

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

Held on 25 June 2015

PRESENT Mrs. Ansell Mr. Cooper Mr. Hussell Miss Cove Ms Adams
ALSO Mr. Lyndon Mr.Green
PRESENT 1 Parishioner Mrs. McDonough
(Clerk)

OPEN FORUM

No matters were raised.

141/15 APOLOGIES FOR ABSENCE- there were apologies from Mrs. Evans, Mr.Carter and Mr. Tubb.

142/15 INTERESTS TO BE DECLARED - members were invited to declare interests in the items for discussion during the course of the Meeting. None were declared.

143/15 DISPENSATION REQUESTS-none.

144/15 VARIATION OF AGENDA- RESOLVED: matters relating to consideration of pre application/planning enforcement matters should be considered in Committee. (*Vote; unanimous*)

145/15 COUNTY and DISTRICT COUNCILS

145.1 Highways/Transport;

i) Road markings- a resident had written to the Parish Council suggesting Devon County Council visit Newton & Noss to repaint / refresh the roadside yellow lines, the white lines around parking bays, bus stops, together with general road signage. He suggested this could help alleviate, in particular, some of the parking problems. It was agreed the resident would be contacted and asked to confirm the specific areas causing concern, whereupon a works request would be forwarded to Devon County Council.

i) Pot holes- it was understood the road to Newton Downs Farm was being marked up for pot hole repairs. It was suggested this could be premature in light of possible construction traffic for the potential solar farm.

iii) Yealmpton Show- Devon County Council had confirmed that the current traffic lights in operation on the A379 between Yealmpton and Brixton would be manually operated by Amberon. There would be additional traffic control measures at the Kitley junction operated by Amberon staff.

145.2 SHDC Asset Transfer/Parish Asset Land Registration-

i) The Green/Dillons Green- the Vice Chairman reported that the maintenance group had met that morning. Miss Cove would be preparing the risk assessment. Miss Cove and Ms. Adams would be speaking to local garden centres regarding potential sponsorship for the flower beds. Notes of the meeting would be circulated to the Council. Mr. Christopher Lunn, who was at the meeting, suggested the RYDA may be able to help with the area. Reference was made to the War Memorial on The Green. The Yealm Branch of the Royal British Legion would be asked for an update on their maintenance programme.

Miss Cove arrived at 7.25pm.

ii) Noss recreation areas- the Chairman and Mr. Green had prepared draft risk assessments for Noss Green, the car park and the community orchard which would be circulated to the members for comment. The Chairman advised that key members of the Boules/Tennis Club were out of the country and so little progress had been made with respect to the Licences. A copy of the original Licence for the steps into Brookings Down Wood between SHDC and the RYDA had been passed to the RYDA Chairman for consideration with a proposal to enter into new Licence arrangements with the Parish Council.

iii) Inspection schedules- had been drafted by the Clerk and passed to the maintenance working groups for approval.

iv) Signage- new signage was needed for the various areas.

v) Community Orchard- the working group responsible for the Apple Days had been advised of a possible funding/advice opportunity through Orchard Link. It was agreed the Chairman, Mr. Green and the Clerk would attend a meeting with the group to discuss. RESOLVED: The Council as landowner would, in principle, support the funding bid being made by Orchard Link and to act as the responsible financial body if required to do so by the funders.

(Vote; Unanimous)

vi) Legal- it was agreed Curtis Whiteford Crocker should hold the deeds and documentation relating to the Parish Council's land assets.

146/15 ADMINISTRATION

146.1 Bishops Court-

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i) Yealm Medical Centre a resident's concerns regarding cessation of Yealm Medical Centre surgeries were considered. It was agreed the resident would be copied in on the letter the Parish Council would be sending to Yealm Medical Centre expressing its concern at the withdrawal of surgeries at Bishop's Court. The draft letter prepared by Ms. Adams, adapted by Mr. Green and circulated to the Members was considered in detail and amended. It was agreed the Chairman should sign the letter which would be copied in to the NHS Northern, Eastern and Western Devon CCG. Members noted the most recent complaint regarding the Doctor's being unable to use the allocated parking space at Bishops Court and that staff at Bishops Court had left the consulting room door unlocked. This had been raised with Spectrum Housing Group.

ii) Lease arrangements Spectrum Housing Group Ltd- RESOLVED: To take all necessary action to exercise the Tenant's Right to Break in respect of the Parish Council's lease for the consulting room at Bishops Court on the tenth anniversary of the Term Commencement Date(25 June 2006) by giving six months notice in writing. (Vote; 6 in favour, 1 abstention.) The Clerk would obtain three quotes from solicitors' firms to undertake the work.

iii) Telephone-RESOLVED: To cancel the telephone line for the consulting room in the event Yealm Medical Centre withdraws from the use of the Consulting Room at Bishops Court. (Vote; Unanimous)

iv) Storage- members were asked to consider potential alternative storage arrangements for Parish Council display panels and papers upon termination of the lease for Bishops Court.

146.2 Parish Council vacancy- three applications for co-option to the vacant seat had been circulated to all Members prior to the meeting. One application from Mr. Ryan Hamilton had been received following the deadline for submissions. It was agreed to thank Mr. Hamilton for his interest but given that his application had been received following the deadline, the Parish Council was unable to consider his application. The applications from Ms. Jane Longworth and Mr. Nick Rogers were considered. RESOLVED; Ms. Jane Longworth was co-opted as a Member of Newton & Noss Parish Council. Mr. Rogers would be thanked for his application. The Clerk would meet with the Ms. Longworth to take her Declaration of Office prior to the next meeting.

146.3 Events Booking Form-

i) Fees- the Chairman and Mr. Green had undertaken research into fee scales for the hire of land. The following charges were agreed

Charity /Community Events	No Charge	
Commercial Events or Trading ★	£240 per day *	
Circus/Funfairs	£240 per day	£60 per set up and stand down day
Private parties	£10 per hour	£5 per hour per set up and stand down.

★ To include wedding receptions

* Could be reduced at the discretion of the Council where specific benefits to Council priorities were identified by the event organiser.

The form had been checked by the Local Council Advisory Service and their comments circulated to Members.

RESOLVED: To approve the events booking form and charges for events to be held on Parish Council land. (Vote; Unanimous).Forms would be sent out to those who had submitted enquiries.

ii) Insurance-the position regarding Hirer's Liability/Public Liability Insurance had been set out by the insurers and circulated to Members. The current policy did not insure the Council for Hirer's Liability should the Council hire out the pavilion for weddings/birthday parties etc. To add this onto the policy the cost would be £25 + IPT. The insurers would waive the premium for this year however the extra premium would need to be paid at renewal should the Council wish to keep the cover.RESOLVED: To undertake Hirer's Liability with Zurich Insurance. (Vote; Unanimous)

146.4 End of year accounts-Grant Thornton UK LLP had advised that on the basis of their review of the Annual Return, in their opinion the information in the Annual Return was in accordance with proper practices and no matters had come to their attention giving cause for concern that relevant legislation and regulatory requirements had not been met.

146.5September Parish Council Meeting- in light of the fact neither the Chairman nor Vice Chairman would be available for the scheduled Council Meeting on Thursday 10th September it was agreed to bring the Parish Council Meeting forward to Wednesday 9 September.

147/15 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 148/15

148/15 FINANCIAL SUMMARY

The following cheques were authorised totalling:

£1727

Chq No	PAYEE		AMOUNT
1957	Grant Thornton UK LLP	Audit Fee; 2015 Annual Return	£240.00
1958	Curtis Whiteford Crocker	Legal costs and disbursements	£1,319.00
1959	DALC	Training-Chairmanship short course	£30.00
1960	Zurich Municipal	LCAS membership fee	£114.00
1961	RYHA	Slipway cleaning fluid	£24.00

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		Total	£1,727.00
		*Section 137 Local Government Act 1972 payments:£0 total to date;£75	
DD	BT	Telephone line rental & calls Bishops Court	£76.67
DD	BT	Telephone line & rental Clerk's Office	£79.73

149/15 VARIATION OF AGENDA- RESOLVED: to bring forward the Agenda item relating to Neighbourhood Planning (*Vote; unanimous*)

150/15 NEWTON & NOSS NEIGHBOURHOOD PLAN – Mr. Christopher Lunn advised that the group was slowly moving towards finding someone to lead the Neighbourhood Plan. The Vice Chairman suggested that the Neighbourhood Plan should be progressed given that the strength of the Village Development Boundary seemed to have diminished. The Chairman advised that the website was nearing completion and now needed to be populated with text. Two webmasters were due to be trained. An offer was made to show the website to the Parish Council but unfortunately there was no internet connection at either of the halls. Mr. Lunn advised that the first Steering Group Meeting should take place at the end of July when the website would go public. The draft Governance Statement had been circulated to Members. RESOLVED: To agree and adopt the Newton & Noss Neighbourhood Plan Governance Statement. (*Vote; Unanimous.*) Mr. Lunn was thanked for coming to the meeting.

151/15. CORRESPONDENCE

151.1 Grant application- an application for financial assistance for Yealm Yacht Club's staging of the twenty-fifth annual cross-Channel yacht race was considered. The grant application was specifically for funding of £100 towards a cultural element for entertainment by sea shanties performed by the group 'The Old Gaffers'. The event would be open to visiting yachtsmen and members of the Yealm Yacht Club. RESOLVED, to decline the grant application on this occasion in respect of an event held by the Yealm Yacht Club. (*Vote; Unanimous.*) Members suggested that grant applications made in respect of events open to the wider community would be looked upon more favourably.

151.2 Ivybridge & District Association of Local Councils- the Vice Chairman would liaise with the organisation regarding the proposed meeting for September.

151.3 Devon Wildlife Trust- the proposed submission prepared by Mr. Green was agreed and would be submitted.

152/15 MAINTENANCE

152.1 SHDC TAP funding 2015- it was agreed the Clerk should prepare a works schedule to include playing field warning signs for Butts Park playing field, two advisory signs to slow traffic at either end of Membland, new signage for Noss Green, tennis courts, Community Orchard, Noss car park, Butts Park playing field (following transfer of ownership to the Parish Council) and a new updated sign for Big Slip Quay. Ms. Adams would investigate sign styles. Work to improve a section of the surface of the Collaton- Butts Park link would also be included.

152.2 Any other areas for consideration?

i) Junction of Court Road/Yealm Road at the Green- Ms. Adams reported concern regarding the faded central line opposite the junction to Court Road. This would be reported to Devon County Council.

ii) Butts Park play park- Mr. Green confirmed he would visit the park for an update on the request made to a resident to reinstate the garden fence on the play park border.

iii) BT Adopt a kiosk- members agreed that the scheme would not be advertised in the Parish Magazine given the narrow section of bodies the scheme was open to.

iv) Pollexfen Archer bus stop- South West Highways were still unable to give a start date for the drainage work.

v) Water tower- Devon County Council did not appear to be maintaining the area and had not, to date, been able to provide a map of the areas they would be cutting. RESOLVED: To authorise work to cut the triangular area of grass and the hedge from the water tower running outside 22 Butts Park subject to the costs not exceeding £200 plus VAT. (*Vote; Unanimous.*)

vi) Overgrown hedges- a resident had written to the chairman regarding overgrown hedges at the Noss recreation areas and down Bridgend Hill. It was agreed the Clerk would contact SHDC regarding hedge maintenance at the Noss recreation areas. Mr. Green would speak with one of the landowners along Bridgend Hill regarding trimming back hedges on his land failing which the matter would be reported to DCC to action. The resident would be advised.

153/15 PLANNING

Planning decisions

153.1 The Mudd, 37 Yealm Road 37/0889/15/F- householder application to extend bedroom 3 and modify elevation at level below Yealm road. Application affected the setting of a Conservation Area and the setting of a Listed Building. SHDC: Granted.

153.2 79 Court Road, 37/0758/15/ F-householder application for construction of rear decking. (Resubmission of 37/0110/15/F). SHDC: Granted.

153.3 Rowden Farm, Stoke Road 37/0695/15/F- retrospective householder application for single storey extension to provide 2 no. bedrooms. Affected the setting of a Listed Building and a public footpath or right of way. SHDC: Granted.

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153.4 Wide View, Yealm Road 37/0675/15/F - householder application for construction of quay and slipway with repair of access steps. Affected a public footpath or right of way. SHDC: Granted.

153.5 97 Yealm Road 37/0569/15/F -householder application for first floor balcony extension with roof over and alterations to boundary balustrade with rebuilding of entrance bridge. SHDC: Granted.

153.6 Briar Hill Farm, Court Road 37/0518/15/F-replacement of existing barns with two holiday homes and owners dwelling with storage space. SHDC: Granted.

Planning applications received including

153.7Crab Cottage, 57 Pillory Hill, 37/1224/15/F- householder application for refurbishment and minor alterations. Affected the setting of a Listed Building a Conservation Area and a public footpath or right of way. DECISION; No objection. (*Vote: Unanimous.*)

153.8 62 Bridgend, Noss Mayo 37/1204/15/F- retrospective householder application for replacement garden shed and additional detached toilet shed. DECISION; No objection. (*Vote; 4 in favour, 1 objection, 2 abstentions.*)

153.9 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. SHDC had not sent hard copy plans. No reference had been made on the planning application to the construction of a garage or extending the height of the roadside wall. RESOLVED: The Clerk should request an extension from South Hams District Council to enable clarification to be sought over the planning application making no reference to a new garage or extending the roadside wall height. If an extension was refused then the Parish Council's decision would be objection due to the excessive wall height and the location of the garage with particular reference to the effect on the street scene. (*Vote; Unanimous*)

153.10 The Bower, Parsonage Road, 37/1281/15/F- demolition of existing single storey bungalow to provide a 1 1/2 storey 3 bedroom dwelling and construction of 1 1/2 storey garage to house vehicles at ground level and provide storey on first floor (resubmission of application 37/3035/14/F.) The plans had only appeared on the SHDC website the previous day and there had been little opportunity for comments from parishioners. The application would be considered at the next Parish Council Meeting on 9 July.

153.11 1 The Point, Passage Road, 37/1318/15/CU- retrospective change of use from C3 (residential) to mixed C3/A3 (residential/cafe) (resubmission of approval 37/0011/14/CU.) DECISION; Support. (*Vote: Unanimous.*)

153.12 SHDC-

i) Local Homes for Local People - it was agreed to invite South Hams District Council to an informal meeting with the Chairman, Ms. Adams and Mr Green to discuss scheme from the end of September onwards.

ii) Planning notices- Wembury Parish Council had written to the Council regarding removal of expired planning notices and the suggestion from SHDC that parish councils could assist. Members advised that it did not appear to be a problem in the parish with most applicants removing notices themselves after the requisite advertisement period.

153.14 Parsonage Farm development proposals- the potential applicant would be thanked for her offer to meet with members of the Parish Council to discuss the scheme. Members did not feel a meeting was necessary at this stage.

153.15 Brixton Parish Council- the proposed meeting to discuss planning issues was discussed. It was agreed the Chairman and Vice Chairman would attend the suggested meeting.

154/15. PLANNING ENFORCEMENT/PRE APPLICATIONS

One matter relating to planning enforcement was considered.

The Meeting closed at 9.25pm