

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

Held on 28 March 2013

PRESENT Cllr. Cooper Mrs. Ansell Mr.Hussell Mr. Matthews Mr. Gough

ALSO PRESENT Mrs. McDonough (Clerk)

13 parishioners were present for the Meeting

OPEN FORUM

Collaton former MOD Site - potential development of the Collaton site. The owners' agent, Mrs. Deborah McCann gave feedback in respect of their public consultation. Questionnaires had been handed out at the consultation day on 24 November 2012, outside the Primary School on 12 February 2013 and outside the Co-Op/Post Office on 23 February 2013. 200 people had attended on 24 November 2012. 97 questionnaires had been completed on the day, with a total of 125 completed questionnaires having been received. A design questionnaire for the area was to be distributed shortly and would be available at the further consultation event due to take place at the WI Hall on 20 April.

Some questions related to basic services in the Parish including NHS dentists, Broadband access, parking and congestion designed to help formulate proposals for the next consultation.

The next set of questions related to whether there was any need for development in the Community and asked about housing and housing types not site specific to Collaton. The replies received identified support for affordable housing, discounted open market, for older people downsizing and live to build. There was little support for holiday homes or open market housing. Some did not want further housing provision.

The size of the housing ranged from 2-3 bed dwellings, 25+ expressing interest in self build.

Site specific questions included whether Collaton was a good location for housing for local needs- the majority being in favour of local housing for local people. 71 / 97 were in favour of development- 73% on the day of the consultation.

Questions had been included relating to employment needs reflected in the Parish Plan including starter units/offices, provision for local businesses to expand and an office hub. In relation to recreational/leisure/community needs the majority were in favour of some/all of the uses suggested including a community swimming pool, community composting, allotments, woodland and facilities for young people.

Concerns had been expressed that the design of any development should be of high quality, part of the Newton & Noss Community and for local need.

The concerns of existing residents had been identified as very important in the process. The environment should be enhanced for local residents.

A business survey was to be undertaken to establish the need for businesses in the area.

The consultation on 20 April would give additional comprehensive feedback. They would also be presenting initial design ideas in response to the feedback for consultation. Information would also be provided on the costs of providing a community swimming pool, community composting and self build.

64/13 APOLOGIES FOR ABSENCE- there were apologies for absence from Mr. Taylor, Mr. Tubb, Mr. Barnett and Mr. Cooper.

65/13 INTERESTS TO BE DECLARED - Members were invited to declare interests in the items for discussion during the course of the Meeting. None were declared.

66/13 DISPENSATION REQUESTS- none were made.

67/13 MINUTES –the Minutes of the 28 February Meeting were confirmed and signed as a correct record

68/13 PLANNING

68.1 Collaton- the Meeting was advised that the Chairman of the Parish Council had written to and hand delivered letters to all Collaton residents on 25 November 2012 consulting them about the proposal for development at Collaton. The letter was framed on an open basis asking residents as to whether they were for or against any development. The results from the Parish Council's consultation had been discussed and minuted at their Meeting on 13 December 2012. The majority of those responding had been against development and wished the land to remain as farm land.

The Parish Council's view was that it was against development. It was agreed that a further copy of the letter from the Chairman detailing the consultation results for the attention of the landowner would be sent, as the landowners agent suggested it had not been received in December.

Cllr Cooper suggested that SHDC Planning Officers feedback had been to the effect that they would not be in favour of development at the site at the moment.

A Collaton resident advised that they had not received the November consultation letter from the Chairman. The Chairman apologised and advised that it was an inadvertent oversight. It was suggested the parishioner leave her name

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and address and a copy of the letter would be sent to her. The Chairman confirmed that she had hand delivered 26 letters to Collaton residents using the Electoral Roll for guidance.

SHDC planning decisions/withdrawals –

The most recent notifications received were noted

68.2 The Point, Noss Mayo 37/1296/12/F-householder application for garden room/studio and store. SHDC: Granted

68.3 Driftwood, 6 Yealm View Road 37/0050/13/F-Resubmission of householder application 37/1597/12/F to Extend and make alterations to existing dwelling. The site adjoined/affected a public right of way. SHDC: Granted

68.4 Verge adjacent to “Berberis”, Lower Court Road -South Hams District Council (Parish of Newton & Noss) (No.890) Tree Preservation Order 2013. Serving of New Order. Confirmed as served.

68.5 Anchor Cottage, Riverside Road East 37/0259/13/F-Renewal of extant planning application 37/0235/10/F (householder application for erection of glazed screen on existing wall.) Application affected a Conservation Area. SHDC: Granted

68.6 Trees to rear of 12 & 14 Perches Close 37/0057/12/TW- Work to Tree Preservation order trees. South Hams District Council (Parish of Newton and Noss) (No.7) Tree Preservation Order 1983.Register Number of Notice 3357. SHDC: Grant of conditional consent.

Planning applications received

68.7 Summerfield, 8 Church Park Road 37/0489/13/F-householder application for refurbishment and single storey extension. The applicants were present and advised they were aware of their neighbours' concerns and that they had no wish to interfere with access. DECISION: No objection subject to the neighbours' concerns regarding access being addressed. (*Vote: 4 in favour, 1 abstention*)

68.8 Porthole Cottage, 18 Passage Road 37/0624/13/TCA-Work to trees in a Conservation Area. The Tree warden had advised that the trees were dead. DECISION: Support the Tree Warden's recommendations. (*Vote: 4 in favour, 1 abstention*)

68.9 18 Rowden Court 37/0643/13/LB Listed Building to replace existing double glazed windows to the rear/south west facing elevation of the property with two new bespoke timber double glazed windows. Application affected a Listed Building. DECISION: No objection subject to the Conservation Officer being satisfied with the proposed plans. (*Vote: 4 in favour, 1 abstention*)

68.10 9 Archers Court 37/0661/13/F-householder application for new conservatory and garden store to rear of property. The Parish Council was not aware of any objections. DECISION: No objection. (*Vote: 4 in favour, 1 abstention*)

68.11 Land at SX5425 4799 South of Yealm Road 37/0678/13/F-minor engineering works to construct a stairway access to existing quay. The site adjoined/affected a public right of way. DECISION: No objection. (*Vote: 4 in favour, 1 abstention*)

68.12 Myrtle Quay- application for construction of steps and quay. No decision would be made until the application had been received from South Hams District Council.

Appeals

68.13 The Lodge, Lambside Corner Cottage APP/K1128/C 12/2178502 and APP/k1128/A/12/2181604- the Chairman had attended the two day public enquiry beginning 5 March. Both sides had made an application for costs. The decision had been deferred.

Meetings-

68.14 Planning Workshop at South Hams District Council –Mrs. Ansell advised that the workshop had been well attended by Parishes. The workshop had been advised by SHDC as to how open they were prepared to be and how the views of the Parish Councils counted. The workshop in June would consider Neighbourhood Planning in details. There would be a further workshop in the interim dealing with enforcement. The view of the meeting was that Neighbourhood Plans would not stop development but would enable parishes to protect what they wished to e.g. points of interest.

68.15 Design Panel Meeting 19 March- Land South of 80 Court Road. Mrs. Ansell advised that she and Mrs. Denise Marchant had attended. It was felt that the Panel was there to encourage architects with their design but not necessarily to fit in with the community and had appeared surprised when this was put to the panel. The letter which had been sent to the architects from the panel addressing the design only was thought make pertinent points but did not change the overall design which, some suggested, gave the appearance of a flat roof box. Wider issues would be addressed at the planning stage.

68.16 Congestion/Planning Conditions- Members considered concerns regarding excessive contractors' vehicles and delayed skip emptying raised by a parishioner at the Annual Parish Meeting and suggested planning conditions to be put to South Hams District Council in respect of which Bigbury Parish Council was seeking support. Members considered pertinent points had been made but debated potential enforcement issues and whether concerns should be addressed with landowners on a site specific basis. It was agreed Members would consider matters with the issue being placed on the Agenda for the April planning Meeting.

69/13 MAINTENANCE

69.1 River Yealm Boatwatch- the Chairman of River Yealm Boatwatch advised that at the recent AGM two initiatives had been agreed, the details of which were described on the Home Page, and drop-down page on Prevention and Deterrence of their new web-site:www.riveryealmboatwatch.co.uk which was about to be launched.

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Secure Marking kits were about to be sold to boat owners to enable them to "mark" their high-value items of marine equipment.

An important, additional, feature of the high-visibility prevention and deterrence measure was the proposal to erect Notice Boards at principal launching sites (Wide Slip, Noss Creek, Bridgend Quay, The Patch and Yealm Steps). These Notice Boards clearly stated that "items of marine equipment on this river are marked with a DNA forensic chemical". The Harbour-Master had agreed to erect a Notice Board at Yealm Steps and expected to secure agreement from RYHA Committee to erect another Notice Board at Bridgend Quay. The Parish Council's agreement was sought for erection of additional notice Boards at Wide Slip, Noss Creek, and The Patch. Members unanimously and wholeheartedly agreed to the proposal.

69.2 Life buoy- the missing Life buoy at Popes Quay had been located and was to be reinstated by the Harbour Office.

69.3 Noss Hard- May Gurney had undertaken work, as a goodwill gesture, to reinstate the surface of Noss Hard.

69.4 Areas for consideration

i) St.Francis Playgroup- had asked for help in tracing the owner of land adjacent to the playgroup on which some trees causing safety concerns were located. The owner had been traced and had agreed to action being taken.

ii) Leas Path- DCC had advised that they were waiting on final prices from a contractor and would then confirm a start date to undertake the repairs.

iii) Pope's Quay- a parishioner had raised concerns about a leaking manhole cover and potential effects on a sponsored swim planned for 1 April. It was thought the manhole was no longer leaking.

iv) Malthouse-South West Grounds Maintenance had provided an update on the weed spraying.

v) Broken Way- a neighbouring parishioner had advised that the bench and "private signs" had been removed although the fencing was still present.

vi) Parsonage Road- the Clerk had mentioned reinstatement of the "S" on the "Slow" sign on the road to DCC Highways at a recent meeting.

vii) Twinning Plaque- Mr. Matthews had obtained a quote for a slate plaque to be placed at Yealm Steps in commemoration of the twinning with Trebeurden. The costs would be £411.20 plus VAT of £82.20. RESOLVED: Once the public consultation period had attended on 14 April 2013, and provided public opinion was not opposed to the placement of a plaque on the Harbour Office commemorating the Twinning of Newton Ferrers and Noss Mayo with Trebeurden, payment for the plaque in the sum of £411.20 plus VAT would be authorised. (*Vote: 4 in favour, Mr. Matthews abstained*).

vi) Flooding- the Chairman and Mr. Hussell had met with Mr. Paul Taper from SHDC to discuss flooding issues at Court Road/Court Farm. Mr. Taper had felt that run off from the field at the top of the Fairway was acceptable run off. It was thought hay bales at the field owner's gate may assist together with leaving a swathe of grass to filter out sediment. Landowners in the area should be informed and encouraged to clear watercourses. He would be asking Devon County Council to send specific details of landowners' duties. It was suggested that parishioners remove any leaves they see blocking drains. The big drain "sucker" should visit October-November.

A parishioner suggested that a survey should be undertaken to determine where the water was, and the path it took to The Brook. It was agreed to ask Cllr Mumford about this at the next Meeting.

70/13. ADMINISTRATION-

70.1 SHDC Asset Transfer /Parish Asset Registration- the Clerk had requested an update from Trobridges on 26 March following their letter of 14 March. Reports from Allianz regarding the play parks had been received from SHDC and were being considered.

70.2 Asset Register- RESOLVED: To approve the Parish Council Asset Register for financial year 2012/ 2013. (*Vote Unanimous*).

71/13 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 72/13.

72/13 FINANCIAL SUMMARY

The following cheques were authorised totalling:

£588.37

Chq	PAYEE		AMOUNT	VAT
1625	GetMapping PLC	ParishOnline annual fee	£24.00	£4.00
1626	Ricoh Capital Ltd	Photocopier/printer lease 1/2/13-30/4/13	£148.40	£24.73
1627	DALC	Annual subscription 1 April 2013- 31 March 2014	£415.97	£54.12
		Total	£588.37	£82.85

*Section 137 Local Government Act 1972 payments: £0 Total to date; £2969.54

73/13. NEIGHBOURHOOD PLAN- the Community Council of Devon had offered to provide training to the Parish Council and other local Parishes for a contribution of £200 towards costs. It was agreed to wait for the SHDC June Planning Workshop which would be dealing with Neighbourhood Planning.

The Meeting closed at 8.10pm

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