

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

Held on 24 November 2016

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

ALSO PRESENT; 1 parishioner, Mrs. McDonough (Clerk).

OPEN FORUM

Briar Hill Farm Court Road 3352/16/FUL-a parishioner wished to make enquiries about the application including; 1. The proposed access to the site- whether it would be via The Fairway or through the existing entrance via Parsonage Road.

2. An existing barn was being converted into houses. There was concern that the new barn being proposed would then also be turned into houses.

3. The view from the village.

The Chairman advised that the Parish Council had not yet had hard copy plans. The Parish Council would consider, in the meeting, whether to make a decision or whether to put the matter back to 8 December meeting.

271/16 APOLOGIES FOR ABSENCE- there were apologies from Cllr. Baldry and Mr. Carter.

272/16 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 in the planning application for Briar Hill Farm by virtue of owning a neighbouring property.

273/16 DISPENSATION REQUESTS- none.

274/16 VARIATION OF AGENDA – RESOLVED: matters relating to Noss Play Park repairs and planning enforcement/pre planning applications should be considered in committee. (*Vote; Unanimous.*)

275/16 MINUTES – the Minutes of the Parish Council Meeting held on 27 October 2016 were confirmed and signed as a correct record.

276/16 PLANNING

Newton & Noss Neighbourhood Plan (N3P) - the Chairman passed around leaflets relating to the N3P. It was planned to deliver the leaflets to every household in the Parish. Consultations had been going well- the next one was to be held in the Yealm Yacht Club the following evening. Cllr. Green was to be in charge of "Green Spaces" items and was also preparing a leaflet which it was hoped would be distributed at the same time. SHDC was recommending everyone in the Parish to nominate green spaces to protect them from development. The cost for the N3P leaflets was £237- an invoice was expected. It was anticipated the costs for the "Green Spaces" leaflet would be in the region of £230- quotes were being obtained.

RESOLVED; to delegate authorisation of approval for a quote to print Newton & Noss Neighbourhood Plan "Green Spaces" leaflets to the Chairman and Cllr. Green. (*Vote; Unanimous.*)

RESOLVED; to authorise an expenses claim by Mrs. Sarah Taylor for costs incurred in connection with N3P consultations in the sum of £85.42. (*Vote; Unanimous.*)

The Clerk advised that there was approximately £888 left in the N3P funds "pot" subject to approval of an expenses claim for £85.42. The additional leaflet costs needed to be factored in. It was important that prior authority should be obtained before incurring expenses by the N3P groups to enable the funding position could be checked and to ensure there were sufficient funds available.

The Chairman advised Mr. David James had joined the Heritage sub group and Mr. Andrew Matthews had joined the Harbour/Estuary sub group. It was anticipated engaging a specialist to take the N3P forward- two out of the three people had been interviewed. A Locality Funding application was pending- a budget for the purposes of the application was being prepared. It was hoped that the N3P could be completed by June 2017.

Planning decisions

276.1 44 Yealm Road 2927/16/HHO-householder application for extension to kitchen and bedroom. **SHDC; Granted.**

276.2 46 Yealm Road 2923/16/ HHO- householder application for alterations and extension to Cam Cottage. **SHDC; Granted.**

276.3 1 Newton Hill (Co-op 2723/16/ADV)- advertisement consent for 2 x non-illuminated fascia signs, 2 x internally illuminated hanging sign and 1 x internally illuminated suspended logo sign. **SHDC; Granted.**

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276.4 2 Perches Close 2695/16/TPO Work to Tree Preservation Order Trees, T1 Beech - Removal of lowest overhanging branch. T2 Oak. Removal of overhanging branch. T3 Sycamore. Removal of lowest branch **SHDC**; Granted.

276.5 Land At SX 553 487 Parsonage Road 2236/16/FUL- construction of two dormer bungalows. The proposed development did not accord with the provisions of the development plan in force in the area in which the application related. **SHDC**; Refused.

276.6 Priors Hill, Stoke Road 2268/16/ARC-application for approval of details reserved by conditions 1 (standard time), 2 (accord with plans), 3 (materials) and 4 (privacy screens) of planning consent 37/0117/15/F. **SHDC**; Conditions discharged.

276.7 Newton Downs Farm 3088/16/ARC-application for approval of details reserved by condition 4 (Landscape and Ecological Management Plan) of planning consent 37/2271/15/F. **SHDC**; Condition discharged.

276.8 Newton Downs Farm 2756/16/ARC-application for approval of details reserved by condition 5 (Landscape and Ecological Management Plan) and 6 (Construction Management Plan) of planning consent 37/1426/15/F. **SHDC**; Conditions discharged.

Planning applications received;

276.9 Rowden Court Stoke Road 0092/16/LBC-repair work to re-batten and improve the thermal performance of roof under slates, remove and refit existing slates where possible. The new slates would be located on the single storey sections, facing the courtyards. Elevation 5 had been re-covered in recent times, so did not form part of the works. Application affected a Listed Building. DECISION: No objection subject to provision being made for a Bat entrance (*Vote; Unanimous.*)

276.10 Up the Creek, 7 Yealm View Road 3373/16/HHO- householder application of extensions and alterations to existing dwelling. Affects the setting of a Listed Building and a Conservation Area. DECISION: No objection (*Vote; Unanimous.*)

276.11 Yealmbury, Stoke Road, 3551/16/TPO- work to Tree Preservation Order Trees. T1: Beech - Lowest limb reduction on southern side of crown by approx. 2-3 metres. DECISION: The Parish Council supported the Tree Warden's recommendation. (*Vote; Unanimous.*)

276.12 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 adjoined/affected a public right of way. The neighbours' objections were considered. DECISION: Objection

1. External appearance- inappropriate design which was not in keeping with the location.

2. Loss of privacy for neighbours due to overlooking from the steps that would be bordering 99 Court Road.

3. Loss of light- particularly for 99 Court Road.

4. Overdevelopment- border to border of the plot.

5. Overbearing impact on neighbouring properties. (*Vote; 7 objections, 3 abstentions*)

275.13 Renarc, Newton Hill 33450/16/COU-change of use from butchers shop to private garage. Application affected the setting of a Conservation area. DECISION: *No objection (Vote; unanimous.)*

276.14 Briar Hill Farm Court Road 3352/16/FUL- construction of storage building associated with general maintenance and management of adjoining holiday lodge site. The hard copy plans were yet to be received from South Hams District Council. It was agreed to put the matter back to the next Parish Council meeting.

Appeals received;

276.15 59 Yealm Road APP/K1128/W/16/3158491- replacement of existing dwelling with 2 No proposed dwellings. The Parish council had objected to the application and had no further comments.

276.16 Plymouth and South West Devon Joint Local Plan/South Hams & West Devon Village Sustainability Assessment Framework –consultation. The following response to South Hams District Council regarding South Hams & West Devon village sustainability assessment framework – summary of consultation responses prepared by the Newton and Noss Neighbourhood Plan Steering Group and the Newton and Noss Parish Council was agreed.

"1. Notwithstanding that this latest consultation only wishes to focus on the accurate assessment of settlements and not to amend the assessment framework any more, we do have a fundamental issue with it. Newton Ferrers and Noss Mayo have been assessed separately, however there is no logical reason to do so. We are a single community of two historically distinct villages which have to all intents and purposes merged together. They are now united in their governance, service provision and the issues they face. Using your own criteria in the matrix, it is obvious that we are a single community of shared services and shared facilities, and so should be assessed as such. If you are not able to accept this argument, it would be helpful if you could explain to us why you think that Newton Ferrers and Noss Mayo are so separate.

2. Our second point concerns the hamlets that lie within the Parish but outside the settlement of Newton and Noss. For example, how is Collaton to be regarded? At the moment, it is a group of houses which are detached from the main settlement of Newton and Noss. However, there is an outline planning permission for 70 houses, all of which fall within the area covered by the Newton and Noss Neighbourhood Plan. Once those houses are built, they will have a direct impact – both positive and negative – on the main settlement of Newton and Noss because that is where the local services and facilities are. Therefore, we would argue that those 70 houses should count towards the total for Newton and Noss, and not be in addition to the number of dwellings suggested by South Hams settlement assessment summary sheet.

3. Finally on a point of detail, there is no longer a pre-school in Noss Mayo and so, should you continue to score Newton and Noss separately, the Noss score should reduce by 1 point. “

276.17 Newton Downs Farm- solar farm construction update. James Ryle, Communities Manager for the Good Energy Group had provided an update on the construction of Newton Downs Solar Farm. Work had started on the solar farm at the end of September, with the construction of a temporary access turning circle on Parsonage Road. Since then, work had continued to go well and to schedule. So far the following works had been completed:

- The site boundary fence – this helped ensure the hedgerow around the two fields was protected during construction;
- The 400m underground cable connection from the solar farm site to the Newton Ferrers substation; and
- Foundations for the onsite substation.

Over the next few weeks:

- The substation building was scheduled to be delivered to site that week.
- The framework for the solar panels was being installed over the next couple of weeks. This involved some mechanical piling to embed the upright sections, which should be completed by mid-November
- Installation of the solar modules themselves would start at the end of November.

276.18 Hemerdon Mine- Cllr. Green advised that he had spoken with Devon County Council regarding the impact on the River Yealm. A Devon County Council Officer and County Councillor had made a site visit to see if there would be any impact on the River Yealm and had been satisfied that it would not. The run off from the Mine had had an impact on the River Plym. It was anticipated that an extra settling bay would be constructed. The Environment Agency was involved. The Development Management Committee Meeting had taken place the preceding Wednesday when the proposals had been passed.

277.18 AONB Planning Protection-Cllr. Green was due to attend the Partnership Committee Meeting on Friday 2 December when this was due to be discussed. He would report back.

277.19 Village Housing Initiative- the DCH Letting Manager had suggested at a recent Parish Council Meeting that a further meeting would be held in December for potential applicants to discuss applications for the houses. The Clerk had contacted DCH to find out when the meeting would be taking place. The Lettings Team Manager had advised that if there was a lot of interest they would hold another meeting-potentially Friday 6 January. Members advised that they would like DCH to hold a surgery before advertising the properties- it was hoped it could run 3pm-6pm. Ms. Longworth advised that she would be happy to prepare and put up posters and to include an article for “Up the Creek.”

277/16 ADMINISTRATION

277.1 Events applications- none received.

277.2 Parish Council vacancy- Mrs. Wendy Grant’s application was considered. Mrs. Grant was proposed and seconded. RESOLVED; Mrs. Wendy Grant was elected as a Member of Newton & Noss Parish Council. (Vote; 9 in favour, 1 abstention.)

278/16 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 279/16.

279/16 AUTHORISATION OF PAYMENTS

The following cheques were authorised totalling:

£220.42

Chq No	PAYEE		AMOUNT
2201	WI Community Hall	Contribution towards Christmas tree and lights*	£30.00
2202	Newton & Noss Village Hall	Contribution towards Christmas tree and lights*	£30.00
2203	RYDA	Grant towards insurance costs for Harbour Clean Up *	£35.00
2204	South Hams Citizen Advice	Grant donation*	£75.00
2205	South West Water	Public Tap Pillory Hill 12/8/16-7/11/16	£14.42
2206	CPRE	Annual membership renewal	£36.00
Total			£220.42
DD	EDF	Sports Pavilion	£1.00
DD	B & C E Financial Services Ltd	Employee/employer Pension contribution September	£16.88
SO	Reading Room	Storage facilities	£40.00
DD	BT	Broadband services	£81.48

*Section 137 Local Government Act 1972 payments: £170 total to date; £370.

280/16. MAINTENANCE

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280.1 Maintenance working groups-including

i) Sports Pavilion-no report

ii) The Green/Dillons Green- no report

iii) Play parks

Butts Park Play Park-the Vice Chairman advised

- The mound and tunnel had been constructed. Tree planting would take place in the next two-three weeks with the willow being planted in the spring.
- Sovereign were due to start installation of the new equipment on 3 January. It would be necessary to close the play park for two-three weeks. Ms. Longworth offered to prepare and put up the closure posters.
- Awards for All had put forward a conditional funding offer of just under £10,000 for an outdoor gym. It was hoped this would be installed in the spring. The Vice Chairman and Ms. Longworth had authorised the Clerk to sign the funding offer on behalf of the Parish Council.
- A funding application to the Devon Communities Foundation had been refused.
- The Toy Fair had raised £750 with further monies due in. It was anticipated further funds would be received from the Tennis Club with proceeds of a Pub Quiz, £250 from St Peters Parochial Church Council from the summer fete and £500 from the Tuesday Lunch Club.
- TAP funding- the application had been submitted.
- The Clerk had obtained a quotation from the Council's insurers to insure the three new pieces of play equipment. RESOLVED; to authorise the insurance of three new pieces of play park equipment at Butts Park from 3 January 2016 at an annual cost of £86.50 p.a. The insurers had advised that the equipment should be checked weekly and had sent a useful checklist which had been passed to the group with a view to updating the play park inspection schedules.
- Sovereign had given quotes for ongoing regular maintenance and inspection which the group would be considering before the next Parish Council meeting for budgeting purposes. SHDC had been requested to confirm their anticipated inspection costs following the termination of the maintenance contract in June 2017.
- The general grounds maintenance contract with SHDC would be terminating in mid-June 2017. It was agreed to ask that the maintenance terminate at the end of June.
- Removal of spoil had not been included in the quote from Sovereign. RESOLVED; to authorise payment for the removal of spoil from the play park equipment installation in the sum of £99 plus VAT. (Vote; Unanimous)
- It was agreed Sovereign contractors could have access to one changing room /kitchen at the Sports Pavilion during installation.
- The Clerk had requested underground utility services from Western Power Distribution, South West Water and BT. The Vice Chairman had requested a search from Centrica. All results were clear save for BT from whom a quote was awaited. The other utility companies had made no charge. RESOLVED; to authorise fees from BT for an underground utility search to the maximum sum of £100. (Vote; Unanimous.)

iv) Noss Recreation Areas- the Tennis Club had responded to final draft Licence sent to them for approval with further queries. It was agreed to delegate resolution of the queries to the Vice Chairman and Mr. Parry-Smith.

280.2 Other areas for consideration-

i) Pollexfen Archer bus stop-some concerns were raised regarding the overgrown vegetation surrounding the Pollexfen Archer bus stop at the Green. It was agreed to write to the landowner to request cutting back.

ii) Leas Path- a parishioner had raised concern about a crack in the path and a cliff side tree. These had been reported to DCC Public Rights of Way Department.

iii) EE- a response had been received from EE regarding the prolonged lack of mobile reception coverage.

EE advised that as a ticket for the problem had been raised and was outstanding as of 23 November 2016, their Technical Team looked for updates every two days. EE had been waiting for approval for tree cutting in the area, which was approved on 22 November 2016, and had been assigned to SMC Surveillance.

EE now had a facility to keep their customers updated about signal issues, when a ticket had been raised. The ticket number for the issue was EEIM791811. They invited to residents to call them for this to be applied to their accounts. As of 23 November EE were unable to advise when full cover would be restored as work was still being carried out. However due to the longstanding problem their customers had faced in the area, EE advised their customers to call them regarding any refund of line rental, for the period they had been without service.

In committee

280.3 Noss Play Park-a revised, reduced quotation had been received from Earth Wrights. RESOLVED; to accept the quotation from Earth Wrights to effect remedial repairs to Noss Play Park in the sum of £1610 plus VAT. (Vote; Unanimous.)

The sand was due to be delivered the following day.

281/16 PLANNING ENFORCEMENT/PRE PLANNING APPLICATIONS

Mr. Nick Colton, Local Highways Officer, would be asked for an update on a highway matter pertinent to Court Road
The Meeting closed at 8.30pm

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