

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

Held on 25 April 2013

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

Mr.Hussell Mrs. Ansell Mr. Matthews Mr. Barnett
ALSO
PRESENT

Mrs. McDonough
(Clerk)

6 parishioners were present for part of the Meeting

OPEN FORUM

Woodville 37/2015/12/F- a neighbouring parishioner raised concerns regarding the planning application. Reference was made to the original application having been submitted on 24 August 2012, following a presentation to the Parish Council but with limited local consultation, in respect of which many objections had been raised. It was suggested the plans had not given details of the impact upon neighbouring properties and that some plans had been missing/erroneous. The parishioner had instructed Savills Planning Consultants who had written to SHDC Development Control in respect of the plans submitted and the manner in which the application had been dealt with. He had also instructed a planning lawyer and had considered laying a complaint with the Ombudsman. It was understood SHDC had now advised the applicant to withdraw his existing application and resubmit. The parishioner referred to the public meeting held the preceding week in respect of "Point View" in which it had been clear that the scale and impact of the finished development from the plans submitted had not been appreciated by local residents who now wished they had objected. The Parishioner felt the bulk scale and massing of the existing Woodville application proposals were inappropriate for the AONB. The parishioner had suggested to SHDC that the applicant should be invited to meet local residents and present the revised proposals. It was suggested the Parish Council request a presentation in the Village Hall to enable residents to understand the nature of the development, its scale and potential impact.

Another neighbouring parishioner echoed these concerns.

A parishioner was concerned regarding works traffic and had calculated that it would take at least 240 lorry loads to take away the earth.

87/13 APOLOGIES FOR ABSENCE- there were apologies for absence from the Vice Chairman and Mr. Stitson.

88/13 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 interest in matters relating to Twinning.

89/13 DISPENSATION REQUESTS- none were made.

90/13 PLANNING

SHDC planning decisions/withdrawals – to note the most recent notifications received.

90.1 Summertide, Stoke Road 37/0337/13/TW-South Hams District Council (Parish of Newton & Noss) (No.16)

Tree Preservation Order 1997. Register number of Notice: 336.Work to Tree Preservation Order Trees. **SHDC:** Granted.

90.2 The Green House, Bridgend Hill 37/0371/13/F-householder application for the building of retaining wall. **SHDC:** Granted.

90.3 Porthole Cottage, 18 Passage Road 37/0624/13/TCA-work to trees in a Conservation Area. **SHDC:** Works agreed as being exempt because the trees, or parts of trees, were dead or dangerous, or were causing an actionable nuisance.

90.4 Battery Cottage, Noss Mayo 37/0441/13/F-householder application for conversion and extension of porch to conservatory at rear of property. The site adjoined/affected a public right of way. **SHDC:** Granted.

90.5 25 The Fairway 37/0386/13/F-householder application for amendments to approved planning application 37/1579/12/F (amendments to decking height and design.)**SHDC:** Granted.

Planning applications received

90.63 Deloraine, 68 Yealm Road 37/0889/13/F-alterations and extensions to property. The site adjoined/affected a public right of way. DECISION: No objection. (*Vote; 8 in favour,2 abstentions.*)

90.7 Woodville Noss Mayo 37/2015/12/F –the Parish Council had been copied in on correspondence between a neighbouring resident, his agents and SHDC Development Control regarding dissatisfaction with the manner in which the application had been processed. Members supported the representations made by the neighbouring parishioner made in Open Forum. Members noted that there was a potential for a new planning application to be submitted.

Appeals

90.8 The Lodge, Lambside Corner Cottage APP/K1128/C 12/2178502 and APP/K1128/A/12/2181604-the appeal had been allowed and planning permission had been granted for a holiday letting unit in accordance with the terms of the application, Ref 37/0475/12/F subject to the following conditions:

1) The building should be occupied for holiday purposes only and should not be occupied as a person's sole or main place of residence.

2) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order) no extensions should be constructed under Schedule 2 Part 1 Class A, no porch should be constructed under Schedule,2 Part 1 Class D and no buildings, enclosure or swimming pool incidental to the enjoyment of the dwelling house should be constructed under Schedule 2 Part 1 Class E.

2. The enforcement notice was varied by deletion of the requirements in their entirety and their substitution with the requirement to "Remove the raised patio and stone steps and all resulting debris from the land"; deletion of 'By 28 February 2013' as time for compliance and its substitution with "Within 9 months" as the compliance period.

3. Subject to these variations, the notice was upheld and the appeal had been allowed insofar as it related to the erection of an unauthorised building ("The Lodge") and dismissed insofar as it related to the raised patio and stone steps. South Hams District Council had been ordered to pay part of the appellant's costs of the appeal proceedings.

90.9 Westerly, 59 Yealm Road APP/K1128/A 13/2192805-appeal against refusal of construction of a replacement house. It was agreed, unanimously, that a letter would be sent to the Planning Inspectorate reiterating the Parish Council's objections made in respect of the application.

Meetings-

90.10 Collaton development – Mr. Hussell, Mr. Carter and Mr. Matthews had attended the public consultation meeting on 20 April. It was felt the main theme of the meeting had been to ascertain, if housing were built, what people would like from it. It had been established that a development of at least 75 houses would be needed to finance the project. It was thought this was likely to be on the site of the old hangars incorporating a new village green. The Chairman advised that she had received some feedback from SHDC Development Control who had suggested that as a site for affordable housing, it was too far from the village centre and too far too walk to school. In the public consultation undertaken in 2009 regarding potential site allocations Development Plan Documents for the South Hams Local Development Framework, Collaton had been rated ninth in the list of potential sites.

90.11 Point View-55 parishioners had attended the consultation meeting with SHDC Development Control Officer Mr. Dean Kinsella on 18 April. A number of people had raised concerns about failing to understand what was going to be erected under the original application. Members discussed the fact that the Parish Council had arranged a public meeting in respect of the original application and few objections had been made. A suggestion was made that some plans did not give a good concept of scale, size and impact on surrounding buildings and that perhaps professionals should be invited to become involved in those instances.

90.12 Congestion/Planning Conditions- concerns regarding excessive contractors' vehicles / delayed skip emptying and planning conditions suggested by Bigbury Parish Council to be put forward to South Hams District Council were discussed further. Members discussed reliance upon the goodwill of contractors and the use of the Park and Ride Scheme in Salcombe by contractors particularly in winter months as a way of alleviating congestion in that area. Difficulties in enforcement were raised. It was suggested that each planning application be reviewed on its merits and if necessary planning conditions be suggested to SHDC Development Control as part of the Parish Council's response.

90.13 CPRE- "Stop planning becoming a developers' charter"- it was agreed to write to the local M.P. in accordance with the suggestion put forward by the CPRE.

90.14 SHDC Planning Workshop- no Members were available to attend on 17 May 2013.

91/13 ADMINISTRATION

91.1 SHDC Asset Transfer /Parish Asset Registration-the Clerk had reviewed the documentation received on 11 April which was now with the working group for review.

91.2 End of Year Accounts 2012/2013-

i) The year end check had been performed by Mr. Carter and the Chairman. The accounts had been circulated and received by the Council. The accounts and supporting papers were due to go to the internal auditor, Mr. Ken Abraham, for audit on 28 May. RESOLVED: To approve the accounts for the year ending March 2013 following the annual review and subject to the internal audit (*Vote: Unanimous*)

ii) The Statement of Accounts and Annual return had been received by the Council. RESOLVED: To agree the Annual Return in accordance with the figures prepared by the RFO and approved by the Accounts inspections Working Group. The Chairman and the RFO were authorised to sign the Annual Governance statement and Statement of Accounts for submission to the Auditors by 10 June 2013. (*Vote; Unanimous*)

iii) Subject to the Internal Audit - RESOLVED: To authorise the Clerk and the Chairman to make any recommended amendments to the accounts, statement of accounts or Part 2 of the Annual Return if necessary following the internal audit. (*Vote; Unanimous*)

92/13 MAINTENANCE

92.1 SWW- Members noted the report of further leaks at The Brook.

92.2 Highway verge and grass cutting-from 1 April 2013 South West Highways would be undertaking all highway verge cutting in the Parish i.e. any verge adjacent to the highway within the 30mph speed limit.

92.3 Disabled Bay parking request- by Tubbs the Chemist Newton Hill was considered. There were concerns that once designated, it would become a permanent parking space for a disabled badge holder in an area where there was already limited parking. It was thought badge holders were entitled to park on double yellow lines. RESOLVED: To decline the request for a disabled parking bay by Tubbs the Chemist, Newton Hill. (*Vote; 9 in favour, 1 abstention*).

2/25April2013.....Chairman

92.4 Noss Fountain- a letter from a parishioner regarding Noss Fountain and archived correspondence with Devon County Council was discussed. In April 2003 Devon County Council had advised the Parish Council that the then design of the drainage grille for the stream conformed to a general standard detail recommended for such locations. If the bars were moved closer, it was their experience that the grille would block easily in storm conditions. It was their opinion that the design of the grille was appropriate for the location and that they would not recommend changing it. The parishioner advised that since then 8 additional bars had been added by persons unknown. It was agreed the Clerk should write to Devon County Council/SHDC to ascertain whether the original design of the grille was still fit for purpose and whether it was in order for the additional 8 bars to be removed. Mr. Carter advised that he would be prepared to meet on site.

92.5 Other areas for consideration

i) Holy Cross Churchyard- the Chairman had received a letter from the Churchwarden advising that the kissing gates on the north and south boundaries should be repaired and moss removed from the path between them. The Churchwarden had enquired whether responsibility for the maintenance and the gates lay with the Parish Council., Mr. Taylor advised that it was a Devon County Council Definitive public footpath. He had been unable to ascertain any problems with the gates or steps. Members felt that although there was moss on the footpath it was well above the standard of a public footpath and that the moss would die back in the summer months. It was agreed to respond to the Churchwarden in those terms and to enquire into the problems with the gates.

ii) Leas Path- the Clerk would ask Devon County Council for an update.

iii) Yealm Road/Newton Hill- the Clerk would report the potholes to Devon County Council Highways Department.

iv) Newton Voss- the Clerk had received a report of a parishioner slipping on the Voss. A parishioner at the meeting advised that she was aware of three other people having slipped in the past year. It was agreed Mr. Carter would meet with the cleaning contractor to discuss. RESOLVED; to increase cleaning of Newton Voss to two occasions per month in accordance with the arrangements made the preceding summer (*Vote: Unanimous*). The Clerk was asked to advise the parishioner who had made the report of the action being undertaken.

v) Noss Bottle Bank- concerns regarding bottles and debris being left by the Bottle Bank and its situation within the car park were noted. The meeting was advised that parishioners in the locality of the Bottle Bank were having to ring SHDC on a regular basis to empty it.

93/13 TWINNING - there had been no responses received in respect of the consultation on the proposal to place a plaque, in commemoration of the Twinning of the Parish with Trebeurden, at the Harbour Office, Yealm Steps. RESOLVED: To authorise a payment to be made to Mr. Andrew Matthews in reimbursement of his expenditure on the Twinning plaque on behalf of the Parish Council in the sum of £493.20 (*Vote:9 in favour, 1 abstention*)

94/13 GRANT REQUEST- RESOLVED: to make a payment to the RYDA by way of financial contribution to the public liability insurance costs of 2012 Harbour Clean up in the sum of £55. (*Vote: Unanimous*)

95/13 DALC CONSULTATION- Community Rights consultation was noted.

96/13 AUTHORISATION OF PAYMENTS – Cheque payments were authorised and signed in accordance with the schedule prepared by the Clerk, checked by Mr. Lyndon and listed in Minute 97/13.

97/13 FINANCIAL SUMMARY

The following cheques were authorised totalling: **£493.20**

Chq No	PAYEE	AMOUNT
1637	A. Matthews Twinning Plaque**	£493.20
Total		£493.20

*Section 137 Local Government Act 1972 payments:£0 Total to date;£00.00

**Section 144 Local Government Act 1972

The Meeting closed at 8.05pm