

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

Held on 23 November 2017

**PRESENT MRS. ANSELL MR.COOPER CLLR. GREEN MR. HUSSELL MR.TUBB MS.ADAMS
MRS.GRANT MR.CARTER MR.PARRY-SMITH MR.LYNDON**

ALSO PRESENT; 7 members of the public, Cllr. Keith Baldry, Mrs. McDonough (Clerk).

OPEN FORUM

Post Office/ Newton & Noss Community Stores Ltd-Mr. Stembridge, Director/Trustee addressed the Parish Council on the financial situation of the store. The company had been formed to take over the Post Office franchise. The Post Office paid an annual sum of £6000 to run the service, based on the turnover of the operation. The community enterprise had been financially supported by Newton & Noss residents. The first twelve months had been completed. The turnover of the shop was not sufficient to cover the shortfall of £14,000. The Parish Council was being asked to narrow the shortfall through an increase in the Precept- although it was accepted that it was unlikely to be possible until the financial year 2018/19. The store provided local employment in the villages. No enterprise could keep this going on a commercial basis. Mrs Laundry had run the shop for six years and had difficulty in selling the business. If the shop was divorced from the Post Office, the shop would not survive in the long term as footfall would be lost. There was uncertainty over the future of the Co-op who had yet to submit a planning application to extend and it was unknown whether the Co-op would take over the Post Office services. If notice had to be given on the shop, the post Office would be lost forever. It was of value to the community- one of the significant factors for people buying property in the villages. It was not known how long the butchers would continue. All shops in Noss Mayo had been lost. Upon being asked Mr. Stembridge advised that the shop's turnover for the last 12 months had been £120,000. A turnover of £150,000 had been anticipated. The previous incumbent had an annual turnover of £140,000. Volunteers had run the café since February. The Directors gave their time for free. It was accepted that some village stores and Post Offices were run entirely by volunteers with no paid staff. A Parish Council member referred to other businesses in the Parish and what justification could be made for the Parish Council to pay public funds towards a failing business. Mr. Stembridge pointed out that the Stores were not seeking to make a commercial profit but rather a service to the Parish with the value of retaining a Post Office.

Mr. Roger Hallett, Treasurer of the Revelstoke Trust advised that the Trust had owned the Post Office building since 2005. The Trust used to receive rent of £8000 p.a. Under the present arrangements with the Stores, no rent was being paid and the Trust was responsible for maintenance. The Trust was endeavouring to support the viability of the Stores. During discussions with the Co-op no interest had been expressed in having the Post Office. In 2005 the income received from Post Office Ltd had been a lot higher-£20,000 p.a. Since then it had reduced year on year. Business rates had been £1200 for a half year. The Store was now exempt.

There was no business plan to put before the Parish Council but had been prepared when the business was set up. They had accounts available. A member suggested that if the stores were run as a commercial entity the shortfall would be a lot higher and that Post Office Ltd was diminishing as an entity.

It was confirmed that some people in the village experienced in retail had been advising the stores. A member advised that he managed a shop in Plymouth. The Stores were taking more than his shop, but his shop paid £15000 p.a. rent and, he anticipated, higher staffing costs. His store had made £25,000 profit after rent and staffing costs. Mr. Stembridge advised that their wage bill came to £50,000 spread over part time staff.

The Chairman advised the application would be considered in the meeting.

1 Old Coastguard Cottages, Wembury -the owner of neighbouring properties addressed the Parish Council regarding the submitted revised plans. The only change involved the proposals being moved 1 metre from the boat house. He had taken advice from a civil engineer who had looked into the rock geology and had advised that he did not consider the area would withstand drilling and bolt insertion. The rock would shatter. There was nothing in the revised plans about the rear wall. Eight pins were proposed which it was suggested would not withstand storm surge. It would cause an upward lift causing stress and strain risking the original rock wall. Reference was made to the visual aspect from Newton Ferrers. He was in pre planning discussions with South Hams District Council regarding refurbishment of the boathouse. The planning officer had been out this morning and viewed the proposals from the pontoon at the River Yealm Steps and from the water. Wembury Parish Council had objected to the original application at their meeting 30 October 2017. Their next meeting was the following Monday.

Waters Edge, Bridgend-the architect advised that the applicant had hoped to be there in person. The application had been driven by flooding of the property. It was proposed to refurbish "Hillside", to combine two small properties into one three bedroomed house and to convert a property on the garage site to fund the proposals. All would be within the residential curtilage. The buildings would be set back a little to reduce flood risk. Access would be via the same entrance point. There would be a turning space and each property would have two parking spaces.

Land near Junket Corner- the owner advised that planning permission had been granted for the land. A planning application was to be submitted for amendment. They had written to neighbouring residents. They would be living in the property which would be used as a family home.

285/17 APOLOGIES FOR ABSENCE- there were apologies from Mrs. Cooper.

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286/17 INTERESTS TO BE DECLARED - members were invited to declare interests in the items for discussion during the course of the Meeting. Mr. Tubb declared an interest relating to Newton & Noss Community Store/Post Office due to owning a retail business in the vicinity.

287/17 DISPENSATION REQUESTS- none.

288/17 VARIATION OF AGENDA- RESOLVED; matters relating to pre planning application/planning enforcement should be considered in committee. (*Vote; unanimous.*)

289/17 DISTRICT COUNCIL

289.1 Councillor reports

i) Cllr. Blackler- had sent apologies and the following report;

It was recommended that even young people should have flu injections.

Several Local Authorities were pursuing Community Lead investments. SHDC were looking at this.

SHDC were looking at running a lottery, as were thirty two other Local Authorities, to raise income. One Local Authority had raised £32,000 in one year.

SHDC was looking at another source of community information as Civica had not performed.

The Police and Crime partnership addressed the Overview and Scrutiny Committee recently and had advised there had been a cascading of gang groups from cities coming locally to parts of Devon including Newton Abbot. They were doing their best to address this.

SHDC had provided 575 letting so far this year.

All Parish Councils needed to submit their applications for TAP funding before early December.

A full time overall manager was to be appointed for Enforcement purposes. Cllr. Blackler had recently had two offences dealt with.

ii) Cllr. Baldry gave the following report;

1 Old Coastguards- the planning officer had made a site visit.

Brook Bakery- the Development Management Committee had deferred its decision at the last meeting. The applicant had not put forward further information. The applicant had submitted an appeal to the Planning Inspectorate for non- determination. The matter would be going back before the Development Management Committee the following Wednesday so that it could be regarded as a case of refusal and reasons would be determined. There would be no speakers at the meeting. Cllr Baldry would speak if the grounds for refusal were not satisfactory. He would wish to emphasise that the area was a non- designated heritage group of buildings and that he would want the front of the building and railings retained. The Chairman advised that she had spoken with the planning officer who had suggested that all buildings within a Conservation Area were Designated Heritage Assets.

Planning Enforcement- Cllr. Baldry would be going to a meeting in December. Newton & Noss Parish Council had originally said that it was not within their gift to say which enforcement matters should be discharged. Cllr Baldry gave apologies for the Parish Council meetings on 14 December and 9 January.

289.2 Town and Parish Council Event-Monday 27 November 2017. No members were available to attend.

289.3 Community Reinvestment Project Fund-Mr. Sekula, SHDC had confirmed that repair/enhancement of Noss Voss would qualify for both TAP/CRPF funding. A local contractor had been contacted for "ball park" costs. He had suggested that the Voss should not be surfaced with a concrete layer. There was no easy solution to making either Voss look different or less slippery. An estimated cost to finish the steps from Passage Road to Noss Voss had been given. A structural engineer from Devon County Council was due to make a site visit to Newton and Noss Voss Monday 4 December. The deadline for CRPF application submission was 8 January 2018. It was agreed to put back consideration of projects to the next meeting 14 December. In the interim Cllr. Hosking would be contacted for an update on the position regarding the provision of Wig Wags for the approach to the Primary School.

289.4 TAP Fund 2017- a local contractor who had been approached for an estimate to replace the handrails for the Doctor's Steps had suggested, in his opinion, that the rail did not need replacing. It was agreed to submit an application for TAP funding for the sum of £3000 for refurbishment of Newton & Noss Voss/steps from Passage road to Noss Voss.

290/17 PLANNING

290.1 Neighbourhood Plan-the Regulation 16 six week consultation would finish 21 December 2017.

Planning Decisions

290.1The Tea House, Beacon Hill 224/17/FUL-the safeguarding and reuse of the Tea House, Beacon Hill as one bedroom holiday accommodation. SHDC; Refused.

290.2 Cam cottage, 46 Yealm Road 3314/17/HHO -householder application for alteration and extension (revisions to consent 2923/16/HHO.)SHDC; Granted.

290.3 Proposed Development Site at Sx544482 The Fairway 2900/17/ARC-application for approval of details reserved by condition 13 of granted planning consent 1372/16/FUL.SHDC; Granted.

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290.4 The Penthouse, 89 Yealm Road 2716/17/HHO-householder application for extension to existing rear balcony. SHDC; Granted.

Planning applications received;

290.5 Treetops, 10 Yealm View Road 3684/17/HHO-householder application for construction of boat store with garden room over. DECISION; Objection;

(N3P = Newton & Noss Neighbourhood Plan with South Hams District Council and evidenced at Regulation 16)

1) Over development and Visual Impact. The development was over sized and would cause damage to the Area of Outstanding Natural Beauty – NPPF Paras 17, 53 and 115, CS7, N3P-9.

2) Protecting the Waterfront (development should not materially detract from the natural appearance as viewed from the river) – N3P-2.

3) Tourism Impact - undermined the recreational use and enjoyment of the estuary – SO21. (*Vote; Unanimous.*)

290.6 17 Court Road 3539/17/HHO & 3540/17/LBC- householder application and Listed building consent for ground floor W/C extension to rear, part removal of two internal partitions and handing of second floor access stair.

DECISION; No objection subject to approval by the Listed Buildings planning officer. (*Vote; Unanimous.*)

290.7 Curlews (Formerly Durlston) Stoke Road 3570/17/HHO-householder application for extension of existing dwelling by addition of second floor and room on the roof, creation of new balcony and terrace to front of property, creation of new parking area and steps access to property. DECISION; No objection. (*Vote; Unanimous.*)

290.8 7 Yealm Road, 3633/17/HHO- householder application for erection of a balcony at rear to replace previously approved Juliet balcony. DECISION; No objection. (*Vote; Unanimous.*)

290.7 1 Old Coastguard Cottages, Wembury 3078/17/FUL READVERTISEMENT (revised plans received.)

Construction of a new quay to improve access. DECISION; objection;

1. Visual impact.

2. Impact on a Listed Building.

3. The Parish Council requested the involvement of the Listed Buildings planning officer and that he/she viewed the site from the Yealm Steps, Newton Ferrers. (*Vote; Unanimous.*)

290.9 Waters Edge, Bridgend 3302/17/FUL-application for replacement of Waters Edge with new dwelling (on site of existing outbuilding), refurbishment of Hillside Cottage and erection of new dwelling (on site of existing outbuilding.)

Concerns were raised about vehicular access and the increase in the number of cars which would enter the site.

DECISION; objection.

N3P = Newton and Noss Neighbourhood Plan with South Hams District Council and evidenced at Regulation 16)

1. The site was outside the Development Boundary – CS1, N3P-1.

2. The site affected/faced Listed Buildings – NPPF Paras 132 and 134, CS9, N3P-1, N3P-8.

3. The development contributed to ribbon development stretching all round the head of Newton Creek from the Green House to The Maltings and would cause damage to the Area of Outstanding Natural Beauty (AONB) – NPPF Paras 17, 53 and 115, CS7, N3P-9.

4. Access - the site entrance for three properties was from the single-track road between Newton Ferrers and Bridgend (Noss – CS8, N3P-1, N3P-5.)

5. The requirement did not relate to policy regarding flood protection and climate change – NPPF Para 100, CS11.

6. The requirement did not relate to policy regarding carbon emission – NPPF Para 17, SO23.

7. The development would damage an iconic spot within the AONB – NPPF Para 15, CS9. (Great weight should be given to conserving landscape and scenic beauty in AONB/conserve and enhance the landscape character.)

8. Did not contribute towards the affordable housing requirement – NPPF Para 47, SO2, CS6.

9. Did not promote mixed use, mixed type, mixed tenure housing – SO4.

10. Only partly used previously developed land and existing buildings – SO7.

11. Undermined the recreational use and enjoyment of the area – SO21.

12. Did not respect the semi-rural aspect of this location – SO22, CS7.

13. Did not meet the economic or social requirements of community sustainability – NPPF Para 7, 17 and Housing Need Survey.

14. Proposed the use of an existing garden for development – NPPF Para 53.

15. Damage to the Waterfront – N3P-2.

16. Identified as an important view – N3P – 9. Also important glimpsed view of the estuary descending Bridgend Hill and passing the Old Quay, Noss Mayo. (*Vote; 7 in favour, 3 against.*)

290.11 Point Cottage road to Passage House 3752/17/HHO- retrospective householder application for alterations to window and roof light details. Concerns were raised that whilst SHDC planning enforcement had been advised during construction, and prior to the windows being installed, that the planning permission had not been complied with, no action had been taken. Members expressed frustration at the number of retrospective planning applications coming before the Council when those developing property had failed to comply with planning permission.

Objection

1. Out of keeping.

2. Affected the setting of Pope's Quay.

3. The Parish Council did not believe retrospective planning applications to be the correct way forward, particularly when SHDC Planning Enforcement had been advised, prior to the windows being installed, that planning consent was not being complied with. (*Vote; 8 in favour of objection, 2 against, 1 abstention.*)

290.12 South Hams and West Devon Local Planning Validation List Consultation- members had no response or comment in respect of the consultation.

291/17 ADMINISTRATION

Events applications- none.

291/17 CORRESPONDENCE

291.1. Devon & Somerset Fire & Rescue Service Draft Integrated Risk Management Plan (2018 - 2022) – the Parish Council had no comments to make in respect of the consultation.

291.2 Grant application- Newton & Noss Community Stores Ltd. Members considered the application for financial provision towards meeting the anticipated shortfall of £14,000 per annum. The Parish Council was reminded, from the last meeting, that it did not have the General Power of Competence and could not make a recurring annual payment. The application would need to be treated as an annual grant. It would be advisable to request the Stores to provide annual accounts in support. The power to make a grant to the Stores would be limited under Section 137 Local Government Act 1972. It was suggested that the Council may wish to go to public consultation. Some members suggested that if the community wanted the Post Office and stores to continue then the community should support it by using the facilities. It was noted wages were £50,000 p.a. on a turnover of £120,000 p.a. Some other community stores were run purely by volunteers. Parking on Newton Hill was a limiting factor. **RESOLVED;** to turn down the application for annual financial assistance from Newton & Noss Community Stores. (*Vote; 8 in favour, 2 abstentions.*) Members appreciated the considerable work and dedication of the directors and the band of volunteers who had taken on responsibility for the Post Office and store. However the large amount requested would have a significant impact on the Precept- following very closely on the large percentage increase in the Precept for 2017/2018 to meet the liabilities for grounds maintenance after transfer of the South Hams District Council land assets to the Parish Council. The Parish Council hoped that Newton & Noss Community Stores would be supported, voluntarily, and that the funding needed would be secured from the community.

292/17 AUTHORISATION OF PAYMENTS – Cheque payments were checked by Mr. Hussell authorised and signed in accordance with the schedule prepared by the Clerk, and listed in Minute 293/17

293/17 AUTHORISATION OF PAYMENTS

The following cheques were authorised totalling:

£1380.02

Chq No	PAYEE		AMOUNT
2388	WI Community Hall	Hall Hire fee Community Land Trust meeting 2/11/17	£30.00
2389	WI Community Hall	Financial contribution; Christmas tree and lights*	£30.00
2390	Newton & Noss Village Hall	Financial contribution; Christmas tree and lights*	£30.00
2391	A.Cooper	Expenses reimbursement;travel & Butts Park playing field gate spare keys	£42.30
2392	J.Green	Dependant Carers' Allowance- Parish Council meeting 12/10/17	£12.50
2393	Flete Gardens	Noss Mayo Play Park repairs	£660.00
2394	Citizens Advice South Hams	Grant donation *	£100.00
2395	C.Phillipson	Expenses reimbursement; N3P stationery & ink	£35.50
2396	PDSA	Grant*	£100.00
2397	RYHA	Slipway Cleaning Fluid	£24.00
2398	L.Finch	Noss Voss cleaning November 2017	£60.00
2399	South West Water	Water charges- Sports Pavilion	£8.72
2400	SLCC	Annual membership fee	£165.00
2401	A.J.Watkinson	Newton Voss & steps cleaning November	£82.00
Total			£1,380.02

*Section 137 Local Government Act 1972 payments:£260 total to date;£790

294/17 MAINTENANCE

294.1 Maintenance working groups-

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i) Sports Pavilion-RESOLVED; to accept the quotation from South Hams Garden & Property Services to fix one tile, and replace another on the Sports Pavilion roof in the sum of £15. (*Vote; unanimous.*) It was understood Revelstoke Rangers had bought their own sit on mower.

ii) The Green/Dillons Green- there were no updates on the proposed Gigaclear wayleave agreement.

iii) Play parks- the Clerk was chasing Sovereign for a date to come and repair the nest swing at Butts Park Play Park.

iv) Noss Recreation Areas- the Newton & Noss Community Orchard Group had held a working party on 19 November. Trees had been pruned, edging completed for the trees, bark mulching and some hedgerow planting.

294.2 Other areas for consideration

i) Primary School security lighting- a parishioner had raised concerns with Mr. Tubb about security lighting which was coming on at 4am and remained on. It was suggested the parishioner contact the school and /or SHDC Environmental Health.

ii) Bridgend Hill- a parishioner had written to one of the landowners adjacent to the highway requesting the hedges be trimmed back. The Council was advised that reports could be made online to Devon County Council Highways.

iii) Newton Voss- a recent slip on Newton Voss had been reported to Devon County Council. The Public Rights of Way Warden and a structural engineer from Devon County Council would be making a site visit Monday 4 December at noon.

In committee

295/17PRE PLANNING APPLICATIONS/ PLANNING ENFORCEMENT

Planning enforcement matters were considered.

It was understood Cllr Baldry would be meeting with the planning enforcement team to discuss case prioritisation.

Meeting closed at 8.40pm