14 MARKET- Miss Cove discussed the possibility of organising a sustainable market for the Parish. The South Devon Coastal Local Action Group may have funding available to assist with the production of a website. It was agreed to undertake further research by contacting the organiser of Ermington’s “Sustainable Saturdays” market.

191/14. MEETINGS ATTENDED

191.1 Halls – the Vice Chairman reported good progress with the WI Hall refurbishment. Completion was set at 12 September but it was still hoped to bring it forward one week. The Parish Council Meeting would be able to go ahead at the WI Hall on 11 September. Mrs. Ansell advised that the Village Hall Committee had met the preceding Thursday. It was not known when the St. Francis Playgroup would be moving to the Primary School “Burrow”.

191.2 South Devon Coastal LAG area for 2015-2020 event- Miss Cove had attended. She had received a good indication of what funding may be available.

192/14 MAINTENANCE

192.1 Bridgend Wall- a suggestion had been made by a parishioner that the new **steel** railings on the rebuilt section of the wall should be painted to prevent corrosion. It was agreed to seek quotations and advice on the most suitable paint.

192.2 Areas for consideration;

- i) The Leas path**- appeared to have already been strimmed.
- ii) Trees**- adjacent to Noss Voss footpath from Passage Rd. Mr. Stitson and Mr. Tubb had agreed to review. Agenda September.

In Committee

193/14 PLANNING ENFORCEMENT

No update

The Meeting closed at 9.20pm