

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

**Held on 25 September 2014**

PRESENT	Cllr. Cooper	Mr. Cooper	Mr. Taylor	Mr. Stitson	Miss Cove	Mr. Hussell
ALSO PRESENT	Mr. Matthews 0 Parishioners	Mr. Tubb	Mrs. Evans		Mrs. McDonough (Clerk)	

**OPEN FORUM**

No matters were raised.

**208/14 APOLOGIES FOR ABSENCE-** there were apologies for absence from Mrs. Ansell and Mr. Carter.

**209/14 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 Newton Downs planning application by virtue of being an employee of the riding school at Newton Downs Farm.

**210/14 DISPENSATION REQUESTS-** none.

**211/14 PROPOSAL TO VARY THE AGENDA** – RESOLVED; items relating to consideration of planning enforcement matters and pre applications should be considered in Committee. (*Vote; Unanimous.*)

**212/14. COUNTY and DISTRICT COUNCILS**

**212.1 County Councillor's Report-** the County Councillor had been delayed.

**212.1 Highways including**

**i) Traffic congestion Newton Hill-** the concerns raised by a parishioner regarding difficulties over the summer period caused by large lorries delivering goods and building materials on Newton Hill and Riverside Roads East and West were noted. The Chairman advised that Mr. Richard Yonge had offered land at Collaton for contractor parking to try and ease congestion. It was hoped that contractor parking could be addressed in the Neighbourhood Plan. Members suggested there needed to be more parking enforcement undertaken by the District Council and reports to the police if there was obstruction.

**ii) Condition of roads following construction work-** the parishioner who had reported the buildup of mud and builders' debris in the Parish, and more particularly along Yealm Road, to Devon County Council and South Hams District Council would be thanked for copying the Parish Council in. Members were pleased that he had been in communication with Devon County Council/ South Hams District Council regarding the matter.

**iii) Bus difficulties as a result of inconsiderate parking-** would be raised with the County Councillor.

**iv) Speed limit reduction request by the Primary School-** the administrator for the Primary School had written to express concerns about parking/speeding around the School. Parking within the school grounds was for staff only, with the addition of two disabled parking bays for visitor/parent use. This year, with the addition of a fifth class at school and also pre-school in The Burrow, the School had additional staff on site and so the need to keep this parking for staff only was even more of a necessity. Consequently this had created more parking problems outside the school gates for parents. Parents had been requested to walk and car-share where possible and the School had also asked PCSO Andy Potter to pay a visit as and when he could. Parents were regularly reminded that the designated bays were for residents of Dillons only. The roundabout within the school grounds remained accessible to parents to ease the flow of traffic in and out of Dillons. However, it had come to their attention that some parents were not giving adequate consideration to those on foot outside the school gate and the fact that small children could be crossing from one side of the road to another - sometimes unexpectedly. There had been one 'near miss' already this term. With this in mind, the School enquired if it would be possible to impose a speed limit of 5mph.

Mrs. Evans advised that the number of children at the School had increased including children from outside the Parish. Members had noted that parents were parking badly including on double yellow lines. It was agreed Mr. Matthews and Mr. Hussell would offer to meet with the school administrator to discuss devising a traffic management policy.

**iv) Tourism signing- Revelstoke Historic Church-**the application for tourism signing made to Devon County Council was noted.

**212.3 SHDC Asset Transfer/Parish Asset Land Registration-**the Clerk had emailed Curtis Whiteford Crocker on 15 September 2014 pressing for the requested update. No response had been received. It was agreed the Clerk would telephone the Solicitor dealing with the matter.

**212.4 SHDC Public Conveniences-**Mr. Stuart Jellings, SHDC Environment Services Manager, had confirmed that the facilities would be seasonally closed between week commencing 3<sup>rd</sup> November 2014 and week commencing 2<sup>nd</sup> March

1/25 September 2014.....Chairman

2015. Actual dates would be confirmed later. Information signs regarding the closure, and the nearest available facility (if appropriate) would be put up.

## **213/14. PLANNING**

### **Planning decisions**

**213.1 Revelarc, Riverside Road East 37/2112/14/MIN**-non material amendment to planning approval 37/0262/13/F (porch detail and variation to roofscape rear of Plot 1). **SHDC: Granted.**

**213.2 Windlesham, 40 Yealm Road-37/1929/14/F**-householder application for extension to south elevation, creation of garage and driveway and general alterations (resubmission of 37/1271/14/F.) **SHDC: Granted.**

**213.3 Thorndean, Stoke Road, Bridgend 37/1915/14/F**-householder application for repairs and improvements to quay, to include installation of 3no. posts, extension to landing platform and works to walls, landing and steps. **SHDC: Granted.**

**213.4 Collaton Farm, Yealmpton 37/1945/14/F**- erection of single-storey storage building. Affected the setting of a Listed Building. **SHDC: Granted.**

**213.5 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. **SHDC; Granted.**

**213.6 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. **SHDC: Granted.**

**213.7 Rowden Court, Stoke Road 37/1533/14/LB**-Listed Building consent for roof repairs. Affected a public footpath or right of way. Application affected a Listed Building. **SHDC: Granted.**

**213.8 Redlands, Courtwood, 37/1453/14/F**-replacement detached dwelling (resubmission of 37/2762/13/F.) **SHDC: Granted.**

**213.9 Amity Lodge, Lower Court Road 37/1356/14/F**-householder application for alterations to existing windows and doors, decking area and external staircase. **SHDC: Granted.**

**213.10 5 Rowden Court, Stoke Road 37/1351/14/f & 37/1352/14/LB**-householder application/Listed Building Consent for double glazed windows and door to replace existing. Application affected a Listed Building. **SHDC: Granted.**

**213.11 White Cottage, Lower Court Road 37/1357/14/F**-householder application for garage and disabled access comprising a lift and inclined platform lift. Affected a public footpath or right of way. **SHDC: Granted.**

**213.12 11 Court Road 37/1187/14/F & 37/1188/14/LB**-READVERTISEMENT- retrospective householder application /Listed Building Consent for replacement of conservatory. Application affected a Listed Building. **SHDC: Granted.**

**213.13 Wood Cottage, Widey Hill 37/1232/14/F**-householder application for renovation and extensions to include rebuilding of first floor. Affected the setting of a Listed Building. **SHDC: Granted.**

**213.14 Monticello, 73 Court Road 37/0890/14/VAR**-variation of condition 2 (amended plan) of planning approval 37/0150/13/F) **SHDC: Granted.**

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

### **Planning applications received including**

**213.16 Brookings Down, Noss Mayo 37/2285/14/F**-Householder application for single storey side extension and alterations to front elevation. Affecting a public footpath or right of way. **DECISION: No objection (Vote; Unanimous)**

**213.17 Boathouse Cottage, Thorn, Wembury 58/2128/14/F**-demolition of Boathouse and Fishpond Cottages and replacement with new dwelling. **DECISION: No comment. (Vote; Unanimous)**

### **Planning Appeals**

**213.18 Rushpoint, Court Wood, APP/K1128/D 14-** the Appeal against refusal of householder application for alterations and extension to dwelling to include additional storey extension with balcony over was noted. It was hoped the Planning Inspector would view the site from the river.

**213.19 Solar Farms-Land at Newton Downs Farm, Newton Ferrers, Plymouth, 37/2234/14/SCROP-** the request for Screening Opinion on proposed solar farm, in respect of which the Parish Council had not been consulted, was noted.

**213.20 Neighbourhood Planning-** a report of the "Moving forward and sharing experiences" meeting organised by Strategic Planning was considered. Mr. Christopher Lunn and Mr. Peter Pritchard had attended the South Hams and West Devon workshop on Neighbourhood Planning (NP) on 11 September. No Parish Councillors had been able to attend due to the Parish Council Meeting that evening.

The workshop had been run by South Hams District Council/ West Devon Borough Council Strategic Planning Team. All the Neighbourhood Plan link officers were present, including Graham Swiss who had been assigned to Newton & Noss. There had been a series of presentations about Neighbourhood Planning and concluded with 2 break-out sessions. The workshop had been attended by 41 attendees from 13 parishes.

It had been confirmed that 'Our Plan' was going to be at a strategic level and that SHDC was going to rely on NPs to provide the more local policies. The importance of working closely with SHDC during the simultaneous development of 'Our Plan' and a Newton & Noss NP would be essential and of great benefit to both. 'Our Plan' would allocate sites in order to provide the backbone of the development delivery. The background work for this was still at an early stage (e.g. the Call for Sites) and there was no suggestion whether Newton & Noss might have an allocation.

Wide consultation within the community at every stage of the NP process was essential. The final NP would need to include a Consultation Statement which gave details of how and when people were consulted; what the main issues were at each stage and how these issues were resolved in the NP. Without genuine and convincing evidence, an NP would be likely to be found unsound by the Examiner.

The final NP would need to meet "Basic Conditions". Confirmation that the Basic Conditions were met was the main purpose of the Examination. The Conditions were that the NP; had appropriate regard to national policy, contributed to the achievement of sustainable growth, was in general conformity with the strategic local plan ('Our Plan') and was compatible with the EU obligations.

The current scheme for grants for NPs (up to £7,500 per Plan) had closed. There would be a new scheme for April 2015. No details were yet available.

There had been 2 breakout sessions: one looking at how to draft policies and one on assessing sites. The Site Assessment session revealed that the current LAA exercise had been limited.

It was agreed Mr Lunn and Mr Pritchard would be thanked for attending.

**213.21 SHDC Training workshops-** Mrs. Evans and Miss Cove gave a report of "Growth and Development Options" workshop 19<sup>th</sup> September. "Our Plan" and Neighbourhood Plans had been discussed. The housing growth predicted by the last Local Plan had not happened and SHDC was asked whether the level of housing reflected in the five year land supply figures was actually needed. SHDC had expressed surprise about how few sites had been offered. A question was raised, given the limited sites offered, whether SHDC would look at the sites identified as having "significant constraints". No Members were available to attend the "Health and Wellbeing" workshop 17 October.

**213.22 Pre planning applications-** the content of commitment 9 of the Local Government Association publication "10 commitments for effective pre-application engagement" was noted

**213.23 The Fairway-** the architect had advised that a pre-planning meeting with South Hams had been arranged. It was hoped to set up the public forum / meeting at the end of October. Cllr Cooper advised that it was unlikely that affordable housing would be proposed for the site itself.

**214/14. AUTHORISATION OF PAYMENTS** – Cheque payments were authorised and signed in accordance with the schedule prepared by the Clerk, checked by Mr. Hussell and Mr. Stitson and listed in Minute 215/14.

**215/14 FINANCIAL SUMMARY**

The following cheques were authorised totalling:

**£2804.48**

Chq No	PAYEE		AMOUNT
1858	Mr. R. Pellow	Emergency hire fee of Tea Room NNPC Meeting 11/9/14	£22.00
1859	E.G. Hingston & Son	Collaton/Butts Park path hedge trimming	£384.00
1860	Community Council of Devon	Rural Renaissance event fee 25/9/14	£40.00
1861	Royal British Legion	Donation & Remembrance Wreath*	£125.00
1862	Tilly Institute Charity	Hire; Meeting 5 /12/13 SHDC Development Management Committee Members	£10.00
			<b>Total</b>
			<b>£581.00</b>
SO	British Telecom	Bishops Court line rental & charges	<b>£77.98</b>
SO	British Telecom	Clerk's office line rental & charges	<b>£79.99</b>

\*Section 137 Local Government Act 1972 payments:£125Total to date;£332

**216/14. CORRESPONDENCE**

**216.1 Ivybridge & District Community Transport Association-**the report from the Association advised that the Ring & Ride Service had been used on 93 occasions in the Parish in 2013/2014. **RESOLVED:** to make a grant of £150 to Ivybridge & District Community Transport Association. (Vote; Unanimous)

**216.2 RYDA-** the RYDA had written to advise that they had received an informal request to consider whether the RYDA would be prepared to turn the land to the north of Passage Road at the Point into a garden for public use. The RYDA had undertaken some preparatory work including identifying a potential commercial sponsor, volunteers to run the project and Land Registry searches which had identified the land as being unregistered. A request was made that the Parish Council register ownership of the unregistered land at Point before the project proceeded. Members agreed that whilst the proposed project was laudable, The Parish Council had no legal standing to apply for ownership as the Council had never exercised control over or responsibility for the land. It was agreed not to pursue an application for land ownership.

**216.3 South Devon Catchment Partnership-**it was agreed not to apply for Membership. The RYHA was already a member of a number of similar bodies.

**216.4 South West Resilience Campaign-** was noted. The Parish Council had no comment.

**216.5 WI Hall-** the Vice Chairman advised about the invitation to the Open Day Saturday 11 October 10am-4pm.

3/25September2014.....Chairman

## **217/14 COUNTY COUNCILLOR'S REPORT**

**i) Proposed revised On-Street parking Restrictions-** a schedule was passed over.

**ii) Bridgend Wall-** Cllr Hosking/Devon County Council was thanked for effecting the repairs to Bridgend Wall.

**iii) Locality Budget-** Cllr Hosking invited applications for a share of £10,000 available to his ten parishes from Invest in Devon/Locality Funds.

**iv) Puslinch-** Cllr. Hosking advised that the Highways Team was aware of the condition of the road from Puslinch Bridge to A379 and that attempts were being made to enter it into the works programme.

**v) Bus difficulties-** reference was made to the difficulties caused for the bus turning by Noss Green by inconsiderate car parking with a need for more parking enforcement and action by the police for obstruction.

## **218/14. ADMINISTRATION**

**218.1 Parish Council Meetings 2015-** dates for meetings were agreed.

**218.2 Community Orchard Apple Day-RESOLVED;** the Parish Council would organise the third annual Community Orchard Apple Day, organisation to be delegated to the Clerk and the Community Orchard Working Group, planned for Sunday 2 November. *(Vote; Unanimous)*

**218.3 Filming policy-** the draft had been circulated to Members. **RESOLVED:** To adopt the Protocol on the filming and recording of Parish Council meetings. *(Vote; Unanimous).*

## **219/14. MEETINGS ATTENDED**

**219.1 Harbour-**Mr. Hussell advised that CCTV had now been installed around the Harbour Office, quay and W.C.'s

**219.2 Halls-** the Vice Chairman referred to the facilities available in the newly refurbished WI Hall.

**219.3 Ivybridge & District Association of Local Councils** – the Chairman had not been able to attend the meeting 24 September.

**220/14 SUSTAINABLE MARKET-**Miss Cove advised that an application for funding would be made to LAG to develop a website. She was hoping to advertise and attract people to join a Committee to run the markets which would hopefully start in April 2015 on a monthly basis. This would be independent of the Parish Council.

## **221/14. MAINTENANCE**

**221.1 Risk assessments-** Kilpatrick's/Big Slip. Agenda October.

**221.2 Parish Asset Inspection-** it was agreed the Clerk would allocate assets to be inspected to Parish Council Members.

**221.3 Noss Voss Steps-** Mr. Stitson advised that he had undertaken a site inspection and that there were a number of dead trees on the land adjacent to the public footpath leading from Passage Road to Noss Voss. It was thought these trees could present a risk to public safety/bank stability. The land was unregistered and it had not been possible to establish ownership. It had been untended for many years. The land was in a Conservation Area and so permission would need to be sought before dealing with the trees. It was agreed the Clerk would contact SHDC once Mr Stitson had confirmed the number/type of trees affected.

**221.4 TAP fund 2013/2014-** it was understood Wembury Parish Clerk was collating the lists from the four parishes to put into a contract schedule. It was suggested a meeting take place to finalise the contracts works and from whom tenders should be sought.

Planning enforcement updates were noted.

*The Meeting closed at 8.45pm*