

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

Held on 27 February 2014

PRESENT	Cllr. Cooper	Mr. Cooper	Mr. Hussell	Mr. Carter	Mrs. Evans
Mrs. Guy	Mrs. Ansell	Mr. Matthews	Mr. Taylor	Mr. Tubb	
ALSO	4 Parishioners				Mrs. McDonough
PRESENT					(Clerk)

OPEN FORUM

Neighbourhood Planning- the Chairman of the RYDA outlined the contents of the Neighbourhood Planning Scoping Study undertaken by the RYDA at the request of the Parish Council. In addition to Parish Council Members, the Scoping Study had also been circulated to the Strategic Planning Department at South Hams District Council and the Professor of Planning at Plymouth University who was also an Independent Examiner of Neighbourhood Plans. The aim of the study had been to outline the pros and cons of a Neighbourhood Plan for the Parish, addressing three key issues- policy, cost and work/effort. The view of the Scoping Study working group was such that without a Neighbourhood Plan, the Parish would be exposed to unwanted development. The new SHDC local plan, which would look at strategic rather than local level, would not be completed until 2015. The National Planning Policy Framework position, broadly speaking, was to the effect that if there was no policy to say that development could not take place, then development could go ahead. The Parish Plan was of little value in planning terms. Without a local policy in place there was no defence from a local perspective. A Neighbourhood Plan would fill the void. It was anticipated that a Neighbourhood Plan for the Parish would cost in the region of £10,000. If the plan was outsourced to local consultants the cost would increase. £7000 was available from the Locality Budget for each Neighbourhood plan. It was anticipated that the remaining £3000 could be raised from other sources including application to the RYDA/Revelstoke Trust. Extensive manpower would be involved over the two year anticipated time frame to prepare a Neighbourhood Plan. It was recommended 25 volunteers be involved comprising a core team and then individual project groups. The Scoping Study recommended the Parish Council instigated the preparation of a Neighbourhood Plan for the Parish as soon as possible to take advantage of potential assistance from students at Plymouth University.

43/14 APOLOGIES FOR ABSENCE –there were apologies for absence from Mr. Stitson.

44/14 INTERESTS TO BE DECLARED - members were invited to declare interests in the items for discussion during the course of the Meeting. None were declared.

45/14 DISPENSATION REQUESTS- none were made.

46/14 PROPOSAL TO VARY THE AGENDA- RESOLVED; items relating to invitations to tender for footpath repairs should be considered in committee. (*Vote; Unanimous.*)

RESOLVED; items relating to planning enforcement/pre applications should be considered in committee. (*Vote; Unanimous.*)

RESOLVED; the item relating to Neighbourhood Plans should be considered towards the end of the Meeting. (*Vote; Unanimous.*)

The Minutes of the 23 January Meeting were confirmed and signed as a correct record.

47/14 PLANNING

Planning decisions

47.1 22 Anchor Cottage, Foundary Lane, 37/2982/13/F & 37/2984/13/LB -householder application/ Listed Building Consent for internal refurbishment and alterations to existing windows. Replacement of existing roof lights with flat roof over courtyard. Application affected a Listed Building. Application affected a Conservation Area. **SHDC:** Granted.

47.2 Renarc, Newton Hill, 37/2972/13/CU-change of use from Butcher's Shop to private garage. Application affected a Conservation Area. **SHDC:** Granted.

47.3 Quillet, Lower Court Road 37/2911/13/F-householder application to replace existing ground floor extension and balcony. New three storey extension and access from parking area. The site adjoined/affected a public right of way. **SHDC:** Granted.

47.4 Redlands, Court Wood, 37/2762/13/F-replacement detached dwelling (amendment to planning approval 37/0011/11/F.) Affected a public footpath or right of way. **SHDC:** Refused.

47.5 Berberis, Lower Court Road 37/2563/13/F-erection of replacement boathouse, wall, decking and renovation of quay and slipway. Affected a public footpath or right of way. **SHDC:** Granted.

47.6 Collaton Cross Water Storage Tank, Whittingham Road 37/3029/13/F-erection of double bay garage for vintage car storage. **SHDC:** Granted.

47.7 The Oyster House, The Brook 37/0166/14/MIN- non-material amendment (reduction in window size) to planning approval 37/2827/11/F. **SHDC:** Granted.

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Appeals

47.8 Woodville, Pillory Hill APP/K1128/A 14/2213268 -Appeal against refusal of demolition of existing three bedroom house and erection of replacement dwelling with garage. RESOLVED: The Parish Council abided by their objections raised in respect of the application and had no further comment.

Planning applications received including

47.9 80 Court Road TPO 900-South Hams District Council (Parish of Newton Ferrers) (No.900) Tree Preservation Order 2014.Trees within the property of 80 Court Road, Newton Ferrers. Serving of new order. DECISION: Support the Tree Warden's recommendation- support confirmation as served. (*Vote; Unanimous*)

47.10 Yealm Ridge, 97 Court Road 37/0378/14/F-demolition of existing house with erection of replacement dwelling and garaging. DECISION: No comment (*Vote; 5 in favour, 3 abstentions, 2 objections.*)

47.11 Tamarinda, Yealm View Road 37/0341/14/F-householder application for extension and alterations to dwelling. Affected a public footpath or right of way. DECISION: Support (*Vote; 7 in favour, 3 abstentions*)

47.12 Neighbourhood Plan- (*min 55/14 refers*).

47.13 Development Management Committee Meeting 19 February 2014- had dealt with the following applications;

i) Land to east of 85 Court Road (37/2616/13/F)-granted.

ii) Old Quay (37/2770/13/F) - refused.

iii) 60 Junket corner (37/2752/13)-granted.

iv) The Oaks, Court Wood (37/2746/13/F) - granted.

48/14. COUNTY and DISTRICT COUNCILS

48.1SHDC Asset Transfer/Parish Asset land registration-Curtis Whiteford Crocker were investigating the incumbrances/restrictive covenants potentially affecting the land to be transferred. Overage provisions had been agreed. It was agreed that the property management working groups would need to meet in the near future.

48.2 Western Parish Cluster Meeting- Wednesday 12 March. The venue had yet to be confirmed. The Vice Chairman advised that he may be able to attend subject to venue.

49/14 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 50/14

50/14 FINANCIAL SUMMARY

The following cheques were authorised totalling:

£121.25

Chq No	PAYEE		AMOUNT
1771	RYDA	Grant- public liability insurance, Harbour Clean Up 2013	£55.00
1772	South West Water	Public Tap-Pillory Hill-16/11/13-10/2/14	£11.40
1773	S. McDonough	Expenses reimbursement: Stationery	£54.85
Total			£121.25

*Section 137 Local Government Act 1972 payments:£55 Total to date;£540.60

51/14. ADMINISTRATION:

Annual Parish Meeting arrangements- were outlined. Mr. Hussell offered to prepare the refreshments.

52/14. CORRESPONDENCE

52.1 Dementia Friendly Parishes around the Yealm- Mrs. Guy would be attending the AGM the following day and was looking for someone to replace her in the long term in light of her forthcoming move from the Parish.

52.2 Local Audit and Accountability Act – Members had no comment to make in respect of the Openness of Local Government Bodies Draft Regulations consultation.

52.3 Nomination for a UK Honour- it was agreed that the Chairman would write a letter to support the nomination of a Parishioner for a UK Honour for his voluntary fund raising work for charity and his role in organising and supporting Parish community events.

53/14. MAINTENANCE

53.1Trees- it was agreed that Mr. Taylor and Mr. Carter would undertake a site inspection at Broken Way/land adjacent to the path from Passage road to Noss Voss. They would also inspect the broken manhole cover near Noss Voss.

53.2 Other areas for consideration- safety concerns were raised regarding the right hand verge down Bridgend Hill, below Yealm View Road. The matter had been reported to Devon County Council Highways. It was agreed to make enquiries with Devon County council as to the land ownership.

53.3 Footpath repairs

i) **Locality Budget-** Devon County Council had advised that £850 would be paid for footpath repairs in the Parish. It was thought Devon County council may be prepared to repair the bottom section of path leading to Wadham Beach.

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ii) PROW Review update- Mr. Taylor advised that DCC had published a number of modification orders in May last year to add most of the proposal routes to the definitive map, following approval by the Public Rights of Way Committee. The objection period expired in July and all but one of the orders had been unopposed. These unopposed orders would be confirmed as made to complete the changes on the Definitive Map and Statement and the routes signed on the ground. One order, for the addition of Bridleway No. 51 from Membland to Pool Mill, attracted a couple of objections from residents. One objection had been withdrawn but DCC were awaiting reply regarding the sole remaining objection. DCC had been waiting to see if the objection would be withdrawn before confirming the other orders as it was preferred to do them all at the same time if possible. DCC would allow a couple more weeks and then confirm the unopposed orders if no progress had been made with respect to the opposed order.

If the objection to Bridleway No. 51 was not withdrawn the order would have to be submitted to the Secretary of State for confirmation.

DCC had also been trying to progress the realignment of FP39 to Wadham Beach (the definitive line near the parish boundary being unavailable). The landowner Mr. Sayers had been agreeable to formalising a route utilising the available access down to the beach but following a field edge line rather than the currently used route across the field, which had a greater impact on land management. Since the informal consultation had been carried out there had been some cliff erosion and DCC had therefore been in contact with Mr. Sayers to suggest the proposed line be moved a bit further back into the field.

55/15 NEIGHBOURHOOD PLAN

RESOLVED: A formal vote of thanks was proposed to the RYDA for their hard work in preparing the comprehensive Neighbourhood Plan Scoping Study. *(Vote; Unanimous)*

The RYDA Chairman, Mr. Lunn, one of the authors of the report answered questions raised by the Parish council in respect of;

i) Duration. Mr. Lunn advised that there was no limit on the duration of the report- but the longer the period the report was to cover, the less clear the report could be. Normal length was considered to be fifteen years. It was not known what period the SHDC new local plan would cover-their overall scheme was yet to be agreed. The decision would be community led but the recommendation would be for the plan to cover 2015-2030.

ii) Parish Council Elections- reference was made to the elections in 2015 and the affect this could have on membership of the Steering Group.

iii) Costs-it was anticipated that the shortfall in funding could be in the region of £3000 which may need to be met by the Parish Council. This was dependent on how comprehensive the Parish required the Plan to be. Additional costs could arise for site appraisals- assessing each potential development site for sustainability which would have to be outsourced to a consultant. Site appraisals did not necessarily have to be undertaken.

Discussions took place as to overall financial responsibility for the process and the necessity to comply with the Parish Council's financial regulations if the Parish Council were to be the responsible financial body.

iv) Independent Examination- reference was made to the role of the independent examination and to ensure that any Neighbourhood Plan contributed to the achievement of sustainable development. Factors contributing to sustainable development included environment, community sustaining itself and bringing in other parts of the community (social). The examination was to establish that the Neighbourhood Plan was not in conflict with either District or National plans. A Member suggested that the Parish was likely to have development and should have a say as to its location. Another Member expressed concern that it would be opening the door to development.

v) Affordable Housing- reference was made to the two housing surveys undertaken which had established 32 affordable homes were needed. A Member queried what would happen if the Parish wished the Neighbourhood Plan to be limited to that scale development rather large scale development. Mr. Lunn suggested that the starting point for the plan would be a new housing needs survey which should drive the policy. If there was no housing need, it would be a strong case to fight off unwanted development. If the results showed there was a need then the Parish would have some control over the type and location. It was suggested that the current Parish Affordable Housing Policy had no planning weight. Reference was made to neighbouring parishes who had no Neighbourhood Plan in place and which had been subjected to large scale development.

vi) Community Led- the plan should be community led. The community would make the decision on the Neighbourhood Plan by voting.

RESOLVED: Newton & Noss Parish Council would proceed to instigate a Neighbourhood Plan. *(Vote; 8 in favour, 2 objections).*

RESOLVED: The designation of the plan area would be the Newton & Noss Parish Boundary. *(Vote; Unanimous)*

RESOLVED: To submit the Designation of Plan Area Application form to South Hams District Council together with the Newton & Noss Neighbourhood Plan Group Terms of Reference and Parish Map-to enable the intention to proceed to be registered. *(Vote; Unanimous)*

RESOLVED; to set up and chair a public meeting, paying for any hall hire fee, with the twin aims of explaining Neighbourhood Plans to the Parish and to call for volunteers. *(Vote; Unanimous)*. It was agreed the Chairman of the Parish Council would chair the public meeting, Mr. Lunn agreeing to provide an introduction. It was agreed to invite two speakers- Professor Balch, (Professor of Planning, Plymouth University) and Councillor Andrea Davies (Neighbourhood Planning Champion in Devon.)

It was agreed that the following five Parish Council Member should be appointed to the Steering Committee- the Chairman, Vice Chairman, Mr. Matthews, Mrs. Evans and Mrs. Ansell.

In committee

56/14. PLANNING ENFORCEMENT/PRE APPLICATION MATTERS

It was agreed Mr. Matthews, Mrs. Ansell and Mrs. Evans would be attending a pre application site visit at 4pm on 12 March 2014.

An update was given on planning enforcement investigations being undertaken in the Parish.

57/15 FOOTPATH REPAIRS

Three tenders had been sought for footpath repairs in the Parish. One tender had been received.

RESOLVED; To accept the tender from Mr. Steve Shepherd to undertake footpath repairs in the Parish in the sum of £920. (*Vote; 9 in favour, 1 abstention*)

The Meeting closed at 9.10pm