

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

Held on 28 June 2012

PRESENT	Cllr Cooper	Mr. Cooper	Mr. Gough	Mr. Tubb	Mr. Matthews
Mr. Hussell	Mr. Barnett	Mrs. Ansell	Mr. Lyndon	Mr. Taylor	Mr. Carter
ALSO					Mrs. McDonough
PRESENT					(Clerk)

11 parishioners were present for the Meeting

OPEN FORUM

Woodville, Pillory Hill-the architect gave a presentation in respect of proposed plans for the site.

Clannicombe View, Widey-the architect gave a presentation in respect of a planning application which had recently been submitted to SHDC.

Westerly, 59 Yealm Road-a parishioner raised concerns regarding the planning application made to demolish the house and the design of its replacement.

154/12 APOLOGIES FOR ABSENCE- there were apologies for absence from Mr. Stitson.

155/12 INTERESTS TO BE DECLARED - Members were invited to declare interests in the items for discussion during the course of the Meeting. Mr. Matthews had an interest in matters relating to legal work to effect the potential transfer of SHDC held assets to the Parish Council being related to one of the Partners of Trobridges and being a Consultant for the firm.

156/12 MINUTES –the Minutes of the 24 May Meeting were confirmed and signed as a correct record

157/12 PLANNING

SHDC planning decisions/withdrawals –

157.1 24 Noss Mayo 37/0532/12/F-householder application for replacement entrance porch. New rear extension replacing existing conservatory at first floor level. New ground floor extension. Reconstruction and extension of existing ancillary garden building. Application affected the setting of a Listed Building. Application affected a Conservation Area. **SHDC:** Granted

157.2 Lambside Cottages 37/0957/12/F-two areas of solar panel ground arrays. **SHDC:** Granted.

157.3 48-49 Creekside Road 37/1017/12/F- Resubmission of planning application 37/0574/12/F for householder application for summerhouse and deck and guardrail to terrace. **SHDC:** Granted

157.4 Brixton-Yealmpton 7_62/3181/11/F-Permissive off road community route between Yealmpton and Brixton including bridge over the Silver Stream. **SHDC:** Granted

Planning Applications received

157.5 25 The Fairway 37/1250/12/F- householder application for 2 storey side extensions to form one new bedroom and music room. Description amended 13 June 2012-householder application for extensions and alterations to property. **DECISION:** Objection- visual impact, overbearing on southern aspect, loss of light for neighbouring property and loss of privacy for neighbouring property. (*Vote; 10 in favour of objecting, 1 abstention*).

157.6 Hilbre Cottage, Riverside Road West 37/1268/12/F -householder application for alterations and modernisation to include extending first floor over new section of building to match ground floor. Resubmission of previous approval 1207/10 to include increased ridge height. Application affected a Conservation Area. Mr.Tubb and Mr. Carter declared interest being Trustees of the adjacent Reading Room. **DECISION:** Objection-

1. Cumulative impact leading to overdevelopment of site in a Conservation area.

2. Planning history- previous planning decisions not observed. (*Vote; 8 in favour of objecting, 3 abstentions*).

157.7 59 Yealm Road 37/1256/12/F-construction of a replacement house. Application affected the setting of a Conservation Area. **DECISION:** Objection:

1. The existing building was iconic. English Heritage had described it as being a handsome building of strong local interest. This was viewed as a statement of fact by the Parish Council. The existing building had a positive impact on an area adjoining a Conservation Area.

2. The prospective design was not consistent with buildings in the area and was out of context.

3. The visual impact of the proposed design was overbearing on existing buildings in the area. (*Vote; 10 in favour of objecting, 1 abstention*).

57.8 The Point, Noss Mayo 37/1296/12/F- householder application for garden room/studio and store. **DECISION:** Objection-the siting was inappropriate, visual impact on the waterfront and effect on the landscape. (*Vote; 10 in favour of objecting, 1 abstention*).

157.9 Pool Mill Farm, 37/1332/12/F- householder application for erection of new glasshouse to replace existing polytunnel. **DECISION:** No objection (*Vote; 10 in favour, 1 abstention*).

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158/12. ADMINISTRATION-

158.1 SHDC Asset Transfer- *Mr. Matthews left the Meeting.* Trobridges had reported that SHDC Legal Department had been instructed to proceed, had drafted the Agreement for Sale and prepared the supporting documents which would be sent out for approval once typed.

A suggestion was made that the Parish Council consider registering its other land assets at the Land Registry. It was agreed that in light of Trobridges conduct of the legal work for the SHDC Asset Transfer, that they should be asked to provide a quote. RESOLVED: To seek a quote from Trobridges Solicitors for the legal work in connection with registering ownership of the Parish Council's existing land assets including Big Slip, Kilpatrick's and Noss Play Park. (Vote: Unanimous) *Mr. Matthews returned to the Meeting.*

158.2 Collaton/Butts Park Link- RESOLVED: To authorise payment of the invoice for hedge/verge trimming for the opening event from E.G.Hingston & Son in the sum of £320 plus VAT (Vote; Unanimous)

RESOLVED: To authorise payment of the travel expenses claim for Mr. Tom Taylor for the opening event in the sum of £24.30 plus VAT (Vote; Unanimous)

158.3 Code of Conduct- the Clerk advised the Council of the implications of the principles of the new Code of Conduct under the Localism Act 2011. The Code of Conduct needed to be adopted by 1 July, the relevant regulations only having been released two weeks before. Advice notes had been circulated to Members together with two draft Codes of Conduct- one based on the National Association of Local Councils template and the other based on the draft Code due to be considered by SHDC that day and based on the Local Government Association template. A third draft had been prepared based on the NALC template, with the addition of a specific definition of Disclosable Pecuniary Interests. It was agreed that co opted Parishioners to the Councils working groups did not fall within the definition of Co opted Members under the Localism Act 2011. Members were advised that they would need to complete and send to SHDC via the Clerk, a new Register of Interests Form within 28 days of the new Code of Conduct being adopted. It was anticipated that SHDC would forward pro formas based upon their own adopted Code of Conduct. The completed forms would be available for inspection on the Parish Council website together with the new Code of Conduct.

RESOLVED: To approve and adopt the new Code of Conduct based upon the NALC template, without amendment, effective from 1 July 2012. (Vote: Unanimous).

It was agreed the Code of Conduct and the Council's Standing Orders would be reviewed once the details of the adopted SHDC Code of Conduct became clear. It was further agreed to wait for and complete SHDC Register of Interests forms, accepting that the form would be based on the SHDC Code of Conduct.

158.4 Parish Council website- the website manager had suggested incorporating an upload section on the website where users could upload their photos. The Clerk could then approve them to display on the gallery pages. RESOLVED: to authorise the website manager to take steps to improve the website gallery page, three hours work at £18 per hour. (Vote: 10 in favour, 1 abstention)

159/12 CORRESPONDENCE

159.1 Footpaths- Devon County Council's Public Rights of Way Department had written by means of informal consultation with a proposed diversion of Footpath Nos.10, Holbeton & 39 Newton and Noss. RESOLVED: There would be no objection to the proposed diversion of Footpath Nos.10, Holbeton & 39 Newton and Noss provided suitable undertakings were given by the landowner to maintain the path on an ongoing basis. (Vote: 10 in favour, 1 against)

159.2 Wind Turbines- the response from Mr. Gary Streeter MP agreeing with the request for a locally accountable and strategically planned approach to onshore wind development, and confirming an intention to intervene, was noted

160/12 CONSULTATION- the consultation in respect of the South Hams Draft Master Planning and Development Briefs was noted. No response was considered necessary.

161/12 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 162/12.

162/12 FINANCIAL SUMMARY

The following cheques were authorised totalling:

£2280.21

Chq No	PAYEE		AMOUNT
1508	D. Goodchild	Grass cutting: The Green, 2, 17 & 31 May 2012	£48.00
1509	Signpost Housing Association Ltd	Bishops Court service charges April, May, June	£425.43
1510	T. Taylor	Collaton/Butts Park Opening- reimbursement of expenses	£24.30
1511	Ivybridge & District Community Transport Association	Grant: ring & Ride Community Bus**	£150.00
1512	E.G.Hingston & Son	Hedge/verge trimming Collaton/Butts Park Path opening	£384.00

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1513	Grounds Maintenance SW	Annual Maintenance-benches/bus shelter/swings	£1,248.48
		Total	£2,280.21

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

**Local Government and Rating Act 1997 sections 26-29

163/12 MAINTENANCE

163.1 Annual Maintenance- Mr. Taylor confirmed that the work carried out was approved. RESOLVED: to authorise payment of the invoice from Grounds Maintenance SW, including an additional £48 for repainting two extra seats at Kilpatrick's Steps in the total sum of £1248.48. (Vote: Unanimous)

RESOLVED: To authorise Grounds Maintenance SW to attend to the repair of 1 bench at Kilpatrick's Steps in the sum of £96 plus VAT. (Vote: Unanimous)

163.2 Butts Park Bus Shelter- Mr. Lyndon reported that damage had been caused- glass in the windows had been broken and graffiti written in what appeared to be blood on the wall. REOLVED; in the interests of public safety, the Clerk was authorised to instruct a contractor to effect urgent repairs to a total sum of £300. The glass was not to be replaced for the time being. (Vote: Unanimous)

163.3 Hannaford Lane- the Clerk was asked to contact SHDC to find out when the hedges were due to be trimmed next.

163.2 Sports Pavilion-

i) Electrical testing- the Clerk had obtained two quotes for inspection/ testing and Portable Appliance Testing.

RESOLVED: To accept the quotation from Mr. James Baldwin in the sum of £60 plus any VAT for electrical inspection/testing and £3 per appliance for Portable Appliance Testing. (Vote: Unanimous).

ii) Asbestos- Mr Stitson had confirmed that a parishioner had advised that the ceilings were made of Asbestos Wood. Mr Tubb would speak further with a local contractor involved with the construction of the Pavilion.

iii) Risk Assessments- it was agreed the Sports Pavilion working group would review the suggested pending action arising from the risk assessments.

164/12 NEIGHBOURHOOD PLAN- the Parish Council considered whether to instigate the preparation of a Neighbourhood Plan. Members considered the 2004 Parish Plan, the Parish Council's Housing Policy and the factors given in support of a plan at a recent representation by the Devon Chairman, CPRE. Neighbourhood Plans involved a commitment to development. The generally held view was that the Parish needed and wanted Affordable Housing, felt that the size of the Community was right and any other development should be within the existing housing boundary. RESOLVED: The Parish Council would not take steps prepare a Neighbourhood Plan at the moment but would keep the matter under review. (Vote: Unanimous)

The Meeting closed at 9pm.