

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

Held on 8 November 2012

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

24 parishioners were present for part of the Meeting

OPEN FORUM

Police Report-PCSO Potter made the following report.

Newton Ferrers and Noss Mayo Parish Council Police Report Sept 2012

13 crimes

Newton Ferrers

Jl/12/819-overnight 7th/8th car broken into and satellite navigation system stolen.

Jl/12/827-between 1st April - 7th September solar panels had been stolen from a farm barn.

Jl/12/860-during the early evening of 19th a male had exposed himself to a female cyclist while she was riding in an isolated location.

Jl/12/884-overnight 25th / 26th theft of outboard engine.

Jl/12/900-overnight 29th / 30th theft of outboard engine

Jl/12/905-between 27th and 1st October burglary, outboard engine stolen from shed.

Jl/12/906-between 28th and 1st October burglary, outboard stolen from shed.

Jl/12/1030-26th fraud offence, internet type scam.

Noss Mayo

Jl/12/841-14th an assault which had been dealt with by way of restorative justice.

Jl/12/842-15th drink/driver.

Jl/12/855-overnight 18th / 19th theft of outboard.

Jl/12/857-between 5th and 19th theft of outboard.

Jl/12/887-27th theft, money had been stolen from a house.

Newton Ferrers and Noss Mayo Parish Council Police Report Oct 2012

2 crimes

Newton Ferrers

Jl/12/924-between 2nd and 6th theft of outboard engine.

Jl/12/1014-overnight 20th/21st attempt burglary at the Co Op store; an attempt had been made to force open the door.

Noss Mayo

No reported crime

A member reported rowdiness and petty vandalism around Newton Hill Friday and Saturday evenings with a request for a police patrol.

Collaton- a presentation was given by the representatives of the landowner in respect of potential development proposals for Collaton (Mr. Tim Yonge, Mr Gavin Woodford (architect) and Mrs Deborah McCann (planning consultant).

The planning consultant advised that the owner was in the very early stages of obtaining basic reports about the 50 acre Brown Field site, its biodiversity, climate and potential uses.

Reference was made to a visual impact assessment, the agent advising that as a site, it was very invisible from many places. The sun's movement around the site had been investigated together with the prevailing wind direction. It was a windy site.

A transport consultant had looked at transport links.

An ecological consultant from Devon Wildlife had reported that the site was much degraded in terms of biodiversity and could be enhanced. Contamination was possible in light of the historical use of the site.

With respect to landscape character, plateau and valley, some areas would be suitable for development whereas others were unsuitable. An historic Environment Assessment had been sought using old photos and maps- the heritage of the area was important.

The agent made reference to issues in the Newton & Noss Parish Plan which had been identified and which there was a possibility of addressing;

i) Housing development- with reference to innovative, ecological design with large gardens. The owner felt there was a need for open market, affordable housing and housing for those families falling in the middle who were not eligible for affordable housing but could not afford open market perhaps through self build with a local tie stipulation. It was not thought a housing scheme would encourage ribbon development between Collaton and Newton Ferrers.

ii) Employment opportunities- to start up businesses

iii) Congestion- reference was made to the potential for a Park and Ride Scheme

iv) High Speed Broadband- a site for a hub

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- v) Tourist Information facility
- vi) Recreational opportunities, allotments
- vii) Community woodland/orchard
- viii) Improved cycling/footpath route
- ix) Educational areas for the school
- x) Boat storage
- xi) Green energy

The Chairman of the CPRE made reference to SHLAA projects in the locality where landowners had offered sites for future development. He was of the belief that it would be hugely beneficial to the community to look at the proposal on the table.

A parishioner asked what the owner hoped to achieve through the Open Day. He was advised that the purpose was consultation and the wish to engage with the local community

The meeting was told that the owner had not yet decided upon the number of houses envisaged for the site. It was accepted that in order to finance the various schemes referred to there would need to be open market housing. The potential areas for housing included the concreted areas. A member advised that the scheme was likely to be hugely controversial with the potential impacts and affects on the villages. The agent advised that a large housing scheme was not envisaged but was not able to say how many houses would be involved. The outcome of the public consultation was awaited. Once the results of the public consultation had been assessed the owner would come back to the Parish Council to discuss proposals further. The whole site would not be developed. They were not going to place 3000 houses on the site.

In terms of timing, the owner was motivated to take the idea forward now. No firm timeline was envisaged- this would be known once the outcome of the public consultation had been reviewed.

239/12 APOLOGIES FOR ABSENCE- there were apologies for absence from Mr. Stitson.

240/12 MINUTES –the Minutes of the 11 October Meeting were confirmed and signed as a correct record. Approval was given to the amendment to the Minutes of 13 September (*Min 195.10*) correcting the date of the site visit to 21 September 2012.

241/12 INTERESTS TO BE DECLARED - Members were invited to declare interests in the items for discussion during the course of the Meeting. Mr. Matthews declared interests in matters relating to New England Quarry and South West Water.

242/12 PROPOSAL TO VARY THE AGENDA – RESOLVED: items relating to consideration of tenders to repair the wall at The Green should be considered in Committee. (*Vote: Unanimous*)

243/12 COUNTY and DISTRICT COUNCILS

243.1 County Councillor's Report;

i) Locality Budget/Invest in Devon- projects should be nominated as soon as possible.

ii) New England Quarry- Viridor's application for an incinerator had been turned down unanimously. There had been no subsequent feedback from Viridor. It was not known whether the company would appeal or submit a landfill application.

iii) Flood Clinics- had taken place. The Environment Agency's report was due at the end of November which would include the River Yealm and Yealmpton.

iv) Puslinch- the time to effect bridge repairs had been extended There had been more scouring around the base than expected.

v) Bridgend Wall- the Clerk would advise Cllr. Mumford of the quote received for capping stone repairs.

vi) Bishops Court- some of the agreed maintenance work had been undertaken by the housing association. Cllrs Mumford and Cooper would be advised once the work had been completed.

vii) Butts Park- 30mph illuminated sign had been put in place on a short term basis. It was intended to place a speed monitor at Butts Park. Cllr Mumford was asked for the provision of speed data.

viii) Chelson Meadow- historically South Hams residents had been able to use Chelson Meadow. As Councils' budgets constricted so Plymouth City Council had been increasingly refusing entry to South Hams residents. Facilities were available at Ivybridge and there were improvement plans.

ix) Definitive Footpath review- the review had taken place. Most of the proposed paths appeared to have been recommended for acceptance. A PROW Committee Meeting was due to take place the following week. Cllr Mumford requested that any issues be raised with him.

x) Highways- Cllr Mumford was asked to report a lump in the road between Collaton and Broadmoor Farm.

243.2 DCC /Active Devon grant funding projects

i)Active Devon- the Clerk had received a telephone enquiry on behalf of a lady interested in running a Nordic Training programme in the Parish and was waiting for the enquirer to provide further details.

ii) Invest in Devon- the Council had nominated the WI Hall refurbishment programme in respect of which the Vice Chairman was to speak to Cllr. Mumford.

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iii) **Locality Budget**- the Council had nominated the purchase of a towable salt spreader in principle.

243.3 Highways/Transport including

i) **Snow Warden**- Mr. Gough and Mr. Matthews would liaise with Mr. Clark, the Snow Warden, regarding the preparation of a Snow Plan once the purchase of a towable salt spreader had been finalised. The Snow Warden had requested provision of salt bins. It was agreed that the Snow Warden would be invited to speak to the Council and would be asked to confirm the number needed, the proposed locations and landowner consent. Investigation would also be made into cost.

ii) **Towable gritter**- it was agreed that the Clerk would write to Mr Barnett's insurance company, with his form of consent, to obtain confirmation of insurance coverage.

ii) **Butts Park**- it was agreed the Clerk would obtain an update from PCSO Potter regarding warning letters for cars parked on pavements. A Butts Park resident had asked for investigation into the moving of the bus stop for buses entering the village, to stop children having to get off the bus straight onto the road. Consideration was given to the dangers of moving the bus stop further down the road caused by overtaking traffic. At present the bus stopped in the middle of the road preventing traffic overtaking. It was agreed to take no further action at this time.

243.4 District Councillor's Report- there was no report.

243.5 SHDC Asset Transfer/Parish Asset Land Registration-

i) **SHDC Asset Transfer**- Trobridges had reported by letter of 30 October that enquiries were still continuing with respect to the title documentation. It was anticipated they would be completed within two weeks. Land Registry fees for all 4 parcels of land would be £40. They had received the Deed of Surrender in respect of the lease of Noss Play Park. This would be sent for signature at the same time as the Agreement for Sale once enquiries had been completed.

ii) **Existing Parish Council land assets**. RESOLVED to request Trobridges to proceed with work necessary to effect registration at the Land Registry of Big Slip Quay, Noss Play Park and the land at Ferry Wood at an anticipated cost of £250 plus disbursements per title. To take no further investigation into the The Green Newton Ferrers (a Village Green), nor the common land at West of Kiln Quay. (Vote: *Unanimous*)

243.6 Village Housing Initiative- a meeting had been arranged to take place at Follaton House on Monday 12 November at 1530 to which Mr. Hussell and Mr. Cooper would attend. Mr. Taylor and Mr. Gough also advised they would endeavour to attend.

244/12 PLANNING

244.1 Proposed development-Collaton-Members considered the position following the presentation in Open Forum. The public consultation approach was welcomed. Concerns were raised about the potential size of the housing development, its position, the impact on the villages and infrastructure. It was hoped that the public would give constructive and real feedback at the consultation event.

244.2 Pre applications- Point House 1949/12.A member advised the meeting that whilst there was great respect for the applicant within Noss Mayo, the general consensus of people in the area with whom the application had been discussed, was that they were against the development. Parishioners had felt that the proposed development in the front garden would not enhance the character of the Conservation Area and that it would set a precedent. There was no difficulty with the proposed development to the side of the house. Two other Members advised that they had been told the same.RESOLVED: To write to the applicant, with a copy to SHDC, thanking the applicant for the opportunity to visit the site on 21 September. Whilst the Parish Council reserved the right to comment in any way it wished on any planning application it received, having taken soundings, it was believed the community felt the proposals would be inappropriate development in a Conservation Area.(Vote: *10 in favour, 1 abstention*).

244.3 Site visits- Revelarc, Riverside Road East- a report of the site visit on 25 October was given. The development was within a Conservation Area. The roof ridge height was to be raised slightly with a conversion of the property into three. Some trees would be cleared to the rear bordering Bishops Court.RESOLVED: To write to the applicant, with a copy to SHDC, thanking the applicant for the opportunity to visit the site on 25 October. Whilst the Parish Council reserved the right to comment in any way it wished on any planning application it received, there were no initial adverse comments to make.(Vote: *10 in favour, 1 abstention*).

244.4 Applications received-Farthings, 2 Yealm View Road 37/2445/12/F-householder application for alterations and extension to existing dwelling house to include the amalgamation of existing separate ground floor flat to provide one single dwelling. The site adjoined/affected a public right of way. RESOLVED: Objection -overdevelopment, cumulative impact on site, visual impact, overbearing and over fenestration. (Vote: *7 in favour of objecting, 1 objection, 3 abstentions*)

244.5 Neighbourhood Planning- it was agreed not to send representatives to the DALC: Neighbourhood Planning: Getting Started workshop given that it was for Councils who had decided to go ahead with the preparation of a Neighbourhood Plan. Reference was made to the Community Council of Devon Drop in Surgery on 21 November at Feniton which would be offering advice on Neighbourhood Plans. It was agreed Members would attend the meeting organised by Yealmpton Parish Council with SHDC in the new year to obtain further information about the preparation of a Neighbourhood plan.

A letter from the Chairman of the RYDA dated 27 October was considered. It was agreed unanimously to write back to the RYDA, thanking the Chairman for his letter, advising that the Council would revert back to him once the Council had undertaken further research.

A parishioner's written comments, regarding points raised at a previous meeting supporting the preparation of a Neighbourhood Plan to protect the green waterfront Noss, Bridgend and to Newton, with protection of glimpse views to the river were noted.

244.6 New England Resource Recovery Centre proposed development- the refusal decision made by DCC Development Management Committee was noted.

245/12 CONSULTATION/CORRESPONDENCE

Climate Local Initiative- Agenda December.

246/12 ADMINISTRATION

246.1 Standing orders/financial regulations/Code of Conduct- had been placed on the Agenda for annual review. NALC, having issued revised Standing Orders in 2011, planned to introduce a further set in Autumn 2013. The Meeting was advised consideration should be given to amending the Standing Orders due, in particular, to the introduction of the Localism Act 2011 and the abolition of the old Code of Conduct /introduction of dispensation procedures. A Member suggested that Standing Orders should be left unaltered with the Dispensation Procedure phrased such to supercede the Standing Orders.

246.2 Dispensation requests-

The Clerk advised that SHDC Monitoring Officer had now confirmed that the Council should have a formal dispensation procedure in place which should be reflected in the Council's Standing Orders. Members were reminded that under the Localism Act 2011, Members were at risk of committing a criminal offence if they took part in matters where they had Disclosable Pecuniary Interest and no dispensation had been granted. If the majority of Councillors declared an interest it could impede Council business by rendering the Meeting inquorate. The Council had been advised of the legal requirements and grounds for making a dispensation request. RESOLVED: All dispensation requests would be made to the Parish Council, in writing or by email, to be received no later than the day of the Meeting to which the dispensation request related. Responsibility for drawing up the form to be used was delegated to Mr. Matthews and the Clerk. A standing item would be included on future Agendas to include dispensation requests. *(Vote; 8 in favour, 3 abstentions)*. It was further agreed that Members would submit dispensation requests in advance of the next Meeting seeking a general dispensation to participate and vote in the following matters;

- i) To consider and settle the precept
- ii) To consider allowances, travelling expenses and indemnities for Councillors
- iii) Moorings/outhauls
- iv) Matters relating to the Yealm Yacht Club

246.3 Budget 2013/2014- Agenda 22 November

246.4 Community Emergency Plan- Mr. Carter agreed to review the plan prepared in 2010 and would advise the Council if any changes were needed.

247/12 GRANT APPLICATIONS

Christmas lights - RESOLVED: To make a grant of £25 towards the costs of WIC Christmas Lights and £25 towards the costs of the Christmas lights for Newton & Noss Village Hall. *(Vote: 8 in favour, 3 abstentions)*

248/12 MEETINGS ATTENDED:

248.1 Harbour Authority-Mr. Carter advised that the new pontoons were being shipped in January. There had been a Harbour Meters' conference including oil pollution and health and safety matters.

248.2 Halls- there were no reports.

248.3 Dementia Friendly Parishes around the Yealm- an update was awaited.

249/12. 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 250/12.

250/12 FINANCIAL SUMMARY

Santander Current Account :	Total balance at 1.11.12	£67581.34
The balance includes: Hedge Cutting Bond		£3000
Half year Precept		£19622.50
Monies held on completion of Newton & Noss Play Park Improvement Project		£36.02

The following cheques were authorised totalling: **£1323.21**

Chq No	PAYEE		AMOUNT
1571	WI Community Hall	Hire NNPC Meeting 8 November 2012	£22.00
1572	WI Community Hall	Hire- NNPC Meeting 22 November 2012	£22.00
1573	J Allen	Cleaning: Noss Voss & Popes Quay October 12	£50.00
	4/8 November 2012.....	Chairman	

1574	S.McDonough	Net salary-October	£1,082.36
1575	S.McDonough	Reimbursement expenses: postage and travel expenses	£14.85
1576	Newton Ferrers Church School PTFA-PTA	Grant for fund raising event 2 November 2012*	£50.00
1577	M.Hingston	Cleaning: Newton Voss & steps October 12	£82.00
		Total	£1,323.21

*Section 137 Local Government Act 1972 payments:£50.00 Total to date;£1309.94

260/12 FOOTPATHS- the DCC PROW Committee Meeting would be taking place on Friday 16 November 2012 when a report regarding the remaining suggestions for modifying the Definitive Map and Statement of the Parish would be considered. Most suggestions had been recommended for acceptance save for routes over Bridgend Quay, the Pumping Station, Butts Park and Popes Quay. The suggested route at Pool Mill had been recommended to be a Definitive Bridleway. Mr. Taylor was unable to attend but was thanked for the considerable work undertaken. Mr. Carter advised that he would endeavour to attend subject to commitments.

261/12 TWINNING- consideration was given to various places in the Parish which could be named in recognition of the Twinning with Trebeurden. **RESOLVED:** To name the square at the bottom of Newton Hill by the granite cross, in honour of the Twinning with Trebeurden. *(Vote: 10 in favour, 1 abstention)*.
Mr Matthews agreed to investigate the costs of a plaque for the base of the granite cross and for a twinning sign at the entrance to the village.

262/12 MAINTENANCE

262.1Invoices - no invoice had been received for Malthouse works. **RESOLVED:** To authorise the costs for repairs to the public tap at Pillory Hill in May 2011 in the sum of £50 to Mr James Gudgeon. *(Vote: Unanimous)*

262.2SWW – plans for the proposed works had been circulated to the Parish database, were available from the Parish Council website notice board and were on display on the notice boards.

262.3Sports Pavilion- there was no update on potential works to be undertaken following preparation of the risks assessment.

262.4 Other areas for consideration- a parishioner had asked for the bin to be replaced by the seat midway up Newton Hill. It was agreed to thank the parishioner for clearing rubbish from the area, but that the bin had been removed at the request of the Butcher following the placement of dog excrement in the bin outside his shop.

In committee

262.5 The Green wall- Members considered tenders received for the conduct of maintenance work. **RESOLVED:** To accept the quotation from Mr Stephen Shepherd in the sum of £150. *(Vote: 9 in favour, 2 abstentions)*

The Meeting closed at 9.15pm