

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

Held on 8 September 2016

<b>PRESENT MRS. ANSELL</b>	<b>MR. COOPER</b>	<b>MR. HUSSELL</b>	<b>CLLR. GREEN</b>
<b>MS. ADAMS</b>	<b>MR. TUBB</b>	<b>MR. LYNDON</b>	<b>MR.CARTER</b>
<b>MR. PARRY-SMITH</b>	<b>MS. LONGWORTH</b>		

**ALSO PRESENT;** Cllr. Hosking, 24 parishioners, Mrs. McDonough (Clerk).

**OPEN FORUM**

PCSO Andrew Potter attended the meeting and have the following reports

**Newton Ferrers and Noss Mayo Parish Council Police Report July 2016**

Newton Ferrers

14<sup>th</sup> theft of a boat trailer [Collaton Cross area] CR/047705/16

Between 17<sup>th</sup> and 19<sup>th</sup> theft of outboard engine from boat CR/049891/16

Noss Mayo

Overnight 17<sup>th</sup> /18<sup>th</sup> theft of outboard engine from boat CR/048947/16

**Newton Ferrers and Noss Mayo Parish Council Police Report August 2016**

Newton Ferrers

1<sup>st</sup> August criminal damage to motor vehicle, sugar placed in fuel tank of car CR/057454/16.

Between 30<sup>th</sup> July and 1<sup>st</sup> August theft of outboard motor from boat CR054443/16.

Between 31<sup>st</sup> July and 3<sup>rd</sup> August theft of outboard motor from boat CR/053291/16.

Between 1<sup>st</sup> and 11<sup>th</sup> August theft of outboard from boat CR/056177/16.

7<sup>th</sup> August report of a common assault, enquiries ongoing CR/055299/16.

Between 7<sup>th</sup> and 11<sup>th</sup> August two outboard engines stolen from secure boathouse CR/055407/16.

31<sup>st</sup>, report of theft of car, enquiries ongoing CR/057454/16.

Noss Mayo

29<sup>th</sup> August theft of outboard from boat CR/060808/16

29<sup>th</sup> theft of outboard from boat CR/061082/16

**Planning Applications**

**Parsonage Road 2236/16/FUL, The Bakery / 1191/16/HHO, Overstrand studio / 1329/16/FUL and The Fairway / 1372/16/FUL-**the architect, Mr. Coughlan, attended the meeting. He had forwarded a summary of the applications he was dealing with to the Council in advance of the meeting which had been circulated to Members. He proposed to be present when the applications were considered by the Council and to deal with any queries at that stage.

**Barnicott 2273/16/FUL-** the planning consultant, Mr. Mark Evans attended the meeting and presented members with CGI visualisations of the proposals. The applicants had worked to address the concerns of the Parish Council re-siting the proposals further away from the road, revising the floor levels, softening the visual impact and re-siting the access. The access was proposed further up the hill to a wider point which would improve public safety.

Planting had been increased along the eastern border to diminish the visual impact from the road. Mr. Evans was aware of the planning appeal, some 20 years previously, when the land had been an agricultural field. The land was now very different. Lawful use had been approved by SHDC in 2012 with extended curtilage of the tennis court. The land was now more urbanized than at the time of the previous planning appeal. The previous appeal had been for three houses which covered a larger proportion of the field and there had been less sympathetic access at the bottom of the field. The proposed dwelling was set down into the hillside. The visual impact would be negligible and would be sympathetic with the village. DCC Highways Officer had no objections on safety grounds. The impact of one dwelling was insignificant as far as Highways were concerned. He accepted the site was within an AONB and outside the Village Development Boundary.

**Land at The Fairway-** Mr. Coughlan had circulated his summary prior to the meeting. He advised the application had been through the Pre Planning Application process with SHDC. It was a piece of land previously designated to be developed.

A resident referred to the 25 objections on the SHDC planning portal, with 11 in favour. It would not be low cost affordable housing. The residents at Middle Leigh appeared to have no objection to the proposals as long as it did not affect them. He questioned the reference to the applicants being local and what bearing this should have on building at the end of The Fairway. He noted reference to a turning circle being provided but suggested the Fairway would be safer with less cars. Many of the letters in support were from people who lived in Membland and Yealm Road- they did not live on The Fairway. The objectors were residents of The Fairway.

Another resident had concerns about the increase in traffic as a result of the development and the safety of children walking along Court Road which had no pavement.

A further Fairway resident referred to the on road parking difficulties. It was difficult living in the area when people were making changes to their houses. The resident did not want five houses being built there before the

development plan was drawn up for the area. He proposed the development be deferred and looked at as part of a development plan as a whole.

A parishioner suggested that there was too much development in the village and eroding village development boundaries required careful thought. There was the potential knock on effect leading to further development. Another parishioner queried why access to the site could not be though Middle Leigh rather than through The Fairway.

A Fairway resident advised that the application had not been well publicised- notices had been put up on a gate at the top of the road and at the bottom of The Fairway. Upon being asked, the Chairman confirmed that the Parish Council did consider parishioners objections in addition to planning rules and regulations and took them into account when reaching its decision.,

**Village Housing Initiative-** a parishioner asked about the Local Connection eligibility to apply for a house on the Parsonage Road development. She said getting information had been very difficult. Cllr Baldry had suggested she speak to the Parish Council. Cllr. John Green offered to assist the parishioner.

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**198/16 APOLOGIES FOR ABSENCE-** there were apologies from Cllr. Baldry and Cllr. Blackler.

**199/16 INTERESTS TO BE DECLARED** - members were invited to declare interests in the items for discussion during the course of the Meeting. Cllr. Green declared an interest in the planning application for Barnicott.

**200/16 DISPENSATION REQUESTS-** none.

**201/16 VARIATION OF AGENDA** – RESOLVED: matters relating to annual parish maintenance and consideration of playpark repairs, goalposts and fence repairs should be considered in committee. (*Vote; Unanimous.*)

**202/16 MINUTES** – the Minutes of the Parish Council Meeting held on 28 July were confirmed and signed as a correct record.

### **203/16 DISTRICT COUNCIL**

#### **203.1 Councillor reports-**

Cllr. Baldry had sent apologies but drew attention to the Community Reinvestment Projects Fund about which the Parish Council should have received information. In the last round it had been unsubscribed. He was aware of the planning applications being considered and would be as ever interested in the Parish Council view.

Cllr. Blackler had sent apologies advising there was nothing to report.

**203.2 Community Projects Reinvestment Fund- Cllr. Green had circulated further details.** The deadline for applications was 7 January 2017. It was agreed an application should be made for the Butts Park Play Park refurbishment project. Cllr. Green would liaise with the play park working group.

### **204/16 PLANNING**

**204.1 Newton & Noss Neighbourhood Plan-**the Chairman advised that the plan was progressing. There was a good set of working groups. The RYDA had forwarded its contribution to the Housing Needs Survey and N3P working fund that day. Mr. Lunn had sent an itemised expenses claim for consideration. RESOLVED; to authorise payment of Mr. Lunn's expenses in connection with the preparation of the Neighbourhood Plan comprising website hosting for the N3P website, hall hire fees and printing costs totalling £485. (*Vote; Unanimous.*) Alternative quotes were to be sought for the website hosting costs.

Mrs. Sarah Taylor had conducted a successful consultation at the St Peter's Village Fete at the end of August. A survey would be conducted in the Parish to establish the percentage of second homes which on average was 11 % across the South Hams. A consultation with young people would be conducted the evening of Wednesday 14 September.

#### **Planning applications received including;**

**204.2 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 land in which the application related. Concern was raised that the proposals lay outside the Village Development Boundary- particularly when a Neighbourhood Plan was being prepared which would look at development boundaries and the types of property needed. A member suggested the proposals were within an AONB, would be visible and although the applicant was from a local family there were no exceptional circumstances which justified the development. Other members suggested there was merit in there being more connection between Butts Park / the village centre and whether the land could be used for agriculture given the history of the site. DECISION; No objection subject to an agricultural tie being attached to both properties. (*Vote; 7 in favour, 3 against.*)Cllr. Green left the meeting

**204.3 Development Site at SX552 48 Barnicott Bridgend Hill 2273/16/FUL-** provision of new dwelling (resubmission of 37/1831/15/F) The site adjoined/affected a public right of way. Application affected the setting of a Listed Building. The proposed development did not accord with the provisions of the development plan in force in the area in which the land in which the application related. It was suggested that the proposals had not changed very much from the original application. The proposals did not enhance the AONB, was outside the Village development

Boundary with no exceptional circumstances justifying the development. It would be an expensive property and would not improve the housing stock in the Parish. The Housing Needs Survey had not identified the need for this type of property. It was felt the re-siting of the entrance made little difference. Members were made aware of the objections raised by the Parish Council in respect of 37/1831/15/F. DECISION;

Objection

1. The proposed development is within an Area of Outstanding Natural Beauty. Development within an AONB must not damage the local scene and should enhance it if possible. The site is a green swathe outside the village planning boundary that should be protected. The National Planning Policy Framework, while stating that development should be allowed unless there is good reason for refusal, also states that AONB's should be afforded the highest level of protection.
2. Heritage- the proposed entrance would desecrate a significant stretch of a sunken Devon lane dividing the communities of Newton & Noss for centuries. This was one of the reasons the Planning Inspector refused an application for development on this land in 1989. It should also be considered whether the proposed modern property affects the setting of Barnicott, a Grade II Listed Building.
3. Traffic/highway issues- apart from the heritage issues, the entrance would be an added danger to traffic.
4. Planning history- development of this site was refused on appeal in 1989. One of the concerns was that any development would encourage further development of the site.
5. The proposed development is outside the Village Development Boundary.

Objection (*Vote; 7 in favour, 2 abstentions.*) Cllr Green returned to the meeting.

**204.4 The Old Sail Loft, Bridgend 2424/16/VAR** -application for removal or variation of condition No 2 following grant of planning consent 0178/16/HHO. Four members had made a site visit to review the neighbours' concerns. DECISION; No objection (*Vote; 7 in favour, 3 abstentions.* ) Members however commented that the original plans should have been followed and, if any amendments had been required, an amended planning application should have been submitted before work commenced. Unnecessary distress had been caused to the neighbours which could have been avoided.

**204.5 The Bakery, Riverside Road West, 1191/16/HHO-READVERTISEMENT** (revised plans received.)

Householder application for erection of replacement porch and rear extensions. Application affected the setting of a Listed Building. Application affected a Conservation Area. Members maintained concern that the skylight would be visible from Noss Mayo and would affect the Conservation Area. The architect, who was present at the meeting, advised that he had met with the planning Officer and Conservation Officer who had not deemed it to be a problem. The roofline had been brought down as much as possible. The Conservation Officer had said that it could only be seen if someone looked carefully. The impact was negligible in terms of its surroundings. Having lived next door, the architect was asked whether he would have taken issue with proposals. He advised that he would not. DECISION; No objection (*Vote; 5 in favour, 2 against, 3 abstentions.*)

**204.6 Land at The Fairway 1372/16/FUL**-construction of 5 no. DDA-compliant dwellings and change of use of land. The proposed development did not accord with the provisions of the development plan in force in the area in which the land in which the application related. Members raised concern that the proposals did nothing to enhance the AONB and were outside the Village Development Boundary. The development would be visible from across the estuary. There had been concern that the turning circle would increase traffic along The Fairway. The number of houses could lead to increased traffic along The Fairway and Court Road- where there were already pedestrian safety concerns given the lack of pavements. It was suggested the applicants expressing the housing need for their family was not a planning consideration. Whilst a Section 106 contribution was envisaged it would not necessarily benefit the Parish. No land for affordable housing had been offered. A neighbouring resident with a property below the development land had expressed concern about surface water.

DECISION; Objection The proposed development;

-would have an impact upon and affect the skyline. The plans suggested one storey but reflect two storey buildings.

- lay outside the Village Development Boundary.

-was within and would adversely affect an Area of Outstanding Natural Beauty.

-would lead to an increase in traffic in a residential area. (*Vote; 8 in favour, 2 abstentions.*)

**204.7 Overstrand Riverside Road West 1329/16/FUL Readvertisement (amended description.)** Conversion of existing garden room and garages including erection of projecting balcony, to create a separate dwelling to be used in connection with the main house. Application affected the setting of a Listed Building. Application affected a Conservation Area. The architect, present at the meeting, confirmed that the planned use was as an annex. DECISION; No objection (*Vote; unanimous.*)

**204.8 Netton Farmhouse 2350/16/HHO**-Householder application for erection of an oak framed garden room.

DECISION; No objection (*Vote; unanimous*)

**204.9 Development Site at SX 552 481, Barnicott, Bridgend Hill, APP/K1128/W/16/3155335** Proposal: Provision of new dwelling. Appeal start date: 22 August 2016. The Appeal was noted.

**204.10 Devon Minerals Plan**- new consultation to cover the period to 2033. Members had no comment.

**204.11 South Devon Area of Outstanding Natural Beauty Partnership Committee** - Cllr. Green would be attending the meeting Friday 16th September.

**204.12 Village Housing Initiative-**

**i) Allocations-** suggestion had been made by Mr. Lunn that the Devon & Cornwall Housing Association letting manager would be prepared to come to a Parish Council meeting in the early New Year to discuss the allocation process. It was agreed that the manager should be asked to come as soon as possible given residents' difficulties in getting information. Cllr. Green agreed to contact Devon & Cornwall Housing.

**ii) Name** – a parishioner had put forward a further suggestion for the name of the development- William Bradbridge. Who had been Bishop of Exeter from 1571 until 1578, being the Rector of Newton Ferrers at the same time. He had lived in and farmed the land at Parsonage Farm to supplement his income. He died in the Farmhouse on 28 June 1578 and had been buried in Holy Cross Churchyard before being exhumed and moved to be buried in Exeter Cathedral. The names of previous Rectors had been used in the area- Dillons and Archer. The Members appreciated the position but agreed to remain with the suggestion of Peter's Field after the landowner.

**iii) Future community land trust** – a suggestion had been made by a parishioner to consider setting up a trust for future housing development to enable a stronger bias in favour of local people or people with local connections having first priority for the housing. The meeting was advised that this was up for discussion as part of the formation of the Neighbourhood Plan.

**204.13 River Yealm Hotel-** Mr. Alex Whish from SHDC had been to view the trees at the Yealm Hotel following the Tree Warden's request to give consideration to their protection in light of the imminent land sale.

## **205/16 ADMINISTRATION**

**205.1 Events applications-** none received

**205.2 Reading Room storage-**work on completing the door and partition for the storage room had been completed. Mr. Carter had reviewed the work and found it to be satisfactory. The Clerk and Ms. Longworth were due to go down the following day to meet with Mr. Forrester. Payment of Mr. Puhalo invoice was approved subject to the inspection by the Clerk and Ms. Longworth. The papers from Bishops Court had been collected by the Clerk and her son that morning. Mr. Puhalo had provide a further quotation to paint the door and wall. **RESOLVED;** To accept the quotation from Mr. Puhalo to paint the door and wall at the Reading Room storage Room in the sum of £82 on the basis materials were included. (*Vote; Unanimous.*)

## **206/16 CORRESPONDENCE**

**206.1 Newton Ferrers Post Office-**Mr. Roger Hallett advised that Mr. David Stembridge was organising a successor to Mrs. Fiona Laundry to take over running the Post Office and had formed a company to do so. A public meeting had taken place at the end of July which had been very well attended. The Revelstoke Community Trust owned the building but did not run the business. Mr. Stembridge had raised funding which had been accepted by the Post Office. Mrs. Beighton would now be running the Post Office assisted by Mrs. Woodham. It was hoped to pass on the residue of Mrs. Laundry's lease to the new organisation. It was hoped arrangements would be completed by the end of October early November. Leaflets had been left in the Post Office advising about the new arrangements. The Post Office had written to both the Parish Council and Cllr. Baldry about the new proposals. The Post Office and shop would remain, with extended Post Office hours and a new café. The Revelstoke Community Trust was providing funding for new WC and lowering the rent to assist viability. Post Office Ltd were reducing funding for Post Offices. The Parish appeared to want to keep the Post Office. The Parish Council had responded to the Post Office supporting the new proposals.

**206.2 DALC's AGM and Conference** - no members were available to attend on Tuesday 11th October.

## **207/16 COUNTY COUNCIL**

**207.1 Councillor report-** Cllr. Hosking had not yet arrived.

**207.2 Highways/Transport-**

**i) Parking at The Green-**the Devon County Council Highways Officer had advised that he would investigate the new Disabled Parking Bay which had appeared in the lay by on the road leading to the Primary School. Members had expressed disappointment that the Parish Council had not been notified or consulted given the previous site visit with the DCC Highways Officer and Cllr Hosking to discuss the limited parking in the area.

**ii) Parsonage Road-** the DCC Highways Officer had advised that he and Cllr. Hosking were trying to obtain central funding for new school signs with Wig Wags ( flashing lights) and a maximum speed of 20mph supplementary plates.

**iii) Widey Cross speed-**the new residents at Widey Cross House had enquired into the potential for speed reduction along the B3186 in that area. Plymouth City Council appeared to have been proactive in reducing speed limits. It was agreed to take up the DCC Highways Officer on his offer of a meeting in the Parish when this could be discussed. Ms. Longworth confirmed she would like to be part of the meeting.

**207.3 Invest in Devon/Locality Grants-** Members were reminded of their availability.

**208/16 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 209/16.

**i)Riverside Road East-** the Chairman and Vice Chairman had authorised a quote for some hedge cutting work along the wall leading from Riverside Road East down the slip way. It had not been possible to establish who owned the land and residents had expressed concern. It was agreed to authorise payment of the invoice from Andrew Goodchild for £70.

ii) **Pope's Quay**-the Chairman and Vice Chairman had authorised emergency repairs to a broken buffer on the edge of Pope's Quay following consultation with the Harbour Office who had agreed to pay half. A quote had been obtained for £40. This was agreed by the Parish Council.

iii) **Noss Play Park**- Earthwrights had provided a quote to effect repairs to Noss Play Park for £350.40 which had been approved by the Chairman and Vice Chairman. (*Min 196.1 refers*)

iv) **Unity Trust deposit Account**- - the Clerk had circulated current account calculations to the Budget Working Group bearing in mind the implications of the protection limitations of the Financial Services Compensation Scheme. In light of funding being received for Butts Park Play Park project and the pending receipt of the half year Precept it was agreed to transfer £20,000 from the Santander Current Account to the Unity Trust Deposit Account.

#### **209/16 AUTHORISATION OF PAYMENTS**

<b>Santander Current Account</b>	Total balance at 31/8/16	<b>£70065.48</b>
<b>The balance includes: Hedge Cutting Bond</b>		<b>£3000</b>
<b>Monies held on completion of Newton &amp; Noss Play Park Improvement Project</b>		<b>£36.02</b>
<b>Monies held in respect of the maintenance of the Revington Memorial Seat</b>		<b>£390</b>
<b>Sustainable Communities Locality Fund held for Butts Park Play Park refurbishment</b>		<b>£500</b>
<b>Butts Park Play Park Appeal</b>		<b>£873.25</b>
<b>SHDC Section 106 monies for Butts Park Play Park refurbishment</b>		<b>£8775</b>

**The following cheques were authorised totalling:** **£3555.14**

<b>Chq No</b>	<b>PAYEE</b>		<b>AMOUNT</b>
2147	WI Community Hall	Hire fee NNPC Meeting 8 September 2016	£25.00
2148	WI Community Hall	Hire fee NNPC Meeting 22 September 2016	£25.00
2149	S.McDonough	Expense reimbursement-antivirus software & postage	£76.71
2150	S.McDonough	Net salary-August 2016	£1,224.86
2151	HM Revenue & Customs	Clerks monthly Tax & National Insurance-August	£294.66
2152	South Hams Garden & Property Services	Collaton/Butts Park footpath grass cutting	£50.00
2153	South Hams Garden & Property Services	Collaton/Butts Park footpath grass cutting	£70.00
2154	South Hams Garden & Property Services	Sports Pavilion-new latch and padlock	£39.92
2155	Wolferstans	Legal fees-Bishops Court lease termination	£458.40
2156	PBS Accounting	Payroll services	£28.70
2157	South West Water	Public Tap Pillory Hill 13/5/16-11/8/16	£18.79
2158	South West Water	Sports Pavilion 18/5/16-11/8/16	£16.10
2159	NALC	LCR subscription renewal	£17.00
2160	AG Puhalo	Reading Room storage room security improvement	£447.00
2161	South Hams Garden & Property Services	Grass cutting; The Green 15 & 29 July, 11 & 25 August	£64.00
2162	South Hams Garden & Property Services	Riverside Road East Slipway- vegetation clearance	£70.00
2163	South Hams Garden & Property Services	Doctor's Steps- tidying	£20.00
2164	Christopher Lunn	Neighbourhood Plan expenses reimbursement	£485.00
		website hosting, hall hire, printing costs	
2165	M.Hingston	Newton Voss and Steps cleaning August 2016	£124.00
		<b>Total</b>	<b>£3,555.14</b>
DD	EDF	Sports Pavilion	<b>£1.00</b>
DD	BT	Broadband services	<b>£81.48</b>
DD	B & C E Financial Services Ltd	Employee/employer Pension contribution July	<b>£16.88</b>

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

#### **210/16 MEETINGS ATTENDED.**

**210.1 Harbour Authority**- Mr. Carter advised that 20 outboards had been stolen this year.

**210.0 Halls**- Ms. Adams advised that there had been no meetings of the WI Hall Committee. Some damage had been caused to the hall following a recent event. The Chairman advised Newton & Nos Village Hall Committee would be meeting the following day.

5/8September2016.....Chairman

## **211/16 MAINTENANCE**

### **211.1 Maintenance working groups-**

- i) Sports Pavilion-** risk assessments and insurance details were still awaited.
- ii) The Green/Dillons Green-** the annual bench maintenance work was still outstanding.
- iii) Play parks-** funding of in excess of £20,000 for the Butts Park Play Park project had been raised (£973 from the Appeal). Sovereign Play grounds were making a site visit to review the results of the school survey and plans. It was hoped to reach a decision and get the project started. It was hoped to hold a good quality toy fair in the WI Hall on 12 November to raise awareness. The Parish Council agreed to pay the hall hire fee. Mr. Scott Dooley was doing a sponsored swim from the mouth of the Yealm to Yealm Yacht Club to raise money. The funding application through the Greenspace Challenge was progressing-landscaping and natural play materials were envisaged with a design plan and planting suggestions being developed. Mrs. Wheatley was looking into outdoor exercise equipment for those aged over 12. Over the summer a further funding application had been made to the Revelstoke Community Trust for £1500 (which the Parish Council agreed to retrospectively approve.) **RESOLVED;** to delegate responsibility for future funding applications for the Butts Park Play Park project to Ms. Longworth and the Vice Chairman, prior to the plans for the project being presented to the Parish Council for approval. (*Vote; Unanimous.*)

### **212/16 COUNTY COUNCILLOR'S REPORT-**Cllr Hosking arrived and gave the following report;

- i) Healthcare-** the County Council was looking at integrated care involving both the NHS and Social Services to deliver a new model of care especially for the elderly. Cllr Hosking read out the objectives for the new model and suggested members/parishioners advise him of any examples where this was not being fulfilled. Cllr. Green asked how this would fit in with the Clinical Commissioning Group and the impact on Community Hospitals. The significant role of the community hospital in taking people from hospital and caring for them until they could get home, would be lost. Patients would go straight home from hospital. Cllr. Hosking advised his personal view was to leave community hospitals untouched for the time being. Cllr. Green advised that the Clinical Commissioning Group for Totnes, Dartmouth and Torbay had advised four out of 6/7 community hospitals would be lost. Kingsbridge could therefore be at risk. Cllr. Hosking personally believed the objectives to be good but felt local hospitals should also be maintained. Acute hospitals would have real capacity issues
- ii) A379-** Cllr Hosking accepted that a section of the A379 between Kitley and Brixton was supposed to have been surface dressed but had not been to date.
- iii) Puslinch-** surface dressing was within next 6 months programme.
- iv) Parsonage Rd/Dillons Junction-** he confirmed that both he and the Highways Officer had been working to secure funding for 2 Wig Wags for when children were dropped off and collected with 20mph signs in addition. He had been in communication with the Parsonage Road resident who had expressed concern about road traffic in the area.

## **213/16 MAINTENANCE**

### **213.1 Noss Recreation Areas-**

- i) Newton & Noss Tennis Club-** had declined the offer of a Licence to use the tennis courts and would be seeking legal advice about the possibility of a lease or potential purchase of the land. The Council was advised that a lease or sale would be considered a disposition under the contract for sale with SHDC and would therefore require the consent of SHDC. Members agreed the tennis courts would still need to be made available to the general public. It was agreed to allow the tennis club reasonable time to seek legal advice and to put forward their proposal.
- ii) Noss Green-** an application had been submitted to register the land as a Village Green which Devon County Council had acknowledged. DCC had requested the consent of SHDC in light of the terms of the contract for sale. Consent had been requested and the application acknowledged by SHDC at the beginning of August who had confirmed that it would be referred to their estates department. The Clerk would chase. The Neighbourhood Plan Group had also been investigating the status of land designation as Local Green Space which also afforded a high level of protection from development.
- iii) Community Orchard-** the Parish Council were reminded of the Community Apple Day on Sunday 16 October. The Parish Council insurance position for the event had been checked and the risk assessment would be prepared by the Clerk.  
The Chairman, Ms. Longworth and Mr. Parry-Smith had attended a Community Orchard meeting on 5 August 2016 with members of the Newton & Noss Community Orchard Group, a Brookings Down Wood representative and a local resident. All present had received the development proposals dated July 2016. Dealing with the items as listed in those notes:
  - Entrance to Orchard and Tennis Courts** – no change to existing entrance.
  - Notice Boards** – designs to be submitted to the above group for approval.
  - Entrance to Car Park** – wooden finger post indicating direction of Noss Green, Tennis Courts, Community Orchard and Play Park.
  - Entrance by Tennis Courts** – detailed visitor board providing tree information.
  - Paths** – advice to be sought for further consultation with the above group.

**Path around the corner of the Tennis Courts** – agreed this could be widened to the visible natural point of access to the grass but means of supporting the hedge bank needed to be investigated.

**Access to corner of Brookings Down Wood and Play Park** – to investigate means of making this less slippery without resorting to steps and with the aim of making any change look as natural as possible.

**Planting** – no more planting. Action Plan: work days (potentially quarterly) to maintain the existing trees/recruit more help/more social events to encourage community maintenance.

**Green Oak Benches** – Consensus for additional seating with table similar to existing set up which is popular and well used. Designs to be sought for further consultation. Preferred location: corner of Tennis Courts and Brookings Down Wood.

**213. 2 Doctor's Steps-** a parishioner had expressed concern about the condition of the steps in light of overhanging branches from No 71 Yealm Road. The adjacent wall was cracked in nine places- one crack having displaced the wall by 5cm appeared to be getting progressively worse. Residents had unsuccessfully tried to approach the owner. The Clerk had reported the overhanging branches to both DCC PROW and the wall condition to SHDC Building Control. The PROW Warden had inspected the steps on Friday 26 August. The path was clear and unobstructed from overhanging vegetation. He could only take action if overhanging branches were causing an obstruction.

#### **213.3 Other areas for consideration**

**i) The Green-** a parishioner had reported a broken young tree on the morning following the Regatta dance. Members believed the tree had not been planted as a memorial. It was agreed not to replace.

#### **In committee**

**213.4 Noss car park-** RESOLVED; to accept the quotation from Mr. Andrew Goodchild to effect repairs to the fencing by Noss Car Park and the tennis courts in the sum of £30. (*Vote; Unanimous.*)

#### **213.5 Noss Mayo Play park repairs**

**i)RESOLVED;** To accept the quotation from Mr. Andrew Goodchild to trim back vegetation and branches in Noss Mayo play park (£70), to fine rake all sand areas and clear/strim edges (£40), to refill sand area for the bucket hoist and chain (£161) (*Vote; Unanimous.*)

**ii) Noss Play Park Closure-**Noss Play Park had had to be closed over the Bank Holiday weekend. The mast above the crow's nest had been broken off by a parent to avoid risk of injury. A site visit with the Chairman, Vice Chairman, the Clerk and two representatives from Earthwrights, who had constructed the play park, had taken place on 1 September.

The existing repairs quotation from Earthwrights had been accepted and was in hand.

Concern had been expressed by the Chairman and Vice Chairman to Earthwrights about the condition of the play park equipment so soon after installation. Earthwrights had agreed to carry out an inspection. The net would be removed from the Pirate Ship temporarily as a safety measure. Earthwrights had agreed to make the play park safe including the crow's nest area and to take away the broken mast by the end of the following day (2 September) during which time the play park remained closed. The Chairman had gone up the evening of 2 September and re-opened the play park. Earthwrights had agreed to provide a quote to repair/replace based on the findings of their inspection- which was awaited. A meeting had been requested with the Locality Officer SHDC upon his return from holiday to discuss the inspection regime.

The Clerk had secured the return of the documentation relating to the Noss Play Park Improvement Project from the Play Park Improvement group Project that day and would be reviewing. The Clerk had also tried to contact the Project Manager/Contract Administrator at Eden Design.

**213.6 Annual parish maintenance** – the Clerk had continued to experience difficulty in contacting the contractor about completion of annual parish maintenance. Some work had been completed but outstanding work remained.

**213.7Goalposts.** Three quotations had been received for replacement goalposts for Butts Park Playing Field. The Vice Chairman was speaking with representatives from the Revelstoke Rangers regarding making a contribution towards the costs and installation. RESOLVED: to delegate authority to the Vice Chairman to authorise purchase of replacement goalposts for Butts Park playing field and any installation costs subject to a maximum contribution from the Parish Council of £500 plus VAT. (*Vote; Unanimous.*)

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*The Meeting closed at 9.25pm*