

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

Held on 26 July 2012

PRESENT Cllr Cooper Mr. Carter Mr. Gough Mr. Taylor Mr. Matthews

Mr. Hussell Mr. Barnett Mrs. Ansell Mr. Lyndon

ALSO

PRESENT

Mrs. McDonough
(Clerk)

5 parishioners were present for the Meeting

OPEN FORUM

River View, Riverside Road East- the applicant made representations in support of his application and negotiations which had taken place with neighbours to resolve their concerns.

Clannicombe View, Widey- Mrs. McCann, planning consultant instructed as agent on behalf of a neighbour, raised her client's objections to the proposed development.

Hillside- the applicant made representations in support of her application referring to the pre planning process undertaken with SHDC Development Control.

179/12 APOLOGIES FOR ABSENCE- there were apologies for absence from Mr. Cooper, Mr. Tubb and Mr. Stitson.

180/12 INTERESTS TO BE DECLARED - Members were invited to declare interests in the items for discussion during the course of the Meeting. Mr. Matthews declared an interest in matters relating to South West Water and advised that he would leave the Meeting whilst the matter was discussed.

181/12 MINUTES –the Minutes of the 28 June Meeting were confirmed and signed as a correct record

182/12 VILLAGE HOUSING INITIATIVE- Cllr. Hawkin, SHDC, had been invited to attend the Meeting but had declined on the basis that there was little he could offer the Council in an update. He had advised that there was still much work going on by Officers at SHDC and Devon and Cornwall Housing. They hoped that the scheme would continue but were concerned on how long the project had taken and how much time their officers were spending on it. If this site did not happen, SHDC were totally committed to providing Affordable Homes for residents of the Parish. It would be with great regret that after so much effort by all concerned that it did not now happen. He would come to a later meeting when he could offer the Council more information.

183/12 PLANNING

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

183.1 81 Court Road 37/1193/12/F-householder application for enclosure of small existing terrace.**SHDC:** Granted

183.2 Carrigreen, 38 Yealm Road 37/1149/12/F-householder application for external alterations to include masonry walling, first floor balcony, double timber gates to vehicular entrance and enlargement of pedestrian entrance. **SHDC:** Granted

Planning Applications received

183.4 Pool Mill Farm 37/1431/12/F-householder application for erection of new single storey garden room extension.

DECISION: No objection (*Vote; 8 in favour, 1 abstention*).

183.5 Hillside, Yealampton 37/1417/12/F-householder application for side extension with dormer windows over, and alterations to roof line. Concern was expressed about the nature of pre applications and negotiations between the applicant and SHDC Development Control before a planning application was submitted. DECISION: No objection (*Vote; 8 in favour, 1 abstention*).

183.6 Wyndcroft, 6 Church Park 37/1436/12/F -resubmission of planning application 37/0916/12/F (Householder application for alterations to utility room, entrance and stairwell to form new windows and porch. Alterations to bedroom to form oriel window. Alterations to dormer to bedrooms 1 & 3 and works to form deck on south side.) Application affected the setting of a Conservation Area. The site adjoined/affected a public right of way. DECISION: Support for the development in general. The Parish Council did however object to the visual impact and external appearance of the proposed fenestration on the northern elevation- believing it to be out of context and out of keeping with neighbouring properties. (*Vote; 8 in favour, 1 abstention*).

183.7 Clannicombe View, Widey Hill 37/1443/12/F-demolition of existing dwelling house and replacement of new dwelling. DECISION: Objection.

1. Design and external appearance of the building was out of keeping.

2. The visual impact on the neighbouring building Coombe View, Widey Lane.

3. The Parish Council agreed with and adopted the reasons for objection outlined in a letter from Deborah McCann Consultancy Limited to South Hams District Council Development Control (Mr. Dean Kinsella) dated 20 July 2012.

1/26 July 2012.....Chairman

Vote; 8 in favour of objecting, 1 abstention).

183.8 27 Yealm Road 37/1455/12/F - retrospective householder application for retention of hardstanding and erection of fencing. Application affected the setting of a Conservation Area. DECISION: Support subject to suitable undertakings from the applicant that the fence would remain in place and that no cars parked there. *(Vote; 6 in favour, 2 objections, 1 abstention).*

183.9 River View, Riverside Road West 37/1498/12/F-householder application for installation of solar PV and water panels at rear of garden. Application affected the setting of a Listed Building. Application affected a Conservation Area. DECISION: No objection. The Parish Council understood that the applicant had agreed with his neighbours to erect a suitable fence on the boundary to mitigate any visual impact of the panels to the North. *(Vote; 7 in favour, 2 abstentions).*

183.10 Puslinch Farm Cottage 37/1581/12/F-householder application for demolition and rebuild with extension to south. Replacement porch, reconstruct stair tower and replace roof finish to whole of existing dwelling and various other minor alterations. Application affected a Listed building. DECISION: No objection provided the Conservation Officer was satisfied with the proposed plans *(Vote; 8 in favour, 1 abstention).*

183.11 25 The Fairway 37/1579/12/F-resubmission of householder application 37/1250/12/F for single storey extensions to form study/music room and enlarge living room. DECISION: Objection:

1. Visual impact of development on south side- moved the building line forward.
2. Extension on south side of the property would be overbearing.
3. Cumulative impact.

No objection to the side extension. *(Vote; 5 in favour of objecting, 2 against objecting, 2 abstentions).*

183.12 Driftwood, 6 Yealm View Road 37/1597/12/F-householder application to extend and make alterations to an existing dwelling. The site adjoined/affected a public right of way. DECISION: Objection. Overdevelopment: East-West *(Vote; 8 in favour of objecting, 1 abstention).*

183.13 Tylings, 47 Court Road 37/1636/12/F-amendment (extension to approved bedroom and alteration to Juliette balcony) to planning permission 37/0275/12/f for 2 storey extension at rear. DECISION: No objection *(Vote; 7 in favour, 2 abstentions).*

183.14 Rose Cottage, Riverside Road West 37/1632/12/F -renovation of existing annex including replacement windows and improved parking manoeuvring space. Renovation of roof and replacement of tile with natural slate. Application affected a Conservation Area. DECISION: Support *(Vote; 7 in favour, 2 abstentions).*

Pre Application

183.15 10 Noss Mayo-it was agreed that the applicant would be thanked for submitting the pre application. The Parish Council would look forward to receiving the planning application in due course.

183.16 Planning application arrangements during summer break-the Parish Council would not be Meeting until 13 September. RESOLVED: For those planning applications for which the Clerk was unable to obtain an extension from SHDC Development Control, planning decisions would be delegated to the Clerk. It was agreed the Clerk would make Members aware of the planning applications, Members being invited to respond by a certain date. If no response was made an abstention would be assumed. If anything controversial arose, the Clerk would contact the Chairman/Council who could consider whether an EGM should be called.

107 Yealm Road (Old Quay) 37/1642/12/F-householder application for demolition of existing garage and summerhouse, with replacement garage and parking, new lift enclosure and replacement summerhouse. Application affected the setting of a Listed building. The site adjoined/affected a public right of way. The application had been received following service of the Agenda for the current Meeting. SHDC Development control had been unable to grant an extension to 14 September 2012. It was agreed that the decision should be delegated to the Clerk on the basis of an informal vote by the Council for no objection *(8 in favour, 1 abstention).*

184/12 ADMINISTRATION-

184.1 SHDC Asset Transfer /Parish Asset Registration- there was no update.

184.2 DCC grant opportunities- it was agreed to consider potential projects, including Butts Park play park improvements, once Cllr Mumford had provided details of the funding available.

184.3 Bishops Court- RESOLVED: to authorise setting up of a new Standing Order to pay for rent/service charges for Bishops Court Consulting Room. *(Vote: Unanimous)*

185/12 CORRESPONDENCE

185.1 Parish Council payment arrangements consultation- it was not considered necessary to respond to the consultation.

185.2 Tone Leisure funding opportunity- a £1million countywide programme part funded by Sport England / Devon County Council. The aim of the funding opportunity was to raise participation levels in sport and physical activity in rural communities. Newton & Noss Parish had access to its own pot of funding of approximately £3,000 which was to be used for revenue projects and not capital projects. It could fund anything needed to set up and kick start the activity including coaching costs, facility hire, equipment, advertising and training needs. It did not need to be a new activity/club but could be an existing club expanding provision. It had originally been agreed that Mr. Barnett would contact Tone Leisure to enquire about the possibility of funding for the Tennis Club. Mr. Barnett had advised that the

funding proposed would not be able to assist the Tennis Club with its existing project. It was agreed the Clerk would check the funding was still available and publicise its availability to the Parish inviting parishioners to come forward with their ideas.

185.3 Remembrance Sunday- a request by the Royal British Legion for a temporary Traffic Restriction by Holy Cross Church from Court Rd/Yealm Rd junction to Yealm Rd/Church Park junction 10.30-11.15am and a suggestion for positioning of double yellow lines were considered. RESOLVED: No objection to the proposed road closure. (Vote: *Unanimous*). Double yellow lines in front of the memorial at Holy Cross were not considered necessary.

185.4 Brookings Down Wood- concerns regarding the dumping of garden waste were noted.

185.6 Police and Crime Commissioner- the national election on 15 November 2012 for Devon, Cornwall and Isles of Scilly was noted. It was agreed to accept the offer of a speaker from the Police Authority give a talk to Newton & Noss Parish Council.

186/12. MEETINGS -

186.1 Western (Ivybridge and Surrounding Area) Parish Cluster Meeting- the Council had received a report of the meeting 16 July from the Vice Chairman.

i) **Town and Parish Fund (TAP).** Only two parishes, Brixton and Yealmpton had so far submitted applications, supported by other parishes, for a share of the £29,000 available. It had been decided to set a deadline of September 28 for applications to be submitted. All would be emailed to parishes for perusal. A cluster meeting would follow in October to allocate the money. The meeting had decided to approve the Dementia Project application from Brixton, supported by Newton and Noss, Wembury, Yealmpton, and Holbeton, as it was felt this was essential to get it up and running as soon as possible. The grant was for £5,000 and would enable the employment of a Dementia Co-coordinator for two years. The meeting had been informed about the pending application from Wembury regarding the repair of Wembury steps, also supported by Newton and Noss.

ii) **Link Officer-** Graham Swiss who had been in post for three months gave a short report on progress so far. He had received positive feedback from councils and welcomed any invitations from councils who wished him to come to any meetings to explain his role.

iii) **Register of Interests-** there had been concern regarding the new declaration of interests particularly in respect of partners or spouses and many felt it was 'a step too far.'

Mr. Matthews left the Meeting.

186.2 SWW- arrangements for an Open Meeting to be held at WIC Hall, Newton Ferrers on 30 August 2012 at 7pm were noted. RESOLVED: To authorise payment for hall hire fee. (Vote: *Unanimous*)

A new leak had been discovered by the Reading Room, Riverside Road West.

The Parish Council understood that two parishioners had set up a Meeting with the Chairman of South West Water at the end of the month to discuss the sewage leaks. The Chairman had asked one of the parishioners organising the meeting whether two Members of the Parish Council could also attend the meeting. Her request had been refused.

Mr. Matthews returned to the Meeting.

187/12 MAINTENANCE

187.1 Tennis Courts- the Chairman/Mr Barnett had been in contact with SHDC regarding their position as landowner and responsibility for placing the order for resurfacing. SHDC had advised that the Tennis Club or Parish Council would need to place the order for resurfacing in view of VAT implications. They had indicated that their legal Department were close to sending out transfer documentation to the Parish Council's solicitors in which case the Parish Council as landowner could then place the order. Mr. Barnett advised that he had obtained an updated quotation for the resurfacing but had been advised by SHDC that he needed three quotes. Reference was made to the Parish Council's own financial regulations relating to invitations to tender/quotes and the requirement for 3 tenders. It was agreed that the Chairman in her position as District Councillor would speak with SHDC further regarding the position.

187.2 Invoices - no invoices had been received for routine spring maintenance, repairs to a bench at Kilpatrick's or for Butts Park bus shelter repairs.

187.3 Noss Hard signs- Mr. Stitson had collected the signs. Arrangements for fixing would be put back to September's Meeting.

187.4 Butts Park water tower- suggestions for refurbishment were considered. It was agreed to take no further action.

187.5 Other areas for consideration-

i) **Malthouse area-** the tidying work had been included in the schedule of work to be undertaken within spring maintenance. The Clerk had requested an update from the contractor.

ii) **Bridgend wall capping stones-** the Clerk had reported the missing capping stone to DCC Highways twice since 2010. It was agreed the Clerk would contact Cllr. Mumford.

iii) **Wembury River Yealm Ferry Steps-** Members considered a letter from DCC PROW Department seeking a contribution to the costs of replacing Warren Point Steps because of concrete failure. The Costs were estimated at £25000. Contributions were being sought from Natural England, National Trust (landowner), SHDC, RYHA, Wembury Parish Council and South West Coast Association. Cllr John Hart had agreed to contribute £5000 from his Local Project Fund. It was hoped work would start in September/October. It was agreed the Clerk would respond to DCC PROW advising that the Council would in principle consider some funding following determination of the TAP fund application.

3/26 July 2012.....Chairman

The Parish Council would also suggest that Devon County Council may wish to consider instructing a contractor with local specialist knowledge of the area.

188/12 AUTHORISATION OF PAYMENTS – The cheque payments were authorised and signed in accordance with the schedule prepared by the Clerk, checked by Mr.Hussell and listed in Minute 189/12.

189/12 FINANCIAL SUMMARY

The following cheques were authorised totalling:

£1576.46

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|------|----------------------------------|---|------------------|---------------|
| 1525 | J Allen | Cleaning: Noss Voss & Popes Quay July 12 | £50.00 | |
| 1526 | S.McDonough | Net salary-July | £1,082.36 | |
| 1527 | M.Hingston | Cleaning: Newton Voss & steps July 12 | £82.00 | |
| 1528 | Signpost Housing Association Ltd | Bishops Court rent & service charges- August 12 | £301.70 | £44.26 |
| 1529 | WIC Hall | Hire fee: Open Meeting SWW 30 August | £33.00 | |
| 1530 | S.McDonough | Expenses: Postage & stationery | £7.41 | |
| 1531 | RYHA | Slipway Cleaning Fluid | £19.99 | £3.33 |
| | | Total | £1,576.46 | £47.59 |

*Section 137 Local Government Act 1972 payments:£00.00 Total to date;£999.02

The Meeting closed at 8.35pm.

4/26 July 2012.....Chairman