

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

Held on 9 July 2015

PRESENT Mrs. Ansell Mr. Cooper Mr. Hussell Mrs. Evans Ms Adams Mr. Carter
Mrs. Cooper Ms. Longworth Mr.Green Mr. Tubb
ALSO No Parishioners Mrs. McDonough
PRESENT (Clerk)

OPEN FORUM

PCSO 30540 Andy Potter advised there had been no reported crime in Newton Ferrers and Noss Mayo in June 2015.

Ms. Longworth was welcomed to the Parish Council

155/15 APOLOGIES FOR ABSENCE- there were apologies from Mr Lyndon. Mr Carter had advised that he would be late.

156/15 INTERESTS TO BE DECLARED - members were invited to declare interests in the items for discussion during the course of the Meeting. Ms. Longworth declared an interest in the planning application for the "The Bower", Parsonage Road by virtue of owning a nearby property.

157/15 DISPENSATION REQUESTS- RESOLVED: Ms. Longworth should be granted dispensations to speak and vote on the following matters;

- i) To consider and settle the Precept
- ii) To consider allowances, travelling expenses and indemnities for Members
- iii) Moorings/outhauls
- iv) Matters relating to the Yealm Yacht Club
for four years or until the next ordinary elections whichever was the earlier. *(Vote; 8 in favour, 1 abstention)*

158/15 MINUTES –the Minutes of the 11 June Meeting were confirmed and signed as a correct record.

159/15 COUNTY and DISTRICT COUNCILS

159.1 County Council- Cllr. Hosking had not yet arrived.

159.2 Highways/Transport-

- i) Grass cutting-** difficulties in ascertaining what Devon County Council would and would not be cutting was discussed. The Parish Council had instructed a local contractor to cut the grass area in front of the water tower and the hedge running from the water tower past 22 Butts Park only to find that DCC's contractors had cut the grass by the water tower. The Clerk had been advised subsequently that the hedge would be cut. DCC were unable to provide a map of what would and would not be cut. The Clerk was requested to ask again.
- ii) Rosemount-** the Clerk was asked to contact Devon County Council Highways to see if there were any time limitations set down for repairing the wall adjacent to Wrights Lane. One side of the carriageway had been closed for some time and parishioners had been making enquiries.
- iii) Highways Conference-** the dates proposed for 14 and 21 October were noted. The venues were to be confirmed.
- iv) School parking-** Mrs. Evans was arranging a meeting with the school.
- v) Yealm Steps-** a member reported concerns regarding overnight parking. Reference was made to previous concerns over motorhome overnight parking. DCC Highways had advised that the only means of imposing waiting restrictions was by means of a Traffic Regulation Order. This could prove unpopular locally and there would be some wait for funding.
- vi) Road markings-** the parishioner who had raised concerns regarding faded road markings had yet to provide a schedule of the specific areas causing him concern. The junction of Parsonage Road/Court Road had been raised with DCC using their on line fault reporting facility. Members were encouraged to also report the concern to raise the profile of the complaint with DCC.

159.3 District Council- Cllr. Ian Blackler reported;

- i) Centrica Power Station-** had been withdrawn from the market for sale due to lack of interest
- ii) Affordable housing-** SHDC had provided 425 affordable homes over the last few years. In 2014 92 affordable homes had been provided. 19 sites had now come forward which would include affordable housing. The Vice Chairman advised that it would be helpful to push forward the Village Housing Initiative planned for Parsonage Road. Cllr. Blackler advised that everything had been signed one month ago. He was asked to bring pressure to bear.

1/9July2015.....Chairman

Mr. Carter arrived at 7.20pm

- iii) **Dartmouth indoor swimming pool-** was to go ahead at a cost of £3,000,000. SHDC was providing £400,000.
 - iv) **Finance-** SHDC was about to write off £158,000 of bad debts for the first quarter. The debts could be pursued for up to 6 years.
 - v) **Tungsten mine-** was due to open on 15 September.
 - vi) **Development management-** Ms. Sophie Hosking had advised that the department would be up and fully running by September.
 - vii) **Environmental Health-** the department was about to be fully manned.
 - viii) **IT-** Members and the public were advised to use customer services number of 01803 861234 to reach relevant officers at SHDC rather than direct dial numbers.
 - ix) **Apprentices-**from SHDC had gone on to secure employment assisted by the experience gained at SHDC.
- Cllr. Keith Baldry-**
- a) **No. 94 bus service-** it was understood, subject to the No. 49 service (Wembury), the current proposals were that the No 94 service should remain unchanged.
 - b) **Locality Funds-** Cllr. Baldry encouraged grant applications in the region of £200- £500 (which could be downloaded on line) to be made from groups in the parish.
 - c) **Collaton development proposals-** the applicants had a meeting with a senior planning officer approximately one month ago. The application in respect of the industrial units had been withdrawn. Plans would be resubmitted with the proposed industrial units relocated to a site further down and less visible. The plans for the residential units had not changed. Discussions were being held regarding environmental matters. The self-build element was not defined as affordable housing. Cllr Baldry had read the letters of objection. It was a Brownfield site.
- 159.4SHDC Asset Transfer/Parish Asset Land Registration-** there was no update on completion of the legal element of the transfer.

160/15PLANNING

Planning applications received including;

160.1 Ashcroft, Parsonage Road, 37/1270/15/F- householder application for creation of first floor extension by raising the ridge of part of the roof and creation of new entrance lobby. The Parish Council had still not been sent hard copy plans. The Clerk had contacted SHDC regarding the discrepancy between the plans and the application. The planning officer had advised that he would clarify the matter with the applicants' agent but had not got back. DECISION; objection.

1. Excessive roadside wall height.
2. Position of garage.
3. Effect on street scene. (*Vote: 7 in favour of objection, 1 against objecting, 2 abstentions.*)

Ms. Longworth left the meeting.

160.2 The Bower, Parsonage Road, 37/1281/15/F- demolition of existing single storey bungalow to provide a 1 1/2 storey 3 bedroom dwelling and construction of 1 1/2 storey garage to house vehicles at ground level and provide storey on first floor (resubmission of application 37/3035/14/F.)Members were aware of a number of objections from neighbours. DECISION; objection.

1. Overdevelopment of the site- particularly the garage.
2. Loss of privacy and overlooking of neighbouring properties. (*Vote: Unanimous.*)

Ms. Longworth returned to the meeting.

160.3 Proposed Solar PV array at SX 553 496, Newton Downs Farm, 37/1426/15/F-temporary (30 years) change of use to agriculture and solar photovoltaic farm with associated static arrays of photovoltaic panels (proposed output 5mW, site area 11.9 hectares) together with associated structures. Affected the setting of a Listed Building and a public footpath or right of way. Major application. The Parish Council had been given an extension to 27 July in which to respond in order to allow further time to consider public opinion.

Mr. Peter Brown from Yealm Community Energy had prepared a briefing note for the Parish Council which had been circulated to the Members.

Yealm Community Energy's report put forward their following views-

Yealm Community Energy's (YCE) main objective was to develop community owned renewable energy for the benefit of that community. It was felt it was best if renewable energy developments were all or part community owned to give the parish some control over them, and to retain some of the profits from the subsidies that parishioners were all paying, within the community.

i) Environmental Issues

- *The application for a 5MW solar farm at Newton Down's Farm showed a wide range of environmental surveys had been carried out (traffic, visuals from various viewpoints, bat and owl survey, tree survey, geophysical survey, Biodiversity Impact). All these seemed to have a satisfactory conclusion.*
 - *Low grade agricultural land being used (Grade 3b)*
 - *No concrete being used to secure frames*
 - *Wild flower pasture sown when site was completed (bee & butterfly friendly & enriched soil)*
 - *Continuing agricultural use of site with controlled sheep grazing (when not flowering)*

- Biodiversity Calculation by the Ecological Consultants, showed there could be a positive effect on biodiversity (calculated at + 13.98 on Biodiversity Impact Calculator) if all their recommendations were carried out
- Ecological recommendations included conservation of mature trees and hedgerows, improved grassland, bat & bird boxes around periphery of site and Flood Risk assessment.
- Recommendations were more likely to be carried out if a local group had formed a partnership with Good Energy, and monitored the site closely. It could also be a good education opportunity for local school children and others.

Physical

- YCE had no issues with the Design and Access Statement
- The site was not visible from any public footpath or road, nor from any dwelling other than the farm.
- YCE had visited the site and agreed that it was well screened from the nearest habitation (Butts Park). There were no public footpaths in the vicinity. It would not be seen from the river.

Public Consultation

- YCE considered the public consultation somewhat inadequate. The small number of people that turned up would have been greater if Good Energy had asked YCE to organise the event.
- The group considered the feedback questionnaire had not been searching enough and was put together without consultation with YCE. It was felt those who came wanted to see a significant community benefit from the development. The question had not been asked.
- YCE considered the paper "Managing a Community Benefit Fund" to be out of date. It was up to the community to set up their own organisation and rules in compliance with government guidelines rather than the energy company.
- The Government had said it would monitor whether energy companies were following their guidelines to enter into shared ownership agreements with communities. If after 3 years companies were found not to be doing so, the Government would make it obligatory by law. In the meantime the industry had produced a voluntary code, which stated that they would offer shared ownership.

Negotiations for Community Benefit

- YCE had been in negotiation with Good Energy for 6 months and had only made slow progress with them. Their "Statement of Community Involvement" made no reference to this, nor to the fact that the 2 options they had proposed were unsuitable due to YCE being bound Financial Conduct Authority rules.
- Good Energy's "Community Involvement" mentioned £1K/MW/yr as their usual offer. This was felt to be totally inadequate and unacceptable. YCE would expect up to 5 times this being available to the community fund after expenses had been paid, depending on contract for a partnership
- The issue over the community having a stake in the scheme was over YCE needing to own part or all of the "Asset", rather than owning the company, in order to qualify for Enterprise Investment Scheme (EIS) tax relief (30% of investment). The company would continue to manage the site. YCE had proposed 25% community ownership of the asset.
- Unless YCE qualified for EIS or Social Investment Tax Relief their shares would have to pay 9% return instead of 6%, and the community fund would likewise be reduced by 3% to pay for this.
- YCE had engaged a solicitor who specialised in community energy projects from Stevens Scown in Exeter to advise the group and to assist in negotiations, as well as an expert in community funding.

Conclusion

YCE requested that the application be supported in principle by the Parish Council with the absolute condition that it must be accompanied by significant community benefit, via community shared ownership, and the Parish Council to give support for YCE continuing to negotiate on behalf of the Parish of Newton and Noss. The group would arrange a further public debate on the issue.

RESOLVED: Yealm Community Energy had the Council's full support and permission to enter into negotiations on behalf of the Parish Council to obtain the best possible benefit for the community of Newton & Noss arising from the proposed solar array PV array at Newton Downs Farm. The final decision would however rest with the Parish Council. Mr John Green, Parish Councillor, would be appointed as liaison between Yealm Community Energy and the Parish Council. (Vote; 5 in favour, 3 objections, 2 abstentions.)

The decision in respect of the application itself would be put back to 23 July Meeting.

Cllr. Blackler left the meeting.

160.4 Newton & Noss Neighbourhood Plan –the Chairman advised that the Neighbourhood Plan website should be launched on 23 July. The Parish Council would have liked to have seen the website but there was no internet connection at the village halls. It was hoped that the website could be demonstrated to the Steering Group. Mr. Green advised that he may be able to attend the Joint Neighbourhood Plan Meeting on 11 July. Mr Peter Pritchard and Mr Christopher Lunn would be attending.
Cllr Richard Hosking arrived.

161/15 VARIATION OF AGENDA- RESOLVED: the agenda be varied to enable the County Councillor to present his report. (Vote; Unanimous)

162/15 COUNTY COUNCILLOR'S REPORT

i) No. 94 bus service- the original proposal had been to reduce the daily service Monday- Saturday from 5-3. He was pleased to report that subject to the no 49 service, the new proposals could mean the No. 94 service remain unchanged.

ii) A379- a high pressure gas mains had been found under the road meaning that investigations had been delayed. Under Wales & West Gas Company's supervision a horizontal slot across the road would be cut overnight 10 August 2015 to facilitate the investigation.

iii) Bishops Court- the enquiry into the proposals to cut funding for onsite overnight care had been referred to the DCC Cabinet Member Mr. Stuart Barker.

iv) Newton Hill parking restrictions- Cllr. Hosking reported that he was continuing to receive communications from Newton Hill residents regarding the removal of parking restrictions. This would involve a Traffic Regulation Order. The residents had been advised to raise the matter through the Parish Council.

v) Grass cutting- Cllr. Hosking would speak to DCC Highways to see if a map could be provided of the areas which would be and would not be cut to enable the Parish Council to make alternative arrangements if necessary.

163/15 ADMINISTRATION

163.1 Events applications

i) Trebeurden young peoples' camp- the booking application for camping on Noss Green from 20-26 July was approved.

ii) Childrens' party- confirmation of the bouncy castle contractor's insurance and terms and conditions had been obtained from the hire company. The booking application was approved subject to confirmation that the applicant would adhere to Fun-tasia's terms and conditions of hire, safe operating procedure and would agree and adopt their risk assessment proforma.

iii) Display Screens- the Primary School had requested use of the display boards from 13- 17 July 2015 for a school production. In light of the nature of the community event it was agreed to waive the fee.

163.2 Maintenance working groups-

i) Butts Park play park- a site visit had taken place that morning by Mrs. Evans, Mr. Green, the Vice Chairman and the Clerk.

Risk assessments- were being prepared by Miss Cove.

Trees- it had been agreed the area should be included in tree inspection by an arboriculturalist in accordance with the Parish Council tree management policy. A small tree on the left hand side, which attempts had been made to save, appeared to be dying and should be removed. The Clerk would check with Mr. Lyndon as to whether it had been planted in memory of anyone and if so to advise them of the intention to remove.

Inspections- SHDC would inspect the play equipment under contract. The Parish Council had responsibility for the remainder of the area. Weekly/fortnightly inspections would be divided up between the members of the working group.

Fence- the resident who had been asked to replace the fence on the border of the play park had not done so. Glass and other rubbish in his garden could be a safety issue for children if they ran in from the park. The Council agreed to write to him again asking him to reinstate fencing by end of August. In the interim investigations would take place into fencing being constructed on the Parish Council side of the boundary. Advice would be sought from Tim Pollard at SHDC the green space ranger.

Benches- a few had loose slats which would be added to the asset inspection work schedule.

Noss Mayo- the group had not had time to visit Noss. However it was agreed sand replenishment and nettle spraying near the slides should be included in the work schedule.

ii) Noss recreation areas

Boules Club- it was agreed to write to the Chairman of the Boules Club forwarding a draft Licence and for confirmation of the club's insurance/risk assessment arrangements.

Tennis Club- the Chairman advised that it was hoped a few pending queries could be ironed out. Mrs. Evans agreed to assist in negotiations.

Community Orchard- Orchard Link had nominated the orchard as one of five to put forward for a grant funding application and advice/assistance.

Tree Inspections- it was agreed quotes should be obtained for formal tree inspections to be undertaken in respect of the Butts Park play park/playing field, The Greens, and Noss Recreation areas.

Website- reference was made to the maintenance groups considering updates to the Parish Council website for their respective areas.

163.3 Risk assessment review- would be considered at the meeting in September and was under review by Mr. Carter and Miss Cove.

163.4 Policies- Mr. Green was in the process of reviewing the Council's Environmental Policy. Ms. Adams was reviewing the Complaints procedure and it was agreed that she would prepare a draft Communications Policy for the Parish Councils approval. Mr. Green and Ms. Adams would report back to the Council in September. The Clerk had reviewed the Freedom of Information Policy and Data Protection & Information Security Policy which had been circulated to the Council. Mrs. Evans had reviewed the Equal Opportunities Policy. RESOLVED; to approve and adopt the reviewed Freedom of Information Policy, Data Protection & Information Security Policy and Equal

Opportunities Policy. (Vote; Unanimous.) The Chairman had reviewed the Affordable Housing Policy. It was agreed that the review should await completion of the Neighbourhood Plan.

163.5 Councillor responsibilities; RESOLVED: Mr. Green to join representation of the Parish Council at the Yealm Estuary Management Group. (Vote; Unanimous). Mrs. Cooper and Ms. Longworth advised that they would consider the responsibilities schedule and asked for the matter to be put on the Agenda for September.

163.6 DALC- it was agreed to await venue details before considering nomination of any representatives to attend the AGM and conference 15 October 2015/South West Regional conference 10 November 2015.

164/15 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 165/15

165/15 FINANCIAL SUMMARY

Santander Current Account :	Total balance at 1.06.15	£62137.07
The balance includes: Hedge Cutting Bond		£3000
Monies held on completion of Newton & Noss Play Park Improvement Project		£36.02
Monies held in respect of the maintenance of the Revington Memorial Seat		£500
The following cheques were authorised totalling:		£1918.95
Chq		
No	PAYEE	AMOUNT
1962	WI Community Hall	Hire fee NNPC Meeting 9 July 2015
		£25.00
1963	WI Community Hall	Hire fee NNPC Meeting 23 July 2015
		£25.00
1964	L. Finch	Noss Voss cleaning/Pope's Quay steps sweeping
		£70.00
1965	S. McDonough	Expenses reimbursement; stationery
		£12.00
1966	S. McDonough	Net salary-June
		£1,215.98
1967	HM Revenue & Customs	Clerks monthly Tax & National Insurance
		£294.97
1968	M. Hingston	Newton Voss & steps cleaning June 2015
		£124.00
1969	South Hams Garden and Property Services	Grass cutting; The Green 5 & 19 June 2015
		£32.00
1970	South Hams Garden and Property Services	Butts Park-Collaton footpath
		£120.00
		Total
		£1,918.95
SO	Spectrum Housing Group Ltd	Bishops Court rent July 2015
		£342.93

*Section 137 Local Government Act 1972 payments:£0 total to date;£75

165/15 MAINTENANCE

165.1 Rugby posts- Members agreed to the installation of practice posts (7.3m) at Butts Park playing field subject to planning considerations and consultation with the Cricket and Football Clubs. Mr. Green advised that applications for funding would be made to Newton & Noss Network and the Locality Fund (District Council).

165.2 Parish Asset Inspection- members were requested for assistance in inspecting the outstanding assets to enable the Clerk to prepare a works schedule for consideration at the next Meeting. The Clerk was asked to obtain an update with respect to the spring maintenance in light of vegetation growth by the Doctor's Steps.

165.3 Butts Park play park – Min 163.2 refers.

165.4 Hedges- the Clerk would press SHDC for confirmation as to the hedge cutting position. Mr. Green had spoken with one of the landowners with hedges adjacent to Bridgend Hill. A full cut would take place after nesting season. In the interim anything significantly overhanging the road would be cut back.

165.5 Other areas for consideration- none were raised.

The Meeting closed at 8.50pm

5/9 July 2015.....Chairman