

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

Held on 25 May 2017

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

ALSO PRESENT; Cllr Baldry, 4 members of the public, Mrs. McDonough (Clerk).

OPEN FORUM

Creacombe Solar Farm- Ms. Sophy Fearnley-Whittingstall, attended on behalf of Mr Harry Lopes (who had sent apologies) together with Ms. Als Vowles, director of Southill Community Energy. Southill had completed a similar project the current application in Oxfordshire the previous year.

Ms. Fearnley-Whittingstall advised that the Community benefits proposed had been revised to include Newton & Noss.

Ms. Vowles spoke of a community group in Oxfordshire who had started to set up a 5 megawatt community ownership solar farm in the Cotswolds in 2012 generating both cash and electricity for the community. It was built within 9 weeks and had become operational 7 November 2016. The generated electricity was almost sufficient to meet the demand of the three parishes surrounding it. There was a possibility of a local energy tariff in the future which could potentially supply local people with discounted electricity. It had 24.5 years to run
Funding for the scheme of 1.1 million pounds had been raised from within 30km of the site. The balance of funding had come from a bank. The Local Planning Authority had subsequently agreed to fund £500,000 to replace part of the expensive borrowings.

There was strong community involvement. A bee expert had set up hives, an art festival, a new orchard planted with ancient tree varieties and dry stone walling had all been held on the site.

The meeting was advised that the Oxfordshire site was 25 acres. The planning consent had been granted for twenty five years, at the end of which a further planning application could be made or the site reinstated. The panels had a life span of 40 years. The technology was not "quite there" in respect of Energy Capture Systems.

The Creacombe scheme would involve community benefits of £11,000 pa. Yealmpton being the host parish would get the larger share of £7000 p.a. with Holbeton and Newton & Noss receiving £2000 each p.a. There would be an education fund of £1000 p.a. for educational visits to the solar farm which was classified as renewable energy within the National curriculum. This would be separate from the rest of the profit which would go into the community fund. Members of the Parishes would be on a panel to decide on applications made to the fund.

Mr. Brown, Yealm Community Energy, advised the meeting about the difference between the Good Energy Scheme at Newton Down Farm and the scheme proposed for Creacombe. Good Energy was a company with obligations to its shareholders resulting in full market value being requested to purchase the scheme. When calculations were undertaken on this basis it became apparent that there would not be a sufficient sum, over the community benefit proposed of £10,000 p.a., to make a buy- out scheme worthwhile. The scheme at Gnaton involved lower capital cost and had to be bought by the community. Costs of solar panels had also reduced since the Newton Down Scheme had been instigated.

Ms. Vowles was asked about solar panels on community housing. She suggested that applications for grant funding /loans could be made. The democratic process for the administration of the community benefits would need to be worked out.

140/17 APOLOGIES FOR ABSENCE- there were no apologies.

141/17 INTERESTS TO BE DECLARED - members were invited to declare interests in the items for discussion during the course of the Meeting. Cllr. Green advised that he had been selected to be the South Hams District Council representative for the South Devon AONB Partnership Committee. The South Devon AONB would be asked to look at the Gnaton scheme. He would take part in the discussion but would not take part in the vote.

142/17 DISPENSATION REQUESTS- none.

143/17 VARIATION OF AGENDA – RESOLVED: matters relating to consideration of Butts Park Play Park project quotations and pre planning applications/planning enforcement should be considered in committee. (*Vote; Unanimous.*)

144/17 MINUTES- the Minutes of the 27 April 2017 Parish Council Meeting were confirmed and signed as a correct record.

145/17 DISTRICT COUNCIL

Cllr. Baldry advised the meeting that he was very pleased Cllr. Green had been selected for the AONB Partnership Committee- to protect and enhance the AONB.

1/25May2017.....Chairman

i) 97D Court Road- SHDC Development Management Committee would be making a site visit Monday 5 June at 10am. The application would be considered Wednesday 7 June. Parish Council members could attend the site visit but would not be able to speak at the Development Management Committee meeting.

ii) 59 Yealm Road- the planning appeal had been dismissed.

iii) Recycling and waste working group- Cllr. Baldry would be the Chairman.

Cllr. Baldry offered apologies for the next meeting being the General Election.

Cllr. Baldry was asked if he could assist in resolving the road closure on Creekside Road.

146/17 PLANNING

146.1 Neighbourhood Plan- the Chairman advised that the Steering Group had met the preceding evening. The Section 14 consultation would be held in the WI Hall 9 June 3pm-7pm and 10 June 10am-6pm following which the plan and supporting documents would be available to view for the following 6 weeks at Tubbs the Chemists, the Post Office, St Peter's Church and on the N3P website. Cllr. Green emphasised that the Parish Council should comment given some of the proposed Local Green Spaces were land owned by the Parish Council. It was confirmed the Parish Council was a statutory consultee.

Cllr. Hosking had responded to the request for Locality Funding towards the N3P costs, asking whether the Parish Council had explored funding through the Department for Communities and Local Government. Whilst he supported the Parish in their desire to make a Neighbourhood Plan he needed persuading that this was something that should attract Devon County Council funds. Planning was felt to be a Central Government requirement and (excepting waste and minerals) administered by District Councils. As he had more Parishes to support this year, and no accumulated funds, he expected that £1,000 would be more than he wished to contribute to one project. He would have a look at the number of electors in each Parish. The Chairman had drafted a response which was read out at the meeting **RESOLVED**; to agree and adopt the draft letter in support of the Neighbourhood Plan Devon County Council Locality Funding application to Cllr. Richard Hosking prepared by the Chairman. (*Vote; 9 in favour, 1 against.*)

The Chairman advised that the N3P group had been investigating setting up a Community Land Trust and was looking for someone to take the lead. Ms. Adams had been to a meeting at SHDC and had heard about the CLT at Harberton. SHDC currently had £2,000,000 funding for CLT's. The funding was higher than other areas due to the discrepancy between earnings and house prices. It was agreed Ms. Adams would draw up an advert for the Parish Magazine and for the Parish Council website/email database.

Planning decisions

146.2 Old Reservoir House, Stoke Road 0687/17/HHO-householder application for re-modelling house including an extension of floor space, changes to the roof structure, external walls, windows and some external areas and addition of a new pedestrian access to the highway. SHDC; Granted.

146.3 End of The Strand, Riverside Road East 0807/17/HHO-householder application for small side extension to accommodate WC. SHDC; Granted.

146.4 Hoarstone, Bridgend 0958/17/HHO-householder application for a single storey extension to existing garage to provide games room. SHDC; Granted.

146.5 59 Yealm Road, APP/K1128/W/16/3158491-replacement of existing dwelling with 2 No proposed dwellings. Appeal dismissed.

Planning applications received;

146.6 Windhover, Parsonage Road 0850/17/HHO-householder application for the erection of a single storey extension. DECISION; No objection (*Vote; unanimous.*)

146.7 Boscavene, Gnaton Access Road 1305/17/CLE-Lawful Development Certificate for existing use of residential dwelling in non-compliance with agricultural tie. DECISION; No objection (*Vote; unanimous.*)

146.8 Land at Gnaton Farm, Yealmpton 1109/17/FUL- the development of a new solar farm of up to 7.3MWp of generating capacity, comprising the installation of solar photovoltaic panels and associated infrastructure including electrical inverter and transformer cabins, switchgear and meter house, sub-station, access tracks, fencing, CCTV and landscape planting. A member raised a query as to why the Parish council was being consulted about a planning application in another Parish. Members suggested the Parish Council had been consulted on some other applications bordering the Parish boundary. Cllr. Green advised that the AONB had been asked to look at the application but no decision had been reached as yet. One view was that if it could not be seen from a road/public footpath and was well screened, there was argument to suggest that it provided enhancement/biodiversity and community benefit. DECISION; No objection. (*Vote; 7 in favour, 1 against, 2 abstentions.*)

146.9 Durlston, Stoke Road 1399/17/HHO -READVERTISEMENT (revised plans received.) Householder application for 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. The Chairman advised that in the last week, the Neighbourhood Plan officer at SHDC had advised that evidence established from an emerging Neighbourhood Plan could be used to object or not object to subsequent planning applications. DECISION; Objection.

1. The design was architecturally not in keeping with properties either side, a principle evidenced in the emerging Newton & Noss Neighbourhood Plan.
2. Overdevelopment.
3. Overbearing on the property to the east.

4. Light pollution from over fenestration. (Vote; 9 in favour, 1 objection.)

Appeals

146.10 The Green House, Bridgend Appeal reference: APP/K1128/D/17/3171749-householder application for proposed detached outbuilding to be used as a boathouse. The appeal was being dealt with through the Householder Appeals Service therefore no further comments could be given.

146.11 Former River Yealm Hotel 0607/17/FUL- the response from applicants to Parish Council's objections was noted. RESOLVED; to authorise the Chairman to bring the planning officer's attention to evidence established from the emerging Neighbourhood Plan in support of the Parish Council's response to the application. (Vote; 7 in favour, 2 against, 1 abstention.)

146.12 South Devon AONB Planning Guidance Event 21 June- Cllr. Green would be attending. Mrs. Grant advised she would also like to attend.

147/17 ADMINISTRATION

147.1 End of Year Accounts 2016/2017- the cashbook for year end 31 March 2017 had been approved by the Parish Council at their meeting on 27 April 2017.

i) **Internal audit-** had been completed by IAC Audit and Consultancy Ltd and the report circulated in advance of the meeting. The auditor had subsequently noted that the Parish Council carried out a quarterly budget comparison. The auditor had suggested including the new play park equipment purchased before year end within the Parish Asset schedule at cost. RESOLVED; to include new Butts Park Play Park equipment purchased prior to 31 March 2017 at cost £15308) within the Parish Asset Schedule. (Vote; Unanimous.)

ii) The draft Annual Return for the year ending 31 March 2017 had been circulated to Members prior to the meeting which incorporated the Annual Governance Statement, Accounting Statement and Internal Audit Response.

iii) RESOLVED: The Council received and approved the Annual Governance Statement within the Annual Return for year ended March 2017 and authorised the Chairman and Responsible Financial Officer to sign the same for submission to the Auditors by 2 June 2017. (Vote; Unanimous.)

iv) RESOLVED: The Council received and approved the Accounting Statements within the Annual Return for year ended March 2017 and authorised the Chairman to sign the same for submission to the Auditors by 2 June 2017. (Vote; Unanimous.)

v) The draft variance explanation, draft reserve schedule and draft bank reconciliation schedule had been circulated to Members prior to the meeting. RESOLVED: The Council received and approved the draft variance explanation, draft reserve schedule and draft bank reconciliation schedule for year ended March 2017 for submission to the Auditors by 2 June 2017. (Vote; Unanimous.)

147.2 Events applications- it was understood an application for the St. Peters Village Fete to be held on Noss Green would be forthcoming shortly. It was also understood an event may be planned to be held in Butts Park Play Park by Holy Cross Church.

147.3 Land registration- it was understood the solicitors had submitted the application for first registration to HM Land Registry for the land at Noss Play Park. The Clerk was waiting to hear about the land at Big Slip Quay, Ferry Woods and "The Green" Newton Ferrers.

148/17 COUNTY COUNCIL

148.1 Locality grant funding- RESOLVED; to support an application for Locality Funding made by Newton & Noss Village Hall from improvements to the garden to the rear of the Revelstoke Room. (Vote; unanimous.)

148.2 Highways/Transport-

i) **Creekside Road-** the Parish Council was waiting to hear from the Listed Building planning officer at SHDC regarding the status of the works needed to be effected to 41 Creekside Road which would then enable the road to be re-opened. It was understood there had been no formal application to Devon County Council Highways by the owners to close the road. SHDC was having to send smaller refuse trucks. It was understood there were difficulties with deliveries for The Swan. An ambulance had had to be called to Pillory Hill for a lady who had collapsed by the road and then experienced difficulty in turning. Residents had concerns about access for emergency vehicles. Devon County Council Highways Officer had advised that he had no power to enforce the provision of private land to effect a temporary turning area. He had suggested it was an option for the landowners to negotiate and offer reinstatement after. The Chairman had been in contact with the architect who had suggested work was "imminent" and would be undertaken "as soon as possible". No timescales had been given. It was agreed the Chairman should write to the landowners and applicants referring to the difficulties being caused, the lack of information, to ask for the Parish Council to be kept updated and for the work to be prioritised as being very urgent.

ii) **Hannaford Lane-** a resident had made enquiries about a sign on a section of Hannaford Lane from the car park which suggested it should be residents only but which was often hidden / difficult to see. As a result, visitors to the village regularly parked on the road, taking up space residents would normally occupy, often in an inappropriate way i.e. vans or ambulances were unable to pass and people could not turn around. The resident had enquired whether there was an appropriate channel regarding improved signage / restrictions to residents only. The Clerk had contacted the Highways Officer. The sign was advisory only and not enforceable. He believed it must have been put there some time ago as they were no longer used. If cars were causing an obstruction he suggested calling the police. He suggested the alternative would be to investigate double yellow lines including the area from the tennis

3/25May2017.....Chairman

courts up to the bottom of Hillside Cottages. There was limited funding under the Highways & Traffic Order Committee scheme which could be available in 2018/2019 should the Parish Council wish to make an application. He had advised that there was there was "zero" chance of achieving "Resident Only" parking- such schemes tended not to cover villages such as Newton & Noss and were for town centres- usually associated with Park and Ride Schemes. The resident had been asked to confirm whether she wished the Council to consider double yellow line parking in the area.

iii) **Widey-** the broken directions sign had been reported by a parishioner to Highways.

149/17 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 150/17.

150/17 AUTHORISATION OF PAYMENTS

The following cheques were authorised totalling: £1794.62

Chq No	PAYEE		AMOUNT
2296	L. Finch	Sports Pavilion repairs	£698.40
2297	Post Office Ltd	Stamps	£56.00
2298	S. McDonough	Expenses reclaim-mileage	£22.50
2299	Came and Company	Insurance renewal	£978.87
2300	South West Water	Sports Pavilion 14/2/17-9/5/17	£38.85
Total			£1,794.62

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

151/17 MAINTENANCE

151.1 Maintenance working groups-

i) **Sports Pavilion-** the risk assessments had been forwarded to the working group for review

ii) **The Green/Dillons Green-**Ms. Adams had fed back the information following the tree inspection to the Cottage Green Lane resident.

iii) **Play parks-**

Butts Park Play Park-the Vice Chairman had met one of the SHDC Locality Officers, Mr. Trevor Pearce, at the play park. There was now a new sign on gate entrance from the car park including "No Dogs". A similar "No dogs" sign was needed on the sports field entrance. Caloo had completed installation of the new equipment. Flete Gardens had a small area of concreting to do, and to tidy the area. It was agreed the post installation inspection should proceed. Willow planting was due to be undertaken and the first year of annual maintenance on the new planting under the Big Greenspace Challenge funding. It was thought a resident may have been weed-killing some of the new planting. A letter would be written to the resident to advise that no weed-killing should take place on Parish Council land- particularly in a play park. The Vice Chairman would ask Flete Gardens to look at the damaged plants as part of the annual maintenance.

Sovereign had offered to level the area by the nest swing subject to the Parish Council being responsible for the costs of materials- 4x 80ltr bags of top soil and grass seed. The Clerk would enquire as to cost. The exchange of views between Sovereign and the Allianz inspector continued regarding the amount of grass guard for the zip wire. A resident had approached the Vice Chairman regarding trees near the table tennis table overhanging his land and which the resident felt to be overbearing. It was agreed this would be reviewed in September after nesting season. Invoices were due for work from Caloo and Flete Gardens. Benches, scoreboards and table tennis bats/balls remained to be purchased.

Cllr. Green left the meeting.

Noss Play Park- Mr. Parry-Smith and Mrs. Grant had visited Noss Play Park and reviewed the findings raised by the Allianz inspector. A number of matters were outlined which it was agreed would be summarised into a report. Mr. Parry Smith and Mrs. Grant would review what should be included within the annual Parish maintenance schedule for which quotes were to be sought.

iv) **Noss Recreation Areas-**

Community orchard the new sign, benches and table were due to be installed the following Friday/Sunday.

Tennis Courts- Residents in the area remained unhappy about the signs and the proposed site screen. A member suggested that the two signs gave the impression that the courts belonged to and were for the use of the Tennis Club rather than being for the Tennis Club and members of the public. It was agreed Mrs. Grant would liaise between the residents and the Chairman of the Tennis Club.

151.2 Parish Asset Inspection-the draft schedule was to be finalised, following a review by Mr. Parry-Smith and Mrs. Grant, of the work to be undertaken at Noss Play Park.

151.3 Grass cutting- it was agreed to accept the kind offer made by South Hams Garden and Property Services to cut the grass by the water tower and Parsonage Road verge in the event it needed to be undertaken before 1 July 2017.

151.4 Other areas for consideration-

i) Collaton/Butts Park footpath-the Vice Chairman advised that another sign had been put up on the gate at the Collaton end of the Collaton/Butts Park footpath discouraging public access. The matter had been reported to the Devon County Council Public Rights of Way Warden.

ii) Allen's Quay-a public opening was due to take place at Allen's Quay. Discussions were requested to take place as to ownership - **Agenda 8 June 2017.**

152/17 PLANNING ENFORCEMENT

It was agreed to ask for an update on investigations into a planning enforcement matter reported by the Parish Council.

Meeting closed at 9.00pm