

**MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL**  
**held on 9<sup>th</sup> February 2006**

PRESENT: Mr Brown (*Chairman*) Mr Buckland Mr Carter Mrs Cooper Mrs Hinchliffe Mrs Roe  
Mr Stitson Mr Tubb Mr Woodd-Walker Mr Young

ALSO PRESENT: Cllr Hallett Mr Lomax (RYDA) Mrs Eschbaecher (Clerk) Four parishioners

APOLOGIES: Mr Taylor Mrs Wilcox

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**POLICE REPORT**

9 crimes had been reported. Those responsible for 6 of the incidents were known to the Police; it was hoped that property would be recovered.

With regard to parking difficulties, P.C. Cook had visited two residents about parking in Passage Road and their concerns had been noted. A computer log was permanently open to record reported incidents and all Ivybridge officers were aware of the local difficulties. P.C. Cook assured the Meeting that any vehicle causing an obstruction would be either towed away or issued with a ticket. Access difficulties would be included for discussion at the Police liaison meeting with the DCC Local Service Office. Also P.C. Cook would raise the Parish Council's continued concerns about the safety of the crossing at Butts Park. Concerns about pedestrian safety in Stoke Road, particularly in the narrow section adjacent to Quay Cottage, were also raised again following receipt of a copy letter to Mr Chorlton at County Hall requesting measures to reduce the risk of a serious accident.

**OPEN FORUM**

Mr Whelan registered his opposition to the suggestion that yellow line parking restrictions might be introduced in Noss Mayo and his reasons were noted and discussed. [Min. 21/1 refers]

Mr Green's enquiries about the allocation of land for low-cost housing were answered fully. [Min.22/06 refers]

Mr Allen asked for a progress report on the proposed tree works at Pillory Hill and urged the Council to take positive action. The TPO application and Management Plan were being processed by the District Council.

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**18/06 APOLOGIES FOR ABSENCE** The reasons for absence were approved.

**19/06 PREVIOUS MINUTES** The Minutes of the Meeting held on 12<sup>th</sup> January were confirmed and signed.

**20/06 DECLARATIONS OF INTEREST**

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

Mr Stitson declared a personal interest in item 8. – the planning application for Bri-Cher, Stoke Road.

Mr Buckland declared a personal interest in item 14. – purchase of display panels.

Mr Carter and Mr Tubb declared a personal interest in item 16. – the appointment of RYHA representatives.

Mr Brown declared a personal interest in item 16. – contribution to Chairman's expenses for 2006; he left the Meeting during consideration of this payment.

**21/06 COUNTY & DISTRICT COUNCILS**

**21.1 Parking difficulties in Noss** – The Chairman summarised the general situation - in certain areas of Noss, residents felt there was an increasing likelihood that an emergency vehicle(s) attending Noss and outlying areas could be seriously delayed if drivers were not discouraged or prevented from parking inappropriately around Coombe, Passage Road, Pillory Hill and, to a lesser extent, Creekside Road. Noss Hard was also very congested at busy times. Mr Stitson referred to work undertaken to canvas local opinions, the results of which were set out in Mr Spooner's letter of 19<sup>th</sup> January, and confirmed the need for some traffic restrictions in certain areas in order to maintain clear access. However, it was probable that vehicles would park along the unrestricted roads so enforcement by the Police would be essential.

It was recognised that literature produced by other authorities actively encouraged visitors to the area. A letter to The National Trust would suggest some improvements to the capacity of the coastal car parks and associated signing.

**RESOLVED:** To form a Working Group of the Chairman, Mr Stitson, Mr Woodd-Walker plus three or four parishioners [an opposer of yellow-lines should be included]. Before approaching the DCC Highways Department, the Group would consider where parking restrictions could be most effective

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**21.2 Butts Park crossing** – Following the site meeting on 29<sup>th</sup> November, a survey of the stopping sight line dimensions had been undertaken by DCC on 15<sup>th</sup> December. The Chairman outlined the results:- TD9/93 advised the Design Speed for a 30mph road should be 37.5mph; at the higher speed, the Desirable Minimum Stopping Sight Distance was 90 metres. “.....on the Yealmpton approach from a driver’s position to a one metre high “target” located at the crossing point.....” the visibility distance was measured to be 95 metres, ie. only 5 metres within the legal requirement. The Chairman was concerned that at 50mph on a wet road, the required stopping distance was 106 metres.

As there was evidence that vehicles regularly exceeded 37.5mph at the crossing point, it was RESOLVED: that a further letter of complaint would be sent to DCC Highways requesting either traffic calming or a redesigned crossing.

[Vote: all in favour]

**21.3 Election 2<sup>nd</sup> March** – Following the death of Councillor Mitchell, three candidates were standing for Election. Correspondence highlighting current local concerns would be copied to each candidate.

**21.4 Road closures** – Notification had been received from DCC regarding the proposed resurfacing between The Green and Widey Cross when Parsonage Road would be closed. The following resurfacing works had been included on the DCC Provisional Programme 2006/07: Widey to Collaton Cross, Bridgend to Junket Corner, and surface dressing between Preston and Pool Mill.

**21.5 Noss Green** – An SHDC quote for moving the car park gate was still awaited despite several reminders.

**21.6 Butts Park Play Area** – The basketball lining had been completed by SHDC.

**21.7 Parish Heritage Appraisal** – Mel Ellis had attended the initial meeting. He and Francis Bennett were keen to accept the opportunity offered by Life into Landscape. A number of interesting sites existed, eg. the possible Bronze Age barrow on Beacon Hill, the site of the early leper hospital in Newton, a possible post-Roman farmstead on Coombe Down, and the possibility of Caulston Farm being on a Romano-British pottery site. It was accepted that according to the Project Brief, a local heritage guide would have to be produced at the end of the project.

RESOLVED: To support the Appraisal and liaise with Life into Landscape regarding the initial event. [Vote: all in favour]

**21.8 Cllr Hallett’s report** – Cllr Hallett referred to the District Council’s budget – the SHDC element of the Council Tax was expected to increase by around 4.8%. The Government would cap any increase above 5%. Free local transport would be introduced from 1<sup>st</sup> April – the Clerk awaited details. A VAT ruling over parking might benefit SHDC.

**21.9 Middlecombe Lane** – Following previous reports to the Local Service Office about potholes and damage to the bank caused by a contractor, the Clerk had also reported a leaking pipe from a drain near Eastern Hill; as the pipe had not been repaired, the request for attention would be repeated.

## **22/06 AFFORDABLE HOUSING**

The Chairman noted the Parish Plan mandate for expansion and explained the current legislation concerning “exception sites” for new housing outside the Development Boundary. Considerable work had been undertaken by the Parish Council to identify local sites for consideration by the Planners; the Chairman and Stewart Green would meet to discuss this in more detail. Mr Green asked to be involved with the Working Group. Gary Streeter M.P. had been impressed by the amount of background work already achieved by the Parish Council and was arranging a meeting with the SHDC Planners. The Prince’s Trust had also offered support.

In the draft Local Development Framework being developed by the District Council, a site for housing at Briar Hill Farm had been included – Mr McCready had been invited to produce a draft of his development proposals for consideration in March.

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Cllr Hallett stressed the importance of potential sites being included in the LDF which was a rolling document.

The waiting lists for housing were increasing and targets needed to be set and met. The District Council was retaining the additional Council Tax raised from second homes specifically for the benefit of low cost housing schemes. With regard to keeping residents informed and gauging local opinion, it had been agreed this would be an appropriate topic for discussion at both the R.Y.D.A.’s AGM on 20<sup>th</sup> April and the Annual Parish Meeting on 24<sup>th</sup> April.

The Chairman concluded by adding that landowners would not derive any particular financial benefit by releasing land for affordable housing. However, the local housing stock needed rebalancing as there was an over supply of large detached houses and too few smaller properties for young people and those wishing to down-size within the Parish.

Also, the Local Authority’s duty to provide adequate parking for the needs of the community was noted.

## **23/06 CONSULTATION DOCUMENTS** The following would be considered:-

- a) National Planning Policy Statement PPS3 for comment by 27<sup>th</sup> February. **Chairman, Mr Buckland, Mrs Wilcox**  
Exception sites were still included but it was agreed that more flexibility in the rules should be encouraged.
- b) SHDC LDF Core Strategy Submission Stage 1 for comment by 14<sup>th</sup> March. **JB MW GB SC Agenda: March Meeting**

## 24/06 BISHOPS COURT

**24.1 Lease negotiations** – Mrs Roe, Mrs Wilcox and the Clerk had reviewed the draft Lease and made recommendations to the Solicitor as appropriate, together with some comments concerning the terms of the Licence agreement with the Health Centre.

**24.2 Official Opening** – 10<sup>th</sup> March. The itinerary and guest list had been agreed. Invitations and publicity for the Open Afternoon had also been arranged.

## 25/06 POST OFFICE

On behalf of the Revelstoke Community Trust Post Office Committee, Mrs Dewar had written again to the SHDC Community Development Officer; a copy of her letter dated 9<sup>th</sup> February had been received by the Clerk. The letter had asked for a reconsideration of the request for a grant towards the formation of a pavement across RCT land to link Bishops Court with the Post Office. Although this item had been raised too late for inclusion on the Agenda, the Clerk advised that the Parish Council had already agreed to support the October 2005 grant application [Min.130.1 refers] so a simple follow-up letter to SHDC confirming that support could be agreed if required.

Mr Buckland outlined progress to date:- work to remove the spoil was almost complete but the stone boundary wall had been left in tact for the time being; the space created would be developed as a store, W.C. and the proposed open café area. The pavement provided by Signpost ended at the stone boundary wall owned by the RCT - being at right angles to the pavement, the wall was an obvious safety issue.

Although grant funding had been received from other sources, all the money raised was committed.

Cllr Hallett's comments were noted regarding the position of the Trust in relation to the land ownership and after discussion it was RESOLVED: to support Mrs Dewar's letter and safety issues in particular. [Vote: 7 in favour 3 abstentions] Mr Carter's concerns and the Chairman's response were noted.

## 26/06 SHDC PLANNING DEPARTMENT

**26.1 SHDC Decisions** – The following were noted:-

- i) **Omega, 101 Court Road** – Following the site visit by the Planning Committee, the application was to be recommended for approval, although it was understood that a compromise had been proposed by the applicants.
- ii) **4 Perches Close** - The application had been refused, mainly due to the massing effect of the proposed extension.
- iii) **Appledore, 84 Court Road** - The application had been refused, mainly due to an unacceptable increase in the density of buildings and an additional residential unit in a backland position which would be harmful to the character of the area.

*Note: The SHDC reasons for refusal of ii) and iii) were useful for future reference; the notices would be circulated for Members' information.*

- iv) **Shop at the Green** – change of use to tearoom.....a condition of the Grant of P.P. prohibited the external storage or stacking of waste, crates or commercial storage bins.

**26.2 Bri-Cher, Stoke Road 0045/06/F** – extension, conservatory and terrace – one copy letter of concern was noted and the suggested compromise appeared to be reasonable. Insufficient plan detail made it difficult to assess the impact of the altered elevation on this prominent hillside site.

*Decision:* To support the neighbour's concerns. No comment on the plans submitted.

## 27/06 CORRESPONDENCE RECEIVED The following items of general interest were noted:-

- i) The National Trust had completed the purchase of Warren Point. February site visits were being arranged.
- ii) South West Water had a mobile customer information unit for use at public events.
- iii) A report on play provision showed Newton & Noss to have a good range of opportunities compared with other areas. However, three issues concerned access for the disabled and pedestrians in general, and the lack of play opportunities for children over 12.
- iv) Channel 5 could not be obtained in Newton & Noss but when the digital signal was introduced in 2008/09, it was important that the freeview services should be available. An enquiry to OfCom was agreed.

## 28/06 NOSS HARD

**28.1 Tidying of the dinghy park** – RESOLVED: All residents currently occupying dinghy space would be asked to move their boats to the gig space for one week to allow essential maintenance to be carried out. Garden Services would be asked to remove weeds, etc. from the area between the road and the footbridge, and remove any growth near the stream. The Clerk would liaise with Garden Services and the Gig Club regarding timing. [Vote: all in favour]

**28.2 Access for dinghies** – It was agreed that the runway space provided for boat launching was too narrow. It was suggested that some of the posts should be moved in negotiation with the Gig Club. **Mr Stitson** would investigate.  
**Agenda: March Meeting**

**28.3 Parking** – A question was raised concerning the use of Noss Hard for car parking below mean high water. It was understood that the Harbour Authority's Lease was concerned primarily with boat use.

## 29/06 POPES QUAY

Following a request from the Harbourmaster that the responsibility for the quay should be reviewed, the matter was fully considered. The Meeting was reminded that the quay had been rebuilt by local residents for the benefit of the village and should remain in the ownership of the Parish Council.

RESOLVED: The Parish Council accepted full responsibility for the maintenance and insurance of Pope's Quay but would continue to share the regular cleaning and insurance costs with the Harbour Authority on a 50:50 basis.

[Vote: 8 in favour 2 abstentions]

As a condition of the insurance, the structure should be inspected regularly with the details kept on file. **Mr Buckland** would carry out an initial visual inspection and report any defects to the March Meeting. If necessary a professional inspection would have to be agreed.  
**Agenda: March Meeting**

## 30/06 FOOTPATHS

**30.1 FP15 Boathouse Steps** - Mr Young provided photos of maintenance required to replace missing stones and repair some erosion. To be added to the maintenance list for consideration at the March Meeting. **Agenda: March Meeting**

## 31/06 MAINTENANCE

**31.1 Kilpatrick Steps** – **Mr Carter** would check the ownership of the moorings between the Parish land boundaries.

**31.2 Sports Pavilion** – The meeting with user representatives was being arranged. **Agenda: March Meeting**

**31.3 Public Taps** – Mr Stitson reported that the Noss taps were working but the drainage connection to the tap opposite 44 Noss Mayo was subject to completion of the construction work at no.45. The tap outside Northshore, Riverside Road West, did not turn on and would be added to the maintenance list for March. **Agenda: March Meeting**

**31.4 Bridgend tidying** – The account from Garden Services was authorised - £225. [Vote: all in favour]

**32/06 EMERGENCY PLAN** - **Mr Carter** would report to the March Meeting.

**Agenda: March Meeting**

## 33/06 GRANT REQUESTS

**33.1 RYDA Harbour Clean-up** – RESOLVED: a contribution towards expenses of £50 was authorised.

[Vote: unanimous] [LGA 1972 s.137 payment]

**33.2 Purchase of display panels** - The Parish Council had been asked to consider the purchase of 12 panels for initial use by the organisers of the Village Photographic Competition & Exhibition later in the month. Members agreed that a professional display system would be a useful community asset.

RESOLVED: To purchase 12 panels and associated supports at a total net cost of £1,339 as per the Quotation supplied by DisplayKit. As owners, the Parish Council would offer the panels for hire to local organisations @ £25 per event, plus a refundable deposit of £100. [Vote: 9 in favour 1 abstention] [LGA 1972 s.137 payment]

**Mrs Roe** would ask the School for permission to store the panels in return for their free of charge use at School events. It was noted that a grant application had been submitted to the Revelstoke Community Trust; Cllr Hallett thought the Trustees would agree to a grant of £339.

## 34/06 MEETINGS ATTENDED

**34.1 Harbour Authority** – The main items reported by Mr Tubb concerned the following:-

Most of the harbour dues had been received and the pump-out facilities were almost complete. Mooring holder representatives would be elected on 8<sup>th</sup> March. The AGM would be held on 20<sup>th</sup> April. An explanation about the proposed tightening of the mooring holder rules was noted.

**34.2 Village Hall** – Building quotes were still under consideration. Mice damage would be reported.

**34.3 W.I.C. Hall** – The Trafalgar Night celebrations had been very successful and hall bookings were good.

**34.4 A379 Cluster Group** – The Chairman reported briefly that all the parishes attending the recent meeting had difficulties with the Police service and the concerns would be raised with the Police Authority. A decline in the rural bus service and increased fares was also a common problem.

**34.5 Ivybridge & District Association of Parish Councils** – Mr Young had attended the interesting meeting with presentations on the new library in Ivybridge and training opportunities to encourage women back to work which the Clerk would advertise locally. It was noted that difficulties with the DCC Local Service Office appeared to be an area-wide problem.

### **35/06 ADMINISTRATION**

**35.1 Annual Parish Meeting** – 24<sup>th</sup> April. It was suggested that Police Inspector Williams from Ivybridge Police Station should be invited to address the meeting. The Clerk would enquire whether publicity was required for the Heritage Appraisal scheme, eg. The History Group/Life into Landscape team.

**35.2 Clerk's I.T. equipment** – The following payments were authorised....

- a) Adobe software (for use with website documents) and hard drive for backup purposes: £201.41
- b) Purchase of second-hand scanner: £20.00

**35.3 Review of annual payments and fees 2006** – The following payment was agreed for 2006:-  
**CONTRIBUTION TO CHAIRMAN'S EXPENSES: £150**

**35.4 Appointment of representatives to RYHA** – RESOLVED: to appoint Rodney Carter, John Leonard and Tony Tubb to represent the Parish Council on the Harbour Authority until March 2009. [Vote: 8 in favour 2 abstentions]

### **36/06 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.37/06.

### **37/06 FINANCIAL STATEMENT**

<b>Alliance &amp; Leicester Current Account</b>	balance at 1.02.06	<b>£ 3,594.44</b>
<b>Portman Building Society Capital Fund</b>	30 days' notice <i>[Interest received £1,279.2]</i>	<b>£ 46,191.77</b>
<b>Portman Building Society Gratuity Fund</b>		<b>£ 4,432.68</b>

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**The following cheques were authorised totalling** **£ 1,944.59**

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R Wooderson	Cleaning: Newton Voss and steps	68.75
J Allen	Cleaning: Noss Voss/Pope's Quay	39.00
J Eschbaecher	Net salary	839.43
J Eschbaecher	Contribution to office expenses 2006	250.00
J Eschbaecher	Expenses: postage/supplies	10.45
Garden Services	Tidying at Bridgend	225.00
J Brown	Contribution to Chairman's expenses 2006	150.00
J Barker	RB2L final grant	25.00
R. Y. D. A.	Harbour Clean-up: grant	50.00*
J Duffy	RB2L grant <i>[to replace lost cheque]</i>	25.00
Information Commissioner	Data Protection registration renewal	35.00
J Brown <i>[to reimburse]</i>	Computer supplies re Clerk's office	201.41
S Roe	Mileage: one journey to Exeter	36.00

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\*S.137 total paid: £50.00

\*S.137 payments to date: £3,420.50