

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

Held on 27 September 2012

PRESENT Cllr Cooper Mr. Cooper Mr. Lyndon Mr. Taylor Mr. Tubb

Mr. Hussell Mr. Matthews Mr. Stitson

ALSO

Mrs. McDonough

PRESENT

(Clerk)

2 parishioners were present for the Meeting

OPEN FORUM

Caulston Farm, Noss Mayo- the applicant spoke in respect of his planning application for two wind turbines. Reference was made to the large incentive offered by the Feed In Tariff. The power generated would be used for heating, hot water vacuum pumps, lighting and cooling in the dairy. It was hoped it would save 25-30% of electrical usage on the farm. The applicant was conscious of the AONB and the need to be very sensitive and had tried to be as careful as possible in the choice of the turbines' positions. They would not be able to be seen from the coastal footpath. The applicant had tried to plan the position of the turbines at the maximum distance from neighbours and residences on a reasonably high point. He did not consider that they would be significantly visible.

The turbines were 10KW, the hub heights being the smallest possible with three blades. The poles were 15m as opposed to 35m. The turbines chosen were less significant in visual appearance than other makes. The brand was supposed to be reliable. The Transformer at the property had been upgraded. Any surplus electricity would be exported but it was anticipated using a large percentage of the power generated. The applicant confirmed that the farm had a solar array and had used all the subsidies available for that scheme.

Leas Path- a parishioner expressed concern that in the spring, the Leas Path had been full of flowers which had been all cut down. The parishioner was advised that responsibility for keeping the path tidy lay with the landowners and Devon County Council.

203/12 APOLOGIES FOR ABSENCE- there were apologies for absence from Mr. Gough, Mr. Carter, Mr. Barnett and Mrs. Ansell.

204/12 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 the New England Quarry, Mr. Stitson declaring an interest in relation to the planning application for the development site at Pillory Hill.

205/12 MINUTES –the Minutes of the 26 July Meeting were confirmed and signed as a correct record

206/12 PLANNING

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

206.1 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. **SHDC:** Granted.

206.2 Pool Mill Farm 37/1332/12/F-householder application for erection of new glasshouse to replace existing polytunnel. **SHDC:** Granted.

206.3 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. **SHDC:** Granted.

206.4 Hillside, Yealmpton 37/1417/12/F-householder application for side extension with dormer windows over, and alterations to roof line. **SHDC:** Granted.

206.5 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 time with natural slate. Application affected a Conservation Area. **SHDC:** Granted.

206.6 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. **SHDC:** Granted.

206.7 107 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. **SHDC:** Granted.

206.8 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. **SHDC:** Granted.

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

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SHDC: Granted.

206.10 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. SHDC: Granted.

206.11 Westerly, 59 Yealm Road 37/1256/12/F-construction of a replacement house. Application affected the setting of a Conservation Area. SHDC: Refused.

206.12 Berberis, Lower Court Road 37/1679/12/MIN-non material minor amendment to planning approval 37/1835/08/F. SHDC: Granted.

206.13 Rosemont, Yealm Road, 37/1734/12/MIN-non material amendment to planning approval 37/0461/11/F change of material to first floor from render to slate for erection of 2 storey detached dwelling. SHDC: Granted.

Planning Applications received

206.14 Agricultural Building, Field at SX564 484, Bridgend 37/1922/12/F-part retrospective application for the erection of a general purpose agricultural building. DECISION: No objection (*Vote; 7 in favour, 1 abstention*).

206.15 4 Fell Close, Yealmpton 37/1940/12/F-householder application for new porch, two storey side extension and single storey extension to rear. DECISION: No objection (*Vote; 7 in favour, 1 abstention*).

206.16 Land at SX552481, Barnicott, Bridgend Hill 37/1999/12/F- change of use of paddock to tennis court. Application affected the setting of a Listed Building. DECISION: No objection (*Vote; 7 in favour, 1 abstention*).

Mr. Stitson left the Meeting.

206.17 Development Site at SX550478, Pillory Hill 37/2047/12/F-construction of a single dwelling. Application affected the setting of a Conservation Area. Application affected the setting of a Listed Building. Concerns were raised regarding the large development for its plot size and that the glazing on the north elevation was not in keeping with its surrounding buildings. DECISION: No objection (*Vote; 4 in favour, 3 abstentions*). *Mr. Stitson returned to the Meeting.*

206.18 24 Noss Mayo 37/2049/12/F-resubmission of householder planning approval 37/0532/12/F for replacement entrance porch. New rear extension replacing existing conservatory at first floor level. New ground floor kitchen extension. Reconstruction and extension of existing ancillary garden building. Application affected the setting of a Listed Building. Application affected a Conservation Area. DECISION: No objection subject to the Conservation Officer being satisfied with the plans. (*Vote; 7 in favour, 1 abstention*).

206.19 Caulston Farm, Noss Mayo 37/2106/12/F-erection of 2 no. wind turbines (estimated output of 0.01mw) with 15 metres hub height, 18.5 metres tip height. Application affected the setting of a Listed Building. The site adjoined/affected a public right of way. The Parish Council appreciated the applicant's reasons for making the application and green energy issues. Account was taken of similar applications in the South Hams area. It was considered that the current application would be more visible in the context of its agricultural/AONB setting. Objections from neighbours had been received that day. DECISION: Objection

1. The location for the proposed turbines was in an Area of Outstanding Natural Beauty.

2. The Parish Council did not wish the application to set a precedent for the future.

3. Objections from neighbours/constituents.

(*Vote; 4 in favour of objecting, 4 abstentions*).

Pre applications

206.20 Point House 1949/12- Mr. Matthews advised that a report of the site visit would be made at 25 October Meeting when Cllr Mumford would like to have the opportunity of presenting the plans to the Council. In summary, the proposed plans involved creating a side access to the house by the removal of the existing flat and the creation of a new dwelling in the garden between the road and the river. It was agreed that in view of nature of the application and its location within the Conservation Area, that subject to Cllr Mumford's agreement and availability, Open Forum should be brought forward to 1830 on 25 October 2012 to enable sufficient time for the presentation and for any questions the Council/parishioners may wish to pose.

206.21 Woongara, Lower Court Road- it was agreed the Vice Chairman would attend the Design Panel Meeting 9 October 2012.

Mr Matthews left the Meeting.

206.22 New England Quarry- Members were aware that the Environment Agency had provided an Environmental Permit for the proposal for the Mass Burn Incinerator and Landfill planning application. The Parish Council had made their representations of objection to Devon County Council whose decision was awaited. It was agreed to take no further action at present. *Mr. Matthews returned to the Meeting.*

206.23 Wind Turbines- the Chivelstone Barton application 10/2824/11/F had been determined by SHDC in February 2012. The decision had been challenged by a third party and SHDC had consented to the permission being quashed. The effect of this decision was that the application needed to be reconsidered. The application contained a minor revision to the reduction in size of the wind turbine length from 6 meters to 5.5 meters. It was agreed to make no further comment.

207/12ADMINISTRATION-

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

207.2 DCC grant opportunities/Active Devon- details of the funding opportunities had been detailed in the Parish Magazine and circulated to the Parish Database. The Clerk had received one response from the Newton & Noss Adventurers together with a more general grant application from Brookings Down Wood Committee. It was agreed

that the Vice Chairman would speak with Cllr Mumford to clarify the position regarding a further application being made by the WIC Hall towards its refurbishment.

Newton & Noss Adventurers had provided a detailed costs breakdown of their proposed activities. The Clerk had spoken with a representative from Toneleisure to ascertain whether this would qualify for funding under "Active Devon". It had been confirmed that whilst there may be funding available, in order to fund £1000, they would want the group to aim to get 100 registration forms completed across the various sporting activities planned. The details of the requirements had been forwarded to Newton & Noss Adventurers. It was agreed to put Newton & Noss Adventurers grant application on the Agenda for the next Meeting.

207.3 South Hams District Council Peer Challenge- neither the Clerk nor Members were available to attend.

208/12 COMMUNITY ORCHARD-the Clerk outlined the Community Orchard Group's suggestion for an "Apple Day" event on 18 November. Mrs. Hinchliffe had advised that there was sustainability funding remaining for an event to encourage interest and use of the Orchard. The main purpose of the event would be to undertake pruning and weeding, but investigations were being undertaken into the provision of food, live music, herbalist presentation, willow weaving, and childrens' entertainment. It would be necessary to apply to SHDC for permission and a possible Temporary Events Notice if there was to be live music. Public Liability Insurance should be covered by the Parish Council's insurance if the Council assumed responsibility for organizing the event. **RESOLVED:** The Parish Council would undertake the organisation of the Community Orchard "Apple Day" scheduled for Sunday 18 November 2012. *(Vote: Unanimous)*

209/12 MEETINGS –

209.1 Ivybridge & District Association of Local Councils – the Vice Chairman gave a report of the meeting on Wednesday 19 September. It had been well attended with two applications for TAP Funding being referred to- Dementia Friendly Parishes around the Yealm and for the repair to the River Yealm Ferry Steps. Deadline for the submission of further applications was the end of the month. The applications would be determined at the Western Cluster Meeting on 18 October. Each Parish Council could nominate one voter.

Cllr Yonge, from Yealmpton, had given details of the housing scheme behind Milizac Close, Yealmpton. There were complaints about the shortage of Parish Lengthsmen and the suggestion that parishes get together to employ someone. It was agreed to nominate the Vice Chairman to vote on behalf of the Parish Council. The Chairman would also attend.

209.2 South Hams Citizen Advice Bureau AGM – Mr. Matthews made a report. The meeting had given details of the pending major changes in welfare benefits. The CAB would be under pressure as a result of funding cuts.

210/12 FOOTPATHS- Mr. Taylor advised that he had not received reports of any concerns resulting from any inspections conducted over the summer period.

211/12 MAINTENANCE

211.1 Invoices – no invoices had been received for repairs to a bench at Kilpatrick's/ Butts Park bus shelter.

211.2 Parish Asset Inspection- it was agreed the Clerk would obtain quotes to effect repairs to the wall at The Green and to refurbish the basketball hoop at Butts Park. Mr. Carter and Mr. Taylor would inspect Big Slip Quay. No action was considered necessary in respect of Noss Green. It was agreed that no action would be taken to replace the glass at Bitts Park bus shelter following the recent vandalism and in the interests of Crime Prevention. Repairs to the bench at Kilpatrick's were in hand. A parishioner who had kindly undertaken work in respect of Noss Fountain would be contacted for suggestions regarding refurbishment of the lettering. It was understood that the Parochial Church Council for St Peter's were obtaining quotes for refurbishment of the war memorial lettering. Mr. Barrie Furzeland had kindly attended to the lettering on Holy Cross War Memorial. Mr. Taylor agreed to contact M. Furzeland to thank him and to invite him to submit his expenses.

211.3 Malthouse area suggestions for improvement were considered. The owner of a boat left on the slip had agreed to remove it. A quote had been received for weed killing and clearance of the area and for wildflower replanting. **RESOLVED:** to accept the quotation from Grounds Maintenance South West in the sum of £150.80 plus VAT for clearance, weedkilling and preparation of the area by the side of the Malthouses. *(Vote: Unanimous).*

It was agreed to review replanting with suitable wildflowers in early 2013.

211.4 Noss Voss- it was agreed the Clerk would contact DCC PROW department regarding the condition of Noss Voss and Point Steps.

211.5 Sports Pavilion- the working group was reviewing potential work to be undertaken.

211.6 Butts Park hedge- DCC Highways Department had advised that they had issued the owner of a property at Butts Park with a hedge cutting notice advising that the hedge should be trimmed back within 7 days otherwise DCC would undertake the work.

211.7 Highways- an update from Devon County Council had been received following recent reports of maintenance issues;

i) Widey embankments- DCC had inspected the banks and could not see any imminent slip risk. The landowner was to be asked to undertake a tree inspection failing which DCC would make the necessary arrangements.

ii) Bridgend Hill- concerns had been raised regarding a drop off on the right hand side, after the entrance to The Green House & Crown Yealm. The ground fell away in two areas and there was nothing to stop motorists tipping over if they pulled in too far. There had been some orange tape there as a warning but it seemed to have disappeared. DCC were to raise an order with their contractors to replace the orange tape. They would investigate a permanent solution with the landowner. It would probably involve reinstatement of the wall.

iii) B3186 near Broadmoor Farm- reports had been received of flooding. DCC had advised that a drainage scheme had been completed 3 months previously. DCC would monitor the area.

iv) Puslinch- the road closure for repairs had been extended to 26/10/10

v) Snow Plan- DCC had requested a Parish Snow Plan. It was agreed the Clerk would request a template from DCC and forward it to Mr. Matthews.

211.8 Other areas for consideration- it was agreed the Clerk would report to DCC regarding concerns over flooding on B3186 between Widey Cross and the junction with Livingstone Avenue.

212/12 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 213/12.

213/12 FINANCIAL SUMMARY

The following cheques were authorised totalling:

£60.00

Chq No	PAYEE		AMOUNT
1553	Ivybridge & District Association of Local Councils	Annual subscription 2012/2013	£8.00
1554	Community Council of Devon	Rural Futures: Working Together Conference	£20.00
1555	D. Goodchild	Grass cutting: The Green 10/8/12 & 23/8/12	£32.00
Total			£60.00

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

The Meeting closed at 8.45pm.