

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

**Held on 26 September 2013**

PRESENT Cllr. Cooper Mr. Stitson Mr. Hussell Mr. Carter

ALSO  
PRESENT

Mrs. McDonough  
(Clerk)

3 parishioner was present for part of the Meeting

**OPEN FORUM**

**Design Panel-Old Quay;** a neighbouring resident enquired into the outcome of the Design Panel Meeting. The parishioner was advised that the consultees generally felt the design was out of keeping with the atmosphere of the River Yealm. It was not known what influence the views of the Design Panel would have on any planning application submitted.

**193/13 APOLOGIES FOR ABSENCE-** there were apologies for absence from the Vice Chairman, Mr. Taylor, Mr. Lyndon, Mr. Tubb, Mr. Matthews and Mrs. Ansell.

**194/13 INTERESTS TO BE DECLARED** - Members were invited to declare interests in the items for discussion during the course of the Meeting. Mr. Hussell declared an interest in any contentious issues relating to Briar Hill.

**195/13 DISPENSATION REQUESTS-** none were made.

**196/13 MINUTES** –the Minutes of 25 July Meeting were confirmed and signed as a correct record.

**197/13 PROPOSAL TO VARY THE AGENDA** RESOLVED; items relating to consideration of quotes for tree felling and inspection at Broken Way should be considered in committee. (*Vote; Unanimous*)

**198/13 PLANNING**

**Planning applications during summer break**

**198.1 80 Court Road 37/1748/13/F-**erection of single detached dwelling with integral basement garage.

The Clerk had been granted delegated authority to submit Member's comments on the Parish Council's behalf at the Meeting on 25 July where no extension could be secured to the date of the next Parish Council Meeting on 13 September 2013. Four Members had objected adopting the objections raised by Mr. R.A. Knight in his letter of 16 August 2013. A Member had also objected on the grounds of over massing of the site, the height in relation to the other houses either side and the loss of light for those residents. He had supported local objections.

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

**198.2 80 Court Road 37/1748/13/F-**erection of single detached dwelling with integral basement garage. **SHDC: Granted.**

**198.3 Quercus, Lower Court Road 37/1604/13/F-**householder application for provision of car parking area, garden room and boat store. The site adjoined/affected a public right of way. **SHDC: Granted.**

**198.4 Springdale, 4 Meadow Close 37/1572/13/F-**householder application for ground floor extension. **SHDC: Granted.**

**198.5 Woodville, Pillory Hill 37/1253/13/F-**resubmission of planning ref: 37/2015/12/F for demolition of an existing three bedroom house and the erection of a new two level three bedroom house with a garage cut into the sloping site at street level. Application affected the setting of a Conservation Area. **SHDC: Refused.**

**198.6 Myrtle Quay, Yealm View Road 37/1531/13/F-**erection of wooden steps from garden to foreshore together with blockwork quay. The site adjoined/affected a public right of way. **SHDC: Refused.**

**198.7 1 The Point, Noss Mayo 37/1670/13/F-**householder application for the erection of garden room, studio and store (revisions to approved application 37/1296/12/F). Application affected a Conservation Area. **SHDC: Granted.**

**198.8 Land at SX 559490, Newton Ferrers 37/1541/13/AG-** prior notification for agricultural barn for storage for hay/straw/grain. **SHDC:** Prior approval of the siting, design and external appearance of the agricultural barn was not required.

**198.9 96 Yealm Road 37/1812/13/F-**householder application for refurbishment of existing dwelling with new lower ground floor extension and deck. Remodelling existing dormer by raising roof by 150mm to include French windows and balcony between existing gables. The site adjoined/affected a public right of way. **SHDC: Granted.**

**198.10 Omega, 101 Court Road 37/1636/13/F-**householder application for erection of timber garage. The site adjoined/affected a public right of way. **SHDC: Granted.**

**Planning applications received**

**198.11 Creacombe Farm, Yealmpton 37/2052/13/F-**householder application for single storey side and rear extension to extend kitchen area and boot room, two storey bay extension to drawing room and master bedroom and replacement of windows to include some alteration to existing openings. **DECISION:** No objection. (*Vote; 3 in favour, 1 abstention.*)

1/26September 2013.....Chairman

**198.12 11 Court Road 37/2071/13/LB-**Listed Building Consent for replacement of white uPVC windows with dark grey aluminium PPC double glazed windows. Application affected a Listed Building. DECISION: No objection provided the Conservation Officer was satisfied with the proposed plans. (*Vote; 3 in favour, 1 abstention.*)

**198.13 The Shop at the Green 37/2056/13/F-**application for renewal of extant planning application 37/1080/10/F for construction of first floor flat and alterations to shop front. DECISION: No objection. (*Vote; 3 in favour, 1 abstention.*)

**198.14 Point View House 37/0494/13/F-** The applicant had asked that it be brought to the Members' attention, prior to the Meeting, that he had lodged a formal complaint with the South Hams District Council Monitoring Officer against two Parish Council Members for breach of the Parish Council's Code of Conduct.

The Members considered the amended plans in respect of reinstatement of the riverbank and steps to the existing quay. The Parish Council had not been asked to deliberate on parking. Decision: No objection. (*Vote; 3 in favour; 1 abstention.*)

#### **Planning enforcement;**

**198.15 Barnicott-** South Hams District Council Development Management had acknowledged receipt of the enquiry regarding hedge excavation on Bridgend Hill, and had advised that the matter would be allocated to an Officer who would investigate.

**198.16 Briar Hill-** it was understood a planning enforcement officer had made a site visit. There had been no update following the visit.

#### **Design Panel-**

**198.17 Old Quay, 107 Yealm Road,** a report of the meeting held on 30 July to consider a single replacement dwelling was given by the Chairman. A copy of the letter from the Design Panel to the applicant dated 14 August 2013 had been circulated to the Members and was read out. Panel Members had raised a number of issues. Whilst welcoming the applicant's willingness to discuss the scheme, the unanimous opinion was that the proposed design would be excessively dominant and its two horizontal bands too strident in the sensitive village setting. The basis for a successful scheme on the site was a thorough analysis of context, including the hillside above, which should inform how the design evolved.

**198.18 Woodville-** Mrs. Ansell and Mrs. Marchant were unavailable to attend the Design Panel Meeting on 8 October. The Chairman, in her capacity as District Councillor, and Vice Chairman would attend. Other Members would be consulted as to their availability.

**198.19 Influence** -of the Design Panel decisions was debated. It was hoped the Design Panel's views would be taken into account and would have influence. It was agreed that the status of draft responses should not be kept confidential.

**198.20 Planning concerns-** following the letter to the SHDC Chief Executive Mr. Sheard, which had been copied in to all South Hams Parish and Town Councils, letters in support had been received from Mr. Gary Streeter MP, Marldon Parish Council, Stokenham Parish Council, and Salcombe Town Council. The Council also had been copied in on correspondence from Wembury Parish Council to Mr. Sheard. A meeting between Parish Council Members and SHDC Planning Officers had taken place on 27 August 2013. Members expressed disappointment that aside from the Chairman, the SHDC Council Members invited had not attended. The Chairman advised that the Chairman of the SHDC Planning Committee Mr. Steer and the Chairman of the AONB had advised that they would like to meet with the Parish Council. The Chairman agreed to contact them to ascertain availability.

**198.21 Masterplan and Development Briefs Supplementary Planning Document-** revocation was noted.

**198.22 Pre application procedure-** the revised pre application process introduced by SHDC, and located on their website. <http://www.southhams.gov.uk/article/1932/Pre-Application-Service> was noted

**198.23 Neighbourhood Planning-** a meeting had taken place with members of the RYDA. The RYDA wished the Parish Council to proceed with the preparation of a Neighbourhood Plan and to make applications for funding to facilitate. Reference was made to the letter from SHDC dated 26 September 2013 regarding the Strategic Housing Land Availability Assessment (including Employment & Traveller Sites). It was agreed that Mr. Graham Cowe, would be approached to see if he would be prepared to act as lead of a working group in the preparation of a potential Neighbourhood Plan and his suggestions as to membership of the group.

**198.24 Solar Farm-** the developers had not been in touch with the Chairman regarding a proposal at Newton Downs.

#### **199/13 ADMINISTRATION**

**199.1 SHDC Asset Transfer /Parish Asset Registration-** there had been no update from the Council's solicitors. It was agreed to discuss the management plan proposals at the next Meeting. The Clerk had contacted the leader of the Play Park improvement project to see if the contractors had provided a quotation for the provision of the play park equipment solely, and the play park contractors who had supplied the equipment for Noss Play Park for replacement values to enable an accurate insurance quotation to be obtained.

**199.2 Meetings 2014-** a draft schedule of dates for 2014 Parish Council Meetings had been circulated. It was noted that alternation of monthly Meetings between Newton & Noss may be difficult in light of proposed W.I.C. Hall refurbishment.

#### **200/13 CORRESPONDENCE:**

**200.1 Luscombe May-** potential sites for oak tree planting were considered. It was agreed to approach Newton Ferrers Primary School to see if there would be interest in providing a site within the School grounds.

**200.2 Allotments-** Members were provided with an update and advised of the statutory requirement to provide allotment gardens for personal cultivation where it was of the opinion that a demand existed in the Parish. Fifteen parishioners had expressed an interest in 2011. An article had been placed in the Parish Magazine inviting landowners to come forward

with any suitable land. The Parish Council had contacted eleven local landowners directly in 2011 to enquire into land availability. Both the National trust and South Hams District Council had been approached. In 2012 Council Members had approached landowners individually. Attempts to secure land had been unsuccessful. It was agreed the Chairman would write to four further landowners to ascertain availability. A parishioner advised that the Chairman of the National Vegetable Growers Association may be prepared to assist in locating suitable land. He would enquire.

**201/13 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 202/13.

**202/13 FINANCIAL SUMMARY**

The following cheques were authorised totalling:

			<b>£21.00</b>
<b>Chq No</b>	<b>PAYEE</b>		<b>AMOUNT</b>
1711	Spectrum Housing Group Ltd	Bishops Court rent/service charge increase September	£13.00
1712	Ivybridge & District Association of Local Councils	Annual subscription 2013/14	£8.00
<b>Total</b>			<b>£21.00</b>

\*Section 137 Local Government Act 1972 payments:£00 Total to date;£260.60

**203/13. MAINTENANCE**

**203.1 Kilpatrick's-** the matter of a replacement bench would be discussed at the next Meeting.

**203.2 Newton Voss-** Members agreed to consider whether to maintain twice monthly cleans through the winter at the next Meeting.

**203.3 Parish Asset Inspection-** the Parish Asset Inspection results had been circulated to the Council. Members were advised that the Parish Asset Inspection was incomplete. The Clerk had prepared a schedule of potential work based on the assets inspected. Mr. Stitson advised that he would look through the list for the next Meeting.

**203.4 Butts Park Water Tower-** South West Water had confirmed that there were no current plans to redecorate the tank in the near future.

**203.5 Noss Hard** –Members were advised that a claims investigator had repudiated the claim on behalf of the Parish Council's insurers. This had not been accepted by Mr. Peter Colwell the holidaymaker whose car had been flooded. Mr. Colwell had issued proceedings against the Parish Council which had been forwarded to the Council's insurers. Solicitors had been instructed. RESOLVED: Decisions in respect of the Court Proceedings issued by Peter Colwell Colwell against the Parish Council under Claim No 3QZ27622 would be delegated to the Chairman, Vice Chairman, Mr Carter and Mr Matthews in the event that the matter was urgent and could not wait until the next Parish Council Meeting for a decision by full Council. *(Vote; Unanimous)*

The placement of outstanding signs on Noss Hard would be deferred.

**203.6 Play Parks-** the latest Allianz inspection reports instigated by SHDC had been circulated to Members. outstanding matters arising from the reports would be referred to the relevant management working group once the transfers from SHDC had been completed.

**203.7 Other areas for consideration**

**i) Court Road Flood Prevention-** correspondence from a resident near Court Farm/the Fairway regarding flood prevention investigation had been circulated to Members and Cllr Mumford. Cllr. Mumford had suggested this was a land drainage issue and fell under SHDC as the land drainage authority. He had asked the DCC team to liaise with SHDC and engage with SWW to expedite matters.

**ii) Bridgend Hill-** further near misses had been reported attributed to the overhanging tree canopy between Yealm View Road and "Barnicott". The matter had already been reported to DCC Highways. The Clerk would contact DCC Highways for an update.

**In committee**

**Broken Way-** a letter from a neighbouring resident was considered expressing concern about dead trees, self seeded sycamore saplings and undergrowth. Six invitations to tender had been sent out with one response.

RESOLVED: To accept the quotation felling from Devon & Cornwall Arborists in the sum of £1700 subject to the position regarding the requested tree inspection being clarified. *(Vote; Unanimous)*

The Meeting closed at 9.10pm