

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

Held on 22 June 2017

PRESENT **MRS. ANSELL** **MR. COOPER** **MR. HUSSELL** **MR. LYNDON**
 MS. ADAMS **CLLR. GREEN** **MRS. GRANT** **MR. CARTER.**

ALSO PRESENT; 2 members of the public, Mrs. McDonough (Clerk).

OPEN FORUM

75 Yealm Road-the architect spoke in support of the application. A garage and room beneath already existed. The proposal would remove two cars from the highway and improve the room underneath. A member expressed concern about holiday home owners' garages in effect removing parking spaces on the public highway.

77 Yealm Road-the architect advised that the new proposals involved a smaller kitchen than the proposals for the property for which planning permission had already been granted. The neighbours were happy with the proposals.

44 Yealm Road- the architect suggested the proposals would be "invisible" involving a green roof. Access would remain off Yealm Road.

The Collett- the architect advised that revised access plans seemed to have satisfied the Highways Department now providing sufficient turning space. The issue of the visibility splay was raised by a member.

Newton Hill- a Riverside Road West resident spoke of his correspondence with Cllr. Richard Hosking and Devon County Council Highways, in respect of which the Parish Council members had been copied in. Double yellow lines had been repainted on the south side of Riverside Road East. A problem had been caused by the highways sign left in situ advising parking could take place 6pm-9am. Highways had confirmed that the sign would be removed.

Another sign was felt to be causing a problem on Newton Hill leading to congestion. A notice had been displayed on a gate to The Dolphin Inn storage area advising that their parking area was for customers of the Dolphin Inn only. The resident suggested that this in effect invited customers to park on double yellow lines in front of the gate to the storage area. It was suggested that the sign was in the wrong place and should be moved to the parking area itself. DCC Highways was unable to help as it was on private land and they had no jurisdiction. It had been suggested the Parish Council become involved.

167/17 APOLOGIES FOR ABSENCE- there were apologies from Cllr. Baldry, Mr. Parry-Smith and Mr. Tubb.

168/17 INTERESTS TO BE DECLARED - members were invited to declare interests in the items for discussion during the course of the Meeting. Mr. Carter declared interest in the planning applications for 75, 77 and 79 Yealm Road by virtue of owning the house opposite.

169/17 DISPENSATION REQUESTS- none.

170/17 VARIATION OF AGENDA – RESOLVED: matters relating to consideration of quotes for annual maintenance and planning enforcement matters should be considered in committee. (*Vote; Unanimous.*)

171/17 DISTRICT COUNCIL

Cllr. Baldry had sent apologies. Cllr. Baldry had requested the planning application in relation to the former River Yealm Hotel be referred to the Development Management Committee with an associated site visit.

The South Devon and Dartmoor Community Safety Partnership had agreed that it wished to form a view on the review of Neighbourhood Policing to submit to the Chief Constable in respect of which a meeting would be held on Friday 7 July at Follaton House. No members were available to attend.

172/17 PLANNING

172.1 Neighbourhood Plan-the statutory consultation had started with public events 9 and 10 June. 113 people had attended and so far 29 written responses had been received of which 27 were positive. Of the remaining two one was very negative and the other had had two negative comments. The Parish Council, as a statutory consultee, was to review the plan taking into particular account the recommended Green Space sites. Response forms were handed out to members individually. The draft plan was online and hard copies available at Tubbs the Chemist and St. Peter's. The Chairman held the evidence documents which could be viewed by prior appointment. Members discussed whether the entirety of Butts Park Playing Field should be allocated as a Green Space or whether to look at options to preserve an area for development of the Sports Pavilion/leisure facilities. It was agreed members would review the position and the matter would be considered at the next meeting. Some discussions took place regarding the Neighbourhood Plan website and the maintenance/ hosting arrangement. Hoot Media had been charging £340 p.a. in advance. The invoice was due. Hoot Media were proposing the Parish Council set up a Direct Debit arrangement of £20 p.m. RESOLVED; to agree to enter into Direct Debit arrangement with Hoot Media to maintain /host the Neighbourhood Plan website- the details of which would be delegated to the Chairman/Parish Clerk. (*Vote; Unanimous.*)

Planning decisions

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172.2 Land At SX 553 487 Parsonage Road 2236/16/FUL-construction of two dormer bungalows. Planning Inspectorate; Appeal dismissed.

172.2 The Barn, Revelstoke Road 1054/17/HHO-householder application for proposed extension to provide porch to granny flat. SHDC; Granted.

172.3 Rowden House, Stoke Road 0216/17/LBC-Listed Building Consent for removal of 280mm of kitchen wall. SHDC; Granted.

172.4 Yealmbury, Stoke Road 1144/17/HHO-householder application for construction of pitched roof over existing flat roof garage to provide a garden room. SHDC; Granted.

172.5 Land at OS 25425E 48000N, Yealm Road 0593/17/FUL-readvertisement (additional plan). Application for proposed stairway. SHDC; Granted.

172.6 The Haven, 51 Yealm Road 1112/17/HHO-householder application for a single storey extension. SHDC; Granted.

172.7 The Cottage, 97D Court Road 3466/16/ FUL-demolition of existing dwelling and integral garage and erection of new dwelling and integral garage. The site adjoins/affects a public right of way. SHDC; Granted.

Planning applications received;

Mr Carter took no part in the debate or vote in respect of Creek House, Luff Quay or Oystercatchers
 Concerns were raised about the number of planning applications which had been received/granted and the development currently going on for properties along Yealm Road. The local Highways Officer had been contacted for advice about Construction Traffic Management Plans.

172.8 Creek House, 77 Yealm Road 1594/17/HHO- householder application for internal alterations and new kitchen (resubmission of consent 4223/16/HHO.)DECISION; No objection subject to the applicants submitting a construction traffic management plan which should include no deliveries before 9am (to give consideration to commuters and those travelling to school and taking into account other development proposals in the area.) (*Vote; 6 in favour, 1 abstention.*)

172.9 Luff Quay, 75 Yealm Road 1630/17/HHO- householder application for replacement of garage and store below with garage and office. Concerns were raised about the garage further reducing the limited parking on the public highway. DECISION; No objection subject to the applicants submitting a construction traffic management plan which should include no deliveries before 9am (to give consideration to commuters and those travelling to school and taking into account other development proposals in the area.) (*Vote; 7 in favour.*)

172.10 Oystercatchers, 79 Yealm Road 1949/17/FUL- demolition of existing dwelling and replaced with new 4 bedroom dwelling. DECISION; No objection subject to the applicants submitting a construction traffic management plan which should include no deliveries before 9am (to give consideration to commuters and those travelling to school and taking into account other development proposals in the area.)(*Vote; 6 in favour, 1 objection.*)

172.11Whitcroft, 44 Yealm Road 1710/17/HHO- householder application for construction of garage and carport. DECISION; No objection subject to the applicants submitting a construction traffic management plan which should include no deliveries before 9am (to give consideration to commuters and those travelling to school and taking into account other development in the area.)(*Vote; unanimous.*)

172.12 Roding, Stoke Road 0868/17/HHO- readvertisement. (Revised plans received.)Householder application for refurbishment of existing bungalow, new floor and side extension. Concerns were raised about over massing and the plans being over bearing for the property along the side. It was unknown whether the neighbour was happy with the revised plans given the previous concerns raised. A proposal was put forward for no objection, the voting being 4 in favour, 4 against, the Chairman giving a casting vote voting against. The proposal was not carried. DECISION; Objection- overdevelopment of the site. (*Vote; 4 in favour, 4 against.*) The Chairman gave a casting vote, voting in favour of objection. The proposal was carried.

172.13 Land adjacent to Parsonage Farm, Parsonage Road 3139/16/OPA- readvertisement (change of description). Outline planning application for the erection of 12 dwellings to include 6 affordable units for the over 55's. The applicant had written to the Parish Council, which had been circulated to members prior to the meeting, and which was read out at the meeting. The Housing Needs Survey had identified a need for housing for young and older people. The draft Neighbourhood Plan sought to maintain the existing Village Development Boundary unless the proposed housing had been identified in the Housing Needs Survey which would class it as an Exception Site.

Reference was made to the decision and reasons for refusal given by the Planning Inspector made in respect of another planning proposal outside the Village Development Boundary on Parsonage Road- APP/K1128/W/16/3167190. DECISION; Objection

1. Outside the Village Development Boundary.
2. Area of Outstanding Natural Beauty
3. Heritage implications on a Grade II Listed Building
4. Ecological implications- no Dormouse Survey.
5. Reference is made to the Appeal Decision in respect of; Land at Parsonage Road, Appeal Ref: APP/K1128/W/16/3167190 with particular consideration to paragraphs 3, 4, 6, 9, 10, 11 and 16. (*Vote; 7 in favour, 1 abstention.*)

172.14 Wrescombe Farmhouse 1826/16/LBC and 1802/17/HHO- Listed Building Consent/householder application (retrospective) for retention of porch and use of an outbuilding as an office. DECISION: The Parish Council had no comment and wished to leave it to the Conservation Officer to satisfy himself as to the plans. (*Vote; Unanimous.*)

172.15 The Old Workshop, Pillory Hill 1434/17/FUL- construction of new dwelling. DECISION: No objection subject to;

1.The applicants submitting a construction traffic management plan which should include no deliveries before 9am (to give consideration to commuters and those travelling to school and taking into account the narrow highway and other development in the area.)

2. Due notice is taken and the concerns addressed of the owners of “Mossgara”, Pillory Hill, Noss Mayo. (Vote; Unanimous.)

172.16 1 Perches Close, 1986/17/TPO- work to Tree Preservation Order trees. T1: Sycamore - Fell; T2: Ash - Biforcates at 5 metres, reduce height of both stems to approx. 7 metres from ground level. DECISION: Support. The Parish Council accepts the Tree Warden’s recommendations. (Vote; Unanimous.)

172.17 The Collet, Parsonage Road 0690/17/FUL- the planning agent had contacted the Clerk on 15 June to advise revised plans had been submitted to address concerns over access which would be forwarded to the Parish Council. The revised plans had not been received to date.

172.18 South Devon AONB Planning Guidance Event – Mrs Grant and Cllr. Green had attended. South Devon AONB planning guidance would now be given material weight. It was available online and would be updated as things changed. It would form a supplementary planning document to the Joint Local Plan.

173/17 ADMINISTRATION

173.1 Events applications- an enquiry had been received about a possible Fete on Noss Green. Further details were awaited.

173.2 Policies- Cllr. Green had reviewed the Tree and Environmental policies which he felt were appropriate and required no changes. Agenda 11 July.

174/17 COUNTY COUNCIL

174.1 Highways/Transport-

i) Newton Hill- it was agreed the Council would write to the landlady of The Dolphin Inn requesting that the customer parking sign be moved to their main car park and a “No Parking” sign placed in front of the gates to the storage area. Cllr. Green left at 8.30pm

ii) Pillory Hill- a parishioner had suggested signage at Junket Corner and the end of Creekside Road to discourage its use as a route to The Ship Inn. Enquiries had been made with Devon County Council Local Highways Officer Mr. Colton.

iii) Wrights Lane- Mr. Colton had spoken with the owner of “Rosemount” who had advised that he had been in difficulties in securing a bricklayer to rebuild the wall. The work was due to be completed by the end of the third week in July.

iv) Yealm Road- Mr. Colton had telephoned the developer using the highway as a works area at the entrance to the Cinder/Leas path. Mr. Colton advised that the tipper needed to have tax to be used on the highway. Everything should be moved off the highway or the contractor should apply for a permit. The contractor had advised the work would be completed in 4 weeks.

v) Road closures- in September affecting Bridgend Hill, Stoke Road and Membland were noted.

174/17 AUTHORISATION OF PAYMENTS – Cheque payments were then checked by Mr. Hussell authorised and signed in accordance with the schedule prepared by the Clerk, and listed in Minute 175/17.

175/17/17 AUTHORISATION OF PAYMENTS

The following cheques were authorised totalling:

£459.42

Chq No	PAYEE		AMOUNT
2315	RYHA	Cleaning public toilets 1/1/17-30/6/17	£400.00
2316	S. McDonough	Expenses reimbursement; postage, stationery and fire information stickers	£36.90
2317	Ricoh UK Ltd	Invoice for copies 1 April-13 June 2017	£22.52
		Total	£459.42

*Section 137 Local Government Act 1972 payments:£0 total to date;£195

DD BT Telephone charges £119.02

176/17 MAINTENANCE

176.1 Maintenance working groups-

i) Sports Pavilion- Mr. Lyndon agreed to put up the “No Smoking” signs in the Sports Pavilion and the Fire Evacuation Point sign in Butts Park Playing Field. The group was reviewing the risk assessments.

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ii) **The Green/Dillons Green-** a tree contractor had been in touch regarding the branches touching the electrical cables.

iii) **Play parks-**

Butts Park Play Park-

-Caloo had undertaken the remedial work and their payment had been released.

-The payment to Flete Gardens had been released.

-Sovereign were still to come down to effect remedial work.

-Funding claims had been submitted to SHDC regarding the Tap/Community Re-investment Project Fund.

-Funding could be retained from the Big Greenspace Challenge to undertake willow planting in 2018.

There may be surplus funds after all the funding claims had been paid to do further work potentially including replacing the benches, table tennis bats and tree thinning.

Noss Play Park-Mr. Parry-Smith and Mrs Grant were reviewing potential work to be undertaken.

iv) **Noss Recreation Areas-**

Community orchard the new sign, benches and table had been installed.

Tennis Courts- members had been to the tennis courts to view the signage. It was agreed that the Tennis Club should be asked to remove the sign above the entrance gate. It was felt the sign could give the impression that the courts were for the exclusive use of the Tennis Club rather than access being available for members of the public. Local residents remained unhappy about the site screen. It was agreed the Tennis Club should be asked that the site screen be erected for matches only and then taken down after.

Car park- the Bottle Bank was overflowing again. Several requests had been made for it to be emptied .SHDC advised that it should be cleared by 26 June.

176.2 Butts Park water tower- it was understood a parishioner had approached South West Water to repaint the tower.

176.3 Other areas for consideration-

i) **Collaton/Butts Park footpath-** a response had been received from the Collaton Park Management Company who advised that the "Private" signage on the outer edge of the gate post leading to the Collaton Park estate was erected due to residents' concerns about walkers/cyclists using their property for recreational purposes. The matter had been referred to Devon County Council Public Rights of Way Department.

ii) **Water tower area-** Mr. Lyndon advised that the hedge along path from the water tower to Butts Park was overgrown. The Clerk would report the matter to Devon County Council online.

ii) **Newton Voss-** M & S Garden Services had advised that they would wish to stop the Newton Voss steps and cleaning as soon as the Parish Council could find another contractor. It was agreed to seek four quotes for cleaning- once monthly during the winter and twice per month during the summer with a quote for individual cleans should they become necessary. The Clerk had spoken with the Harbour Office regarding the cleaning agent used by the contractor- which was also used by the Harbour Authority for slipway cleaning. The Harbour authority had found Selgiene to be effective on their slipways and a non-pollutant.

iii) **Grass cutting-** SHDC had missed some cuts the previous week.

In committee

177/17 ANNUAL MAINTENANCE

Three quotations were considered. It was agreed the figures in one of the quotes would be queried by the Clerk. RESOLVED; to delegate acceptance of the quotation for annual parish maintenance to the Chairman and Mr. Carter. (Vote; *Unanimous.*)

177/18 PLANNING ENFORCEMENT

Planning enforcement matters were considered.

Meeting closed at 9pm