

## **MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL held on 14<sup>TH</sup> December 2006**

PRESENT: Mr Brown Mr Buckland Mr Carter Mrs Cooper Mrs Hinchliffe Mrs Roe  
Mr Taylor Mr Tubb Mr Woodd-Walker Mr Young

ALSO PRESENT: Cllr Hallett Cllr Mumford Mr Lomax (RYDA) Mrs Eschbaecher (Clerk)  
Six parishioners attended part of the Meeting

APOLOGIES: Mr Stitson Mrs Wilcox

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**POLICE REPORT** Two formal complaints were noted; these arose from firework activity from Popes Quay at midnight on 9<sup>th</sup>/10<sup>th</sup> December and had been reported to the Police.

### **OPEN FORUM**

**Village Hall** – It was noted that cement had not been removed by the builders from the granite setts at The Fountain.

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**189/06 APOLOGIES FOR ABSENCE** The reasons for absence were approved.

**190/06 PREVIOUS MINUTES** The Minutes of the Meeting held on 9<sup>th</sup> November were confirmed and signed.

### **191/06 DECLARATIONS OF INTEREST**

Members were invited to declare interests in the items to be discussed during the course of the Meeting and these were recorded as follows:-

Mr Buckland declared a prejudicial interest in item 9. Yealm Cottage as the owner of the property, and withdrew from the Meeting during consideration of this item.

As a member of the Village Hall Management Committee, Mr Brown declared a prejudicial interest in item 11. Grant Requests (Lunch Club) and withdrew from the Meeting during consideration of this item.

Mr Woodd-Walker declared a personal interest in item 11. Grant Requests (Lunch Club).

### **192/06 COUNTY & DISTRICT COUNCILS**

**192.1 Report from Cllr Mumford** – Comments were noted regarding Mr Halliday's success in obtaining funding to alter the RTO and the opportunity to make amendments to the existing parking restrictions (Min.192.2 refers). Pressure to fund vital services had resulted in budget difficulties at County Hall and the White Paper on the future of Local Government was being considered – DCC had agreed that Exeter City Council's proposal for unitary status would not be beneficial to either Exeter or Devon. With regard to the Parish Plan, it was noted that Matthew Bell could be a key contact if project funding was required.

**192.2 Parking restrictions** – In addition to regularising the Order relating to Yealm Steps to "No Waiting at any time", other areas were considered for inclusion in the RTO. The Clerk had been advised that this was the only opportunity to include additions and/or amendments for consideration and subsequent public consultation. Therefore, the following suggestions were discussed and agreed for submission to DCC:-

- i) Passage Road at the "pinch point".
- ii) Coach Road – lines on both sides from the car park to the bus stop.
- iii) Hillhead – lines on both corners.
- iv) Coombe Lane/Coach Road junction – lines on both corners.
- v) Stoke Road/Junket Corner junction – lines into the passing place.
- vi) The Green – loading bay in favour of the WIC Hall as previously discussed with DCC.
- vii) School approach – the School had requested lines up to the main entrance gate.

Re Newton Hill - It was proposed that one car parking space opposite the Post Office should be reserved for disabled use but it was suggested that enforcement would be difficult and the proposal was defeated. [Vote: 2 in favour of the proposal, 6 against and 2 abstentions]. Regarding the very large delivery lorries servicing Plymco at the top of the hill, there were no suggestions as to how public safety might be improved.

Re: Bridgend Hill and Stoke Road – Signs denoting pedestrians in the road were discussed but were considered to be outside the scope of the RTO.

**192.3 Report from Cllr Hallett** – Following the introduction of free bus passes, SHDC and other District Councils had made representations regarding the cost burden on Council Tax. Other comments were made under the agenda headings.

**192.4 SHDC Conservation Area Appraisals** – Appraisal forms had been delivered to each property in or near the Conservation Areas and the Parish Council's comments had also been invited. In the Chairman's opinion there appeared to be some inconsistencies in planning decisions. RESOLVED: To suggest that all the riverbanks between Mouth Stone and Shortaflete Creek should be considered for Conservation Area status – also SHDC's judgment should be requested about how best to preserve the character of the riverbanks. [Vote: all in favour]

**192.5 SHDC Budget Meeting – Mrs Hinchliffe and Mr Brown** would attend Follaton House on 18<sup>th</sup> January.

**192.6 The Bus Route at Bridgend** – It was suggested that the bus stop should be re-sited. The leaning pole would be reported to DCC.

**192.7 Sherford Development** – Minutes of the Pre-Examination Meeting of 21<sup>st</sup> November had been received.

### **193/06 DOMESTIC WIND TURBINES**

**193.1** Members would consider a planning application later in the Meeting [Min.197.5 refers] (the first of its kind to be received by SHDC – Government guidance was awaited).

The Chairman referred to a letter of concern from the R.Y.D.A. and suggested the Council should debate the issue of domestic installations in general terms, prior to consideration of the current planning application. During the discussion particular reference was made to visual impact, noise, height, boundary distances, structural integrity, and environmental considerations; references to small community wind energy systems used in Holland and Denmark were also noted.

The following conclusions were reached:-

RESOLVED: In principle to resist individual wind turbine installations in Newton & Noss on the grounds of inefficiency, visual impact, noise and structural integrity - strong winds could pose a safety problem.

[Vote: 9 in favour with 1 abstention]

RESOLVED: In principle to support a modest scheme(s) to provide alternative renewable energy to Newton & Noss where the benefits could be shared within the Parish - it was believed that this option would be a more efficient use of resources. [Vote: all in favour]

### **194/06 AFFORDABLE HOUSING**

**194.1 Community Land Trusts** – The reply from SHDC (Rachel Bland) had stated that the Parish Council's continuing interest had been noted; further details were awaited from SHDC.

**194.2 SHDC Housing Needs Assessment 2006** – The results confirmed the very large scale need within the District. The number of new affordable homes required to meet newly arising and backlog housing needs had risen from 330 (1998 Survey) to just over 600 per annum. This compared unfavourably with the South Hams' allocation contained in the emerging Regional Spatial Strategy, which amounted to only 250 new homes per annum.

**194.3 CHWG Final Report** – A copy of the Report had been circulated to all Members together with a draft letter from the R.Y.D.A. summarising the Association's general views concerning the provision of new housing in the Parish in advance of any applications for planning approval. R.Y.D.A. members were being invited to contribute to the discussion of the issues.

### **195/06 CONSULTATION DOCUMENTS**

**195.1 Yealm Estuary Management Plan 2006-2011** – The publication of the Draft had been delayed.

**195.2 SHDC Special Places and Active Spaces** – Details were passed to Mr Young for reply by 5<sup>th</sup> January.

**195.3 DCC Minerals Core Strategy** – No comment was required – the first Newsletter would be circulated.

**195.4 CCD Parish Plans** – A Steering Group had been formed to share information for which the Chairman had offered his support.

**195.5 CCD Rural Housing for Devon** – A questionnaire evaluating the service would be passed to **Mrs Wilcox and Mrs Cooper** for comment.

## **196/06 BISHOPS COURT**

**196.1 Use of the Consulting Room** – The Clerk reported on the recent use of the room for physiotherapy and chiropody clinics; the Chiropodist had booked three further sessions (in January, February and March). The Administrator of the Newton & Noss Network was using the room on Monday mornings and Wednesday afternoons. A Doctor's Surgery continued to be held weekly. Mrs Roe reported that the residents' care needs were being fulfilled by the excellent staff. The lighting impact at the entrance had been reduced but there were still issues with the bright strip lights which needed to be addressed. The request for a handrail link to the post Office was noted. [Min. 201.4 refers]

**196.2 Licence to the Health Centre** – Two copies of the Licence were signed by the Chairman and Vice-Chairman; they would be passed to Mr Cherry for the Doctors' signatures.

## **197/06 SHDC PLANNING DEPARTMENT**

**197.1 Yealm Cottage, Newton Hill** – The SHDC Planning Committee would hold a site meeting on 3<sup>rd</sup> January. Mr Brown would represent the Parish Council.

**197.2 Braemar, Pillory Hill** – The application had been approved by the Planning Committee. Mr Woodd-Walker had represented the Parish Council at the SHDC Planning Committee's site meeting; he felt that local opinion had been disregarded.

**197.3 Land east of Courtside, Court Road** – The Appeal had been dismissed.

**197.4 Quay Cottage Boathouse, Bridgend 2119/06/F** – Renovations and alterations.  
*Decision:* No objection.

**197.5 4 Middleleigh 2172/06/F** – Erection of domestic wind turbine and generator.  
*Decision:* Objection because in principle the Parish Council did not support the concept of wind turbines on individual houses for a number of reasons, e.g. noise, visual impact, structural integrity, etc. However, in principle the Council would support a modest development for providing renewable energy to support the village as a whole.  
[Vote: all in favour]

**197.6 Summer Cottage, Court Road 2180/06/F** – Erection of garage.  
*Decision:* No comment.

**197.7 Nymet, Pillory Hill 2189/06/F** – Demolition of existing boathouse; replacement and repairs to slipway/quay.  
*Decision:* Objection because the development was considered to be overdevelopment. The Noss riverbank was green and should remain so. There would be no objection to replacement by a similar structure. [9 in favour and 1 abstention]

**197.8 Nymet Trees TPO715** As Tree Officer, Mr Woodd-Walker had recommended support for the application to carry out management work.

**197.9 Old Cellars 2245/06/F (retrospective)** – Amendment to 1320/03 for garage and boat store to which the Parish Council had objected [Min.179.1 refers].  
In order to clarify the situation for Members, the Chairman invited comments from two concerned residents. Referring to previous representations about the extent of the development both internally and externally, it was agreed that the domestic specification and scale of the building went far beyond that required for a garage and boat store; any future application for change of use to a dwelling was likely to be resisted. Also the visual impact was inappropriate on the prominent cliff top position within the AONB.  
*Decision:* Objection to the amendments; the previously approved plans should have been adhered to. In view of the internal specification, SHDC would be asked to ensure that under no circumstances should the building be used as living accommodation on either a temporary or permanent basis.  
[Vote: all in favour]

**197.10 Old Cellars Trees** – A sketch plan would be prepared for the next Meeting to consider whether any trees might require an application for protection. **Agenda: January Meeting**

**197.11 Pool Mill Farm SX5765 4834 2275/06/F** – New workshop and store and open log store.  
*Decision:* No comment.

**197.12 Hendra, 95 Court Road 2298/06/CU** – Retrospective application to use the lower ground floor for self-contained letting accommodation.  
*Decision:* No comment on the application. However, there appeared to be some inconsistency with regard to granting divisions of houses in that particular area of the Parish – SHDC would be asked to review the recent permissions and objections.  
[Vote: all in favour]

**197.13 Baytree, Church Park Road 2319/06/F** – Single storey extension.  
*Decision:* No comment.

**197.14 Little Beacon**, 6 Middleleigh 2339/06/F – First floor extension.  
*Decision:* No comment.

**197.15 4 Riverside Cottages**, Passage Road 2324/06/F – Extension to dwelling. RESOLVED: The Clerk would check the previously approved application and request extended time. **Agenda: January Meeting**

**198/06 CORRESPONDENCE RECEIVED** The following items concerned:-

**198.1 Devon & Cornwall Constabulary** – Proposed changes to the South & West Devon command structure were noted. Chief Inspector Tony Steer (based at Kingsbridge) would be responsible for operational and partnership delivery and would be assisted by a Detective Inspector. As the local Inspector, Roger Williams (based at Ivybridge) would have responsibility for Ivybridge, Kingsbridge & Sherford. The changes were expected to be cost neutral and raise performance in key areas.

**199/06 GRANT REQUESTS** The following were considered:-

**199.1 Devon Wheels to Work** – RESOLVED: A grant would not be appropriate. [Vote: all in favour]

**199.2 The Thursday Lunch Club** – Full details had been received to support the application for £300 against the anticipated cost of £1,600 for a commercial dishwasher which would be installed in the Village Hall kitchen. In view of the important social support offered to elderly and vulnerable residents it was RESOLVED: that a grant of £300 would be offered. [Vote: all in favour]

**199.3 Modbury Tourist Information Centre** – RESOLVED: A grant would not be appropriate. [Vote: all in favour]

**199.4 Home-Start South Hams** – Full background information had been received as support was requested if the voluntary organisation was to survive its anticipated funding difficulties. RESOLVED: A letter of general support would be sent; a small grant would be considered in the next financial year provided the organisation was still viable.

**200/06 COMMUNITY LEARNING – NEWTON & NOSS NETWORK (NNN)**

**200.1 Progress Report** – Several courses were being developed and opportunities for involving young people were being explored. Regular admin. meetings were being held. The next U3A meeting was on 12<sup>th</sup> January.

**200.2 Payments** – RESOLVED: The following were authorised:-

- i) To Elva Sinnott (Tutor) to purchase art materials (as per the ROLI grant application): £80.00
- ii) To Colin Smith (Administrator) to purchase an answer phone for Bishops Court and two printer cartridges: exact cost unknown. [Vote: all in favour]

**201/06 FOOTPATHS**

**201.1 Inspection Summary** – Mr Taylor presented his report and it was noted that a number of issues had been carried over from 2005. Specific works would be considered in January. **Agenda: January Meeting**

**201.2 Donkey Path** – As a specific request for some urgent surface improvements to this non-Definitive path had been received, the Chairman and Mr Taylor would offer to meet the adjacent landowners to discuss the options. However, it was noted that although the surface was very unsatisfactory, the most satisfactory solution to the steep gradient would be the re-installation of steps but Mr Studd's agreement would be required.

**201.3 Handrails** – Following a site meeting, Mr Taylor and Mr Carter had invited quotes for a freestanding handrail at the lower end of Doctor's Steps opposite the bench, and a replacement handrail at Axworthy Steps. **Agenda: January Meeting**

**201.4 Newton Hill** – A handrail was required between Bishops Court and the Post Office. Quotes would be invited for consideration in January. **Agenda: January Meeting**

**202/06 MAINTENANCE**

**202.1 Trees at The Green** – Mr Woolley's report had concluded that the Beech trees appeared to be in good health but some minor trimming of overhanging branches was required. The youngest Beech required more substantial work to remove dead wood from the upper crown. The Holm Oak was recommended for removal and replacement with a more suitable tree which would not outgrow the space available. **Agenda: January Meeting**  
Mr Woolley's account was authorised - £94.00.

**202.2 The Green** – The crack in the wall would be inspected at a later date.

**202.3 Notice Board, Newton Hill** – In the interests of public safety, urgent repairs had been carried out. Mr Leonard's account was authorised - £25.00.

**202.4 Yealm Steps public conveniences** – RESOLVED: To pay the final accounts for 2005 and 2006 – £376 and £376. [Vote: 8 in favour and 2 abstentions]

**202.5 Popes Quay** – Mr Carter would seek advice from Brian Hockaday regarding the repairs.

### **203/06 MEETINGS ATTENDED**

**203.1 Harbour Authority** – The main items reported by Mr Tubb concerned the following:- Kitley mooring holders were not entitled to vote in elections, the re-launch date was 16<sup>th</sup> April, and quay bookings would be accepted on a first come basis. Being investigated were temporary discs for visiting dinghies and the water pressure at Yealm Steps. RYHA had misgivings about the cantilevered construction of a proposed boathouse for "Berberis". **Mr Tubb** would ask the Authority to consider the suggestion that a waiting restriction should be introduced at Popes Quay

**203.2 Halls** – The Budget Committee recommended a figure to cover contingencies for public buildings in 2007/08. The Village Hall might consider the installation of secondary glazing and an application for a lighting grant was anticipated. Regarding the W.I.C. Hall, the Lease was being re-drafted.

**203.3 Parish Cluster Meeting** – The Clerk's report included references to the South Hams Strategic Partnership for which there was a Steering Group of 15 representatives from various public bodies. Parish Councils were encouraged to attend meetings of the Community Partnership Forum, the next meeting being scheduled for 5<sup>th</sup> March. Chief Superintendent Marsden had outlined the proposed improvements in the Police structure and explained the role of the new Community Support Officers – uniformed patrols would fill the gaps in service provision with 42 powers to tackle anti-social behaviour, parking offences, litter, etc. at local level. The Meeting had been assured that local councils would have an opportunity to comment on the planning applications for Sherford, each of which would require a traffic assessment; the new housing split would be 15% rented, 35% intermediate and 50% open market.

**203.4 Climate Action Day** – Mr Buckland had found the seminar interesting but little action appeared to be forthcoming. However, his two suggestions had been welcomed – to encourage car sharing to seminars, and to note that appropriate washing facilities in public buildings might encourage cyclists. A copy of the presentations would be passed to the Chairman.

### **204/06 ADMINISTRATION**

**204.1 Budget 2007/08** – Draft figures were handed to each Member for consideration before agreeing the Precept in January. With the costs anticipated, the Precept would remain unchanged for 2007/08. **Agenda: January Meeting**

**204.2 Clerk's employment** – RESOLVED: To increase the basic hours from 1,000 to 1,100 per annum to take into account the increased workload and overtime accrued each year. [Vote: all in favour]  
RESOLVED: To reimburse the Clerk for additional hours worked in 2006 – total 94 hours. [Vote: all in favour]

**204.3 May Meeting** – RESOLVED: The Meeting would be held on Tuesday 15<sup>th</sup> May. [Vote: all in favour]

**204.4 Society of Local Council Clerks** – RESOLVED: Payment of the membership renewal was authorised - £120. [Vote: all in favour]

**204.5 Bishops Court Lease** – RESOLVED: Payment of the final account for legal fees was authorised - £432.91. [Vote: all in favour]

**204.6 Annual Parish Meeting 2007** – RESOLVED: Tuesday 24<sup>th</sup> April in Noss was agreed.

### **205/06 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.206/06.

## 206/06 FINANCIAL STATEMENT

<b>Alliance &amp; Leicester Current Account</b>	balance at 1.12.06	£	<b>11,988.31</b>
<b>Portman Building Society Capital Fund</b>	30 days' notice	£	<b>34,191.77</b>
<b>Portman Building Society Gratuity Fund</b>		£	<b>9,006.70</b>

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**The following cheques were authorised totalling** £ **7,544.31**

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MKM Catering		Village Hall kitchen refurbishment	4,494.38
R Wooderson		Cleaning: Newton Voss and steps	68.75
J Allen		Cleaning: Noss Voss/Pope's Quay	39.00
J Eschbaecher		Net salary	898.50
Tilly Institute		Room hire: July to December	70.00
Harbour Authority		WC cleaning: final account 2005	376.00
Harbour Authority		WC cleaning: final account 2006	376.00
South West Water		Tap: Pillory Hill	9.35
J Leonard		Urgent notice board repair	25.00
Society of Local Council Clerks		Membership renewal	120.00
S Barton	ROLI	Computer course tutor: 2 courses 10 weeks	400.00
M Woolley		Trees at The Green: fee for routine inspection	94.00
Foot Anstey		Final legal fees: Bishops Court Lease	432.91
J Eschbaecher		Expenses: postage/mileage/cards	31.42
Garden Services		Grass cutting: The Green	29.00
E Sinnott	ROLI	Watercolour course materials	80.00

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Total s137 payments to date:- £2,277.50

6/12/06.....Chairman

The Meeting closed at 10.00pm