

MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL
held on 10th April 2008

PRESENT: Mr Brown Mr Buckland Mr Carter Mrs Cooper Mr Cooper Mrs Hinchliffe
Mr Hussell Mr Matthews Mr Stitson Mr Taylor Mr Tubb
Mr Young arrived late following a Boundary Review meeting in Ivybridge.

ALSO PRESENT: Mr Lomax (RYDA) Mrs Eschbaecher (Clerk) approximately 16 parishioners

APOLOGIES: Cllr Mumford P.C. Nolan

POLICE REPORT

In the absence of P.C. Nolan, no items were reported. Mr Buckland would attend the Police Liaison meeting in Ivybridge on 28th April. In response to the letter which had been sent to Ivybridge, a letter of thanks had been received from Inspector Chivers.

OPEN FORUM

Finance – In response to a question from Mr Hallett, the Chairman explained the reasons for the 3% increase in Precept in addition to the surplus funds which had been carried forward to the new financial year. Careful financial management was required to finance several major projects and meet planned commitments.

Planning applications – Representations were noted concerning the following:-

- i) Lavender House, 16 Perches Close: 5 copy letters of objection had been received. Mr Garland spoke against the proposals and the applicant replied. *[Min. 50.1 refers]*
- ii) Crispins, Bridgend: 22 copy letters of objection had been received.
- iii) The Greenhouse, Bridgend Hill: 24 copy letters of objection had been received.

Concerning items ii) and iii), each Member had received a copy of the comprehensive submission which had been delivered to the Planning Officer. Mr Prosser outlined the various objections. *[Min. 50/08 refers]*

Briar Hill – Following conversations with some Members, Mr McCready requested a meeting with the Parish Council, Midas and himself to discuss his development plans. *[Min.54.3]*

47/08 APOLOGIES FOR ABSENCE The reasons for absence were noted.

48/08 PREVIOUS MINUTES The Minutes of the Meeting held on 13th March were confirmed and signed.

Owing to the number of parishioners present, the order of the Agenda was varied to consider the following items:-

49/08 DECLARATIONS OF INTERESTS

Regarding the planning representations received under Open Forum, Members were invited to declare any interests but none were recorded.

50/08 PLANNING APPLICATIONS

50.1 Lavender House, 16 Perches Close 0547/08/F – Resubmission of 0118/08/F for two-storey extension, conversion of existing garage to music room and the construction of a new garage. In reply to a question about the proposed music room, the applicant explained how noise would be reduced.

In view of the representations made, it was RESOLVED: To hold a site meeting on 15th April at 6.00pm. The Chairman, AC, RC, SH, AM, and JY were authorised to make the formal decision on behalf of the Parish Council.

Post meeting note:-

Decision: Objection because the proposals were considered to be too large for the site. Owing to the topography of the area, the overall impact would be out of scale with and to the detriment of the neighbouring properties and the estate as a whole. [Vote: all in favour]

50.2 Crispins, Bridgend 0489/08/F – Demolition and erection of a replacement dwelling. Mr Buckland was concerned that the flood data accompanying the application was inaccurate.

1/04/08 Chairman

Decision: Strong objection together with the following comments:-

- i) During the appraisal of Conservation Areas in 2007, SHDC did not adopt the Parish Council's suggestion that the areas should be extended to protect all the riverside banks/foreshore from undesirable development.
- ii) As the design would have a huge impact, there was total disagreement with para. 1.20 of the Design Statement.
- iii) It was suggested that the application was not valid because the Harbour Authority/Crown Commissioners had not received formal notice of the protrusion of the southern elevation over the foreshore. [Vote: 10 in favour and 1 abstention]

50.3 The Greenhouse, Bridgend Hill 0503/08/F – Demolition and erection of new dwelling.

Decision: Strong objection in support of the objections received from concerned parishioners.

[Vote: 10 in favour and 1 abstention]

51/08 DECLARATIONS OF INTERESTS

Members were invited to declare interests in the items to be discussed during the course of the Meeting; the following were recorded:-

Mrs Hinchliffe declared a prejudicial interest in planning item 8.6 Hockaday's Yard and left the room during consideration of this item.

Mr Stitson declared a prejudicial interest in planning item 8.2 Westfield but a decision had been returned to SHDC by the due date which had been prior to the Meeting.

Mr Tubb declared a prejudicial interest in the planning application for 9 Church Park and left the room during consideration of this item. *Notification of the application had been received on 8th April, too late for inclusion on the agenda.*

52/08 PLANNING APPLICATION

52.1 Hockaday's Yard, Membland 0501/08/F – Demolition of existing workshops and erection of 4 new workshops with owner's flat. 2 copy letters of support had been received.

Decision: Strong support; the proposals were in line with the Newton & Noss Parish Plan and current South Hams policy; this was a genuine business proposal to support local trades/craftsmen who needed premises which met current standards; the new workshops would bring a significant improvement to the site.

[Vote: 8 in favour and 2 abstentions]

The Meeting returned to the Agenda.

53/08 COUNTY & DISTRICT COUNCILS

53.1 Grant funding projects as discussed at the March meeting. A meeting with the DCC Public Rights of Way Officer and Keith Rennells of the South Devon AONB Unit would be held on 29th April to consider proposals for the Collaton/Butts Park link path. The Chairman, Clerk, AC and TT would attend.

An initial estimate totalled £29,000 and a draft bid had been prepared by the Chairman as a basis for funding applications to DCC and SDCLAG.

53.2 Meeting with DCC at Butts Park – A convenient date was being arranged. The Chairman, P.C. Nolan, William Mumford, John Halliday and the Clerk would meet some of the residents to discuss their difficulties with the crossing. The proposed new crossing at Widey would also be mentioned to Mr Halliday.

53.3 Bridgend Hill

- i) Drainage system at the bottom of the hill: DCC would be asked to jet the blocked pipe beneath the road. John Allen would ask the Lengthsman to include this on his maintenance list but as visits were infrequent, it was envisaged that some solution would be needed to keep the pipe clear of debris and prevent water draining across the road which could be dangerous. It was noted that an extension of the pipe would not solve the drainage problem. Colonel Roach had cleared the pipe voluntarily for very many years and it was RESOLVED: that a token of appreciation should mark his 80th birthday – Mr Stitson was authorised to spend £10 on a card and small gift. [Vote: all in favour]
- ii) Collapsed wall and cracks in the tarmac: It was noted that the Clerk had reported these defects to DCC and a reply was awaited.
- iii) Drainage: It was also noted that there was only one drain on the lower half; erosion was noticeable.

53.4 Riverside Road West: parking at The Brook – Members welcomed the proposed alteration of two parking bays to prevent vehicles from blocking the access to "Curlews". An alteration to the TRO was not required.

53.5 Report from Cllr Cooper – Referring to the Boundary Review, it was noted that SHDC's preferred option

was a small unitary authority which would retain the rural identity of the South Hams, sharing services with Teignbridge and West Devon. Devon County Council had suggested a unitary Devon.

53.6 Civil Parking Enforcement – From 1st April 2008, the Police had ceased to be responsible for enforcement. New regulations had introduced enforcement under the Traffic Management Act 2004 and DCC/SHDC were working in partnership to deliver a combined enforcement service. Penalty Charge Notices of £70 or £50 would be issued by Civil Enforcement Officers but reduced by 50% if paid within 14 days. The Police would still deal with dangerous parking and obstruction offences.

53.7 Climate change and predicted flood risk – On all flooding matters, SHDC's Planning Department was guided by the Environment Agency. Mr Buckland felt the current E.A. advice did not fully account for the predicted sea rise in 100 years and suggested that the building levels for the proposed redevelopment of "Crispins" might be inadequate. As it would fall on the community to provide support in the event of a flood, it was important to query levels at the planning stage. Cllr Cooper would raise this with the Planning Department. **Cllr Cooper**

54/08 AFFORDABLE HOUSING

54.1 General Update – Cllr Cooper had arranged a meeting on 2nd May with Roger Harris and others to discuss an exception site at Butts Park.

54.2 South West Water – A reply to the Chairman's enquiry stated that only limited development could be served by the current capacity of treatment works. All sewage treatment for new development was paid from charges income but if a developer required rapid improvements, a contribution could be negotiated to cover the additional investment required.

54.3 Briar Hill – No planning application had been submitted but the Planning Department was aware that a departure site at Briar Hill would be opposed. Two copy letters of objection in principle to housing development had been received.

Midas Homes had confirmed that although a possible development was being considered, the Company would not promote Briar Hill for residential development unless there was support from SHDC; a response to the letter would be considered at the May Meeting.

Referring to Mr McCready's request for a meeting, it was agreed that this should be put on hold until after the May Meeting.

54.4 Housing debate – RESOLVED: To meet on 8th May at the WIC Hall from 6.00pm for a private discussion prior to the main meeting - that would commence at 7.00pm as usual. [Vote: all in favour]
Members were reminded that no individual had the authority to talk officially on behalf of the Council. **All Members**

55/08 CONSULTATION DOCUMENTS The following notification had been received:-

55.1 The future of Health & Social Care in Devon - The Way Ahead Strategy would be finalised in the summer but views were being invited. The Clerk would discuss the forthcoming events with Mrs Roe.

55.2 South Devon Coastal Local Action Group – As outline bids for funding had been invited by 1st May, the Clerk would submit the draft bid which the Chairman had prepared. [Min.53.1 refers]

56/08 SHDC PLANNING DEPARTMENT

56.1 Permitted Development – A reply from SHDC referred to Parts 1 and 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 which set out what was permitted development for householders. Conservation Areas fell within the category of "Article 1(5) Land". The letter would be circulated for the next Meeting. **Agenda: May**

It was noted that the Certificate issued for "Tidal Waters" had been referred to the Ombudsman.

56.2 Westfield, Riverside Road West 0410/08/F – Extensions to north and east elevations, provision of off-street parking area and terracing to rear garden.

Decision: No objection but very visible parking should be resisted within the Conservation Area; although the off-road parking was welcomed, an amended design would reduce the visual impact.

56.3 Post House, Pillory Hill 0448/08/F – Conversion and extension of existing residential unit and holiday flat to form a single dwelling house.

Decision: A letter of objection had been sent to SHDC; the design was considered to be overbearing, out of scale, over-glazed and unsympathetic within the Conservation Area. It had been suggested that the area marked as private parking should be clarified with DCC and the company responsible for the sub-station to the rear should have an opportunity to comment on the proposals. In view of the location of the property, it had been suggested that conditions should be attached to minimise disruption to the traffic flow and ensure pedestrian safety.

Mr Carter left the Meeting due to another commitment.

It was noted that the private right of way to the rear of the property should be walked to ensure rights were not compromised through lack of use or encroachment.

56.4 Field east of Stoke Cross 0500/08/F – Construction of stable block, access track and new entrance.

Decision: Support.

56.5 Court Lodge, 24 Yealm Road 0572/08/F – Reconstruction of the existing garage.

Decision: Support.

56.6 Riverhaven, Riverside Road East 0560/08/F – Demolition of existing dwelling and erection of new dwelling with landscaping.

Decision: No objection in principle but a less dominant window design would improve the overall appearance.

[Vote: 10 in favour 1 abstention]

56.7 Collaton Farm 0609/08/LB – Alterations to the listed building.

Decision: Support. [Vote: 10 in favour 1 abstention]

Having previously declared a prejudicial interest, Mr Tubb left the room during consideration of the following item and was accompanied by Mr Stitson.

56.8 9 Church Park 0664/08/F – Alterations and extensions and provision of parking bay.

Because a two-storey extension was proposed close to the boundary, it was RESOLVED: To arrange a site meeting on 15th April at 5.30pm. The Chairman, AC, RC, SH, AM, and JY were authorised to make the formal decision on behalf of the Parish Council. [Vote: 8 in favour 3 abstentions]

Post meeting note:-

Decision: Objection to over-massing of the site; the upper storey to the north was unacceptable – it would bring the house forward of the building line and be dominant when viewed from the road; there was concern about the small window on the western elevation close to the boundary. [Vote: 5 in favour and 1 abstention]

Mr Buckland and Mr Tubb both declared a prejudicial interest and left the room during consideration of the following item.

56.9 Butcher's Shop, Newton Hill 0638/08/CU – Renewal of approval 2268/CU/03 to convert the shop to a private garage.

Decision: No objection. [Vote: 8 in favour 3 abstentions]

56.10 Planning inconsistencies in Newton & Noss – This item was deferred.

Agenda: May

57/08 CORRESPONDENCE RECEIVED The main items received had concerned:-

57.1 Butts Park – limited on-road parking space [*Min. 38.4 refers*] – The parking difficulties throughout Butts Park were recognised. Some garages were used by non-residents.

Agenda: May

57.2 Bottle Bank and recycling bins at Noss – Following a letter of complaint about the mis-use of the facility, an SHDC officer had inspected the site and promised improvements. The site would be reviewed. **Agenda: September**

57.3 Trees at the Pumping Station – A resident had requested an update concerning on-going maintenance plans. The Clerk had arranged to meet the contractor on 1st August.

57.4 C.P.R.E. – Mr Cooper would attend the AGM on 6th May.

57.5 The Watermark, Ivybridge – No-one was available to attend the preview evening.

57.6 Devon Conservation Forum – No-one was available to attend the AGM in Exeter.

57.7 TPO No.30 Nymet, Pillory Hill – SHDC had issued a Grant of Exemption to fell part of a diseased tree.

58/08 GRANT REQUESTS

58.1 WIC Hall – Fund-raising for roof repairs was a priority but exact costings had not been established. The Parish Council would support the project but a grant decision would be made when finance needs were available. Renewal of the Lease was progressing.

58.2 Ivybridge & District Community Transport Association – The annual request for general support was considered. £110 had been granted in 2006/07.

RESOLVED: To grant £110 for the forthcoming year. [Vote: all in favour]

Usage figures would be requested and the services offered would be re-advertised.

59/08 FOOTPATHS and SEATS

59.1 Annual Footpath Inspection – Forms were distributed for return to Mr Taylor **by the June Meeting**. Supporting photographs would be helpful.

59.2 Warren Cottage – It was noted that the right of way signs had been removed from the two entrance gates; replacements had been supplied by The National Trust.

59.3 Seats at Butts Park – It was noted that the SHDC seats in the Sports Field were in need of repair. Sleepers were suggested as a cheap and vandal proof alternative.

Agenda: May

59.4 Donkey Path – It was agreed that a handrail should be provided to improve safety.

Agenda: May

60/08 MAINTENANCE

60.1 Bridgend: tidying at the head of the creek – RESOLVED: To accept the recommendation of the Works Committee that Garden Services should be invited to drain and clean the trough, repair the cracked concrete capping on the wall, and straighten the bent railing.

60.2 Car Park at The Green – Although Tor Homes had been reminded of the request for some lining, no reply had been received.

60.3 The Green – It was suggested that as grass was unlikely to grow successfully beneath the canopy of the beech trees, spring bulbs should be considered. RESOLVED: Garden Services would be invited to apply a feed during the growing season.

Mr Young returned from the Boundary Review meeting.

60.4 Sports Pavilion – It was noted that because a faulty rail could be dangerous, repairs were being organised.

i) RESOLVED: To authorise payment of the invoice from D S Developments: £1,687.30 for window improvements as previously agreed. [Vote: 10 in favour 1 abstention]
It was agreed that the glass blocks were very successful and a worthwhile expense.

ii) As future maintenance of the remaining two front windows would be minimised, it was RESOLVED: To accept the quote from D S Developments of £873.00 + VAT for similar alterations.
[Vote: 10 in favour 1 abstention]

iii) A letter had been sent to the Football Association as new regulations required a separate changing facility for referees. Grants were available and an extension and equipment store were proposed which would offer greater flexibility for other potential users. However, evidence of need and use would be required to support a funding application.

Initial ideas were: ladies' and youth football, ladies' cricket, and rough croquet. The cost of a tennis court would be investigated.

Agenda: May

Mr Young was thanked for all his work to improve the Pavilion.

60.5 Handrails – It was agreed that a handrail on the Newton Voss steps would be useful. Mr Tubb and Mr Stitson would consider the request for a handrail on the Swan Steps.

Agenda: May

60.6 Milestone – It was confirmed that the stone was being stored by Mr Leonard-Williams.

Agenda: May

61/08 NEWTON & NOSS NETWORK

61.1 Finance – The credit balance c/f at 1st April was £3,762. Thanks to the hard work of Colin and Rosemary Smith, the total amount of grant funding received during the year had been £10,532. The remaining balance in the "Awards for All" Lottery Account was £4,121.

A revised Directory and autumn/winter course programme were being prepared for delivery during the summer.

61.2 Payments – Four payments had been checked, as listed in the Financial Statement. *[Min.65/08 refers]*

62/08 MEETINGS ATTENDED

62.1 Harbour Authority – It had been confirmed that no moorings would be available for Sherford residents.

62.2 Development Control & Conservation User Group – The Chairman reported on this useful meeting; the main points to note were the increase in planning fees, an expansion of the planning information available on the SHDC website, the introduction of a Planning Breach Notification form and substantial charges for pre-application advice (it had been suggested that there should be a reduced charge for advice about community buildings). Regulations applying to permitted development had been revised.

5/04/08Chairman

62.3 Boundary Committee Review – Mr Young had been disappointed that the meeting he had attended had been very biased in favour of the DCC plan for a unitary Devon proposing sub-groups and an increase in councillors, and the exclusion of Plymouth and Torbay.

63/08 ADMINISTRATION

63.1 Savings Accounts – In order to protect the Council’s financial interests, the Clerk was authorised to split the savings between two separate account providers.

63.2 Accounts 2007/08 – The Clerk would prepare the 2007/08 Accounts for checking by Mrs Hinchliffe and Mr Carter. The Annual Return would be available for authorisation in May. **Agenda: May**

63.3 Office equipment – RESOLVED: The purchase of a chair for the Clerk was authorised.

63.4 Newton Hill – A tender had been received after the 13th March deadline. As no other tenders had been received it was opened at the Meeting. RESOLVED: To reject the price quoted as over budget. Tender invitations would be re-issued. **June Meeting**

64/08 APPROVAL OF PAYMENTS

Cheque payments were authorised and signed in accordance with the schedule prepared by the Clerk, checked by Mrs Hinchliffe and listed in the Financial Statement Min.65/08.

65/08 FINANCIAL SUMMARY

The following balances had been brought forward at the beginning of the financial year 1.4.08:-

Alliance & Leicester Current Account	£ 6,903.25
Nationwide Building Society Capital Fund	£ 47,104.29
Nationwide Building Society Gratuity Fund	£ 12,084.71

The following cheques were authorised totalling **£ 6,378.81**

R Wooderson	Cleaning: Newton Voss and steps	73.75
J Allen	Cleaning: Noss Voss/Pope’s Quay	41.75
J Allen	Expenses: new broom	17.77
J Eschbaecher	Net salary	997.61
J Eschbaecher	Expenses: computer repair/miles/postage	70.64
Devon Association of Parish Councils	Annual subscription + Local Council Review	333.50
Devon Conservation Forum	Annual subscription	20.00
Devon Playing Fields Association	Annual subscription	15.00
Devon County Council	Hire of School hall: Public Meeting 18.2.08	32.41
British Telecom	Clerk’s telephone	64.15
British Telecom	Bishops Court telephone	61.09
J Leonard	Re-varnish 2 notice boards/repair to Pope’s Quay	100.00
Protree Limited	Tree maintenance: The Green and Pumping Station	693.25
D S Developments	Sports Pavilion: upgrade of four windows	1,687.30
H M Revenue & Customs	Income Tax and N.I. re the Clerk	1,635.45
Byways & Bridleways Trust	Annual subscription	35.00
<i>Network payments:-</i>		
Devon County Council	Hire for PT2: 10 sessions @ £20.00	200.00
J Johnson	Tutor: Watercolour at the Yacht Club	200.00
P C World	Projector lead (replacement)	29.99
P C M Potters Supplies	Pottery Supplies	70.15

s.137 payments : nil