

MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL
held on 13th March 2008

PRESENT: Mr Brown Mr Buckland Mr Carter Mrs Cooper Mr Cooper
Mrs Hinchliffe Mr Hussell Mr Stitson Mr Young

ALSO PRESENT: Cllr Mumford Mr Lomax (RYDA) Mrs Eschbaeher (Clerk) Five parishioners

APOLOGIES: Mr Matthews Mr Taylor Mr Tubb P.C. Nolan

OPEN FORUM

Tidal Waters – The SHDC Development Control & Conservation Manager had been invited to address the Council to explain the regulations relating to permitted development but he had been unable to attend. However, further research had provided a clearer understanding of the planning laws in general but there were unanswered questions about the restrictions relating to Conservation Areas and the extent of formal Building Regulation controls for permitted developments

Affordable Housing – In response to a letter of concern from David Rogers regarding the lack of housing provision in Noss, the Chairman expressed his disappointment that planning difficulties had resulted in very slow progress with the development of housing locally.

With reference to the potential “mixed” development at Briar Hill (exact numbers unknown), Scott McCready’s brief comments were noted regarding his current negotiations with a developer, the Planning Department, caravan owners and previous landowner. *[Min.35.2 refers]*

31/08 APOLOGIES FOR ABSENCE The reasons for absence were noted.

32/08 PREVIOUS MINUTES The Minutes of the Meeting held on 14th February were confirmed and signed.

33/08 DECLARATIONS OF INTEREST

Members were invited to declare interests in the items to be discussed during the course of the Meeting; none were recorded.

34/08 COUNTY & DISTRICT COUNCILS

34.1 Grant funding projects as discussed at the February meeting.

- i) **B.3186 road safety/footpath link:** Mr Cooper gave a detailed report of his inspection of the whole route with Mr Taylor. The section between Collaton and Widey, as already agreed in principle with Richard Yonge, was easily achievable. The remainder of the path would require a new crossing from the Widey end and a significant amount of engineering work to achieve a level surface along what was currently an uneven grass verge. If the path was diverted into the sports field and alongside the hedge, the Wild Chicory could remain undisturbed. The following queries were considered:-
- a) A new crossing would be required but the proposed site was open on a straight section of road. Visibility for both pedestrians and drivers would be good. The Collaton-Widey path and road crossing would provide a safer option for pedestrians and cyclists.
 - b) There was a balance of risk to consider concerning a path running behind a field hedge - away from public view - and the perceived risk to children’s safety.
 - c) The concern expressed by some Collaton residents that the path might attract visiting motorists and inappropriate use (e.g. quads) could be addressed by signs and gates.

RESOLVED: The Chairman, Clerk, Mr Cooper and Mr Taylor would meet to discuss and submit a funding application to DCC via Cllr Mumford.

- ii) **Butts Park play area:** Mr Stitson reported on his site visit with Mr Matthews when they had discussed the play area with one of the families with school age children. Although the facilities were quite good, there was space for improvement. The existing play provision catered for children up to approximately 11 years. Therefore, Mr Stitson and Mr Matthews recommended an “assault course” type equipment; a see-saw had also been mentioned. The Clerk would seek advice from SHDC as the landowner.
- iii) **Collaton Park:** Mr Stitson confirmed that although there were only a few children of pre-school and primary school age at Collaton, some play equipment provision would be welcomed by the residents. Therefore, the suggestion put forward was for football goals with a marked pitch, a basketball goal, and play equipment similar to that at Butts Park. Don Taylor (Collaton/NNPC liaison) had mentioned to the Clerk that the residents would like to remove a large area of concrete at an estimated cost of £4,000.

34.2 B3186 flooding between Broadmoor Farm and Collaton – It had been noted that because the drains had been jetted, the excessive rainwater had drained quickly. Therefore, in September Highways would be reminded that the drains required regular servicing to ensure they were kept free of leaves. It was also agreed that in the event of a flood, temporary road signs should be requested.

34.3 Devon Local Transport Plan 2006 to 2011 – Mr Hussell had not found any significant reference in the Plan which directly affected Newton & Noss but pointed out that the document seemed to be weighted in favour of Exeter. There had been no mention of Sherford.

34.4 Traffic Calming - Referring to ideas for reducing traffic speed at Butts Park, Mr Hussell circulated photographs of possible solutions (a central refuge for pedestrians/road “pinching” and chicanes). It had been confirmed by P.C. Nolan and Cllr Mumford that the 20mph speed restriction was advisory and not enforceable; however, corrective/educational action could be used at the discretion of the Police.

34.5 Riverside Road West: parking at The Brook – It was agreed that there were no alterations to be suggested to DCC as the marked bays appeared to have made optimum use of the limited space available.

34.6 Yealm Road: parking at The Pool – It was agreed that DCC should be asked to consider marking bays to encourage more considerate parking.

34.7 Conservation Area Appraisals - Cllr Cooper reported that the drafts had been signed off so the Parish Council should receive copies.

34.8 Flooding – It was noted that excessive run-off from the saturated fields north of The Fairway had caused flooding at several properties on 4th February. David Rogers explained that in order to minimise the chances of a similar occurrence in the future, he had followed the advice of DEFRA and created a ditch to channel water away from the gardens. The Catchment Sensitive Farming Project (joint Natural England/Environment Agency initiative) was working with landowners to minimise soil erosion and protect water quality.

34.9 Community Composting – The public meeting arranged by the U3A had been well attended. A composting scheme could be achieved on a relatively small area of land but further work would be required to establish whether a local facility was feasible.

34.10 Cllr Mumford’s report – The main items discussed with Cllr Mumford concerned:-

- i) **Boundary Committee’s review of Devon:** The timescale was very tight; the public consultation period would run from July to September and the Secretary of State’s decision was expected to be announced in mid-February 2009. The status quo would not prevail but it was anticipated that the role of the Parish Council would be stronger as a result of the move to unitary authorities. SHDC was working with Teignbridge & West Devon to share services by early 2010.
- ii) **Sherford:** The Chairman had attended a meeting chaired by Gary Streeter MP. Plymouth City Council and SHDC had not been represented. The upper age limit of the proposed school was still under consideration; a different funding strategy applied post 16. A second bridge over the A.38 at Deep Lane was a possibility but there were unresolved issues at the Plympton end.
- iii) **B3186 Flooding** [Min 34.2 refers].

35/08 AFFORDABLE HOUSING

35.1 General Update – The Chairman reported that he and Cllr Cooper had travelled to South Molton to research the eco-housing constructed by Midas Homes as a trial project; it was understood that the high standard

could not be repeated. Although house sizes were small, the development had been fairly impressive and certainly an improvement on the Tor Homes provision in the South Hams.

35.2 Local Update [*Open Forum refers*] – The Chairman was disappointed to report that SHDC appeared to have been concentrating on Briar Hill where it was believed there were plans to build 40–50 houses; however, SHDC had been informed that there would be considerable opposition to any development proposed on that scale at Briar Hill. Referring to the Local Development Framework consultation stages, it was stressed that SHDC had not consulted on more than 25 houses. An invitation to discuss the various options had been sent by the Chairman to the developer - Midas Homes - and a reply was awaited.

It was understood that none of the other possible housing sites around Newton & Noss were being considered by SHDC.

The Chairman intended to explain the current situation in detail in his Annual Report to be presented at the Annual Parish Meeting.

During the discussion which followed, it was noted that:-

- i) Butts Park was an Exception Site but Briar Hill was a Departure Site - a mix of 50/50 affordable and open market housing. However, no development could proceed without local support.
- ii) There had been a lack of proper consultation by SHDC on Briar Hill.
- iii) Although a survey had been promised by SHDC, nothing had been done.
- iv) 50 houses had not been agreed.

The Chairman adjourned the Meeting to allow Scott McCready and David Rogers to join the discussion. Mr McCready confirmed that although final housing numbers for Briar Hill were currently unknown, he anticipated the figure would be “in excess of 40”. Mr Rogers questioned the planning policies which allowed the basic character of the villages to be eroded; Cllr Cooper hoped the recently approved Conservation Area Appraisals would provide a useful planning tool.

The Meeting resumed.

36/08 CONSULTATION DOCUMENTS The following notification had been received:-

36.1 Sherford Community Primary School – Bids had been received but no response was required.

37/08 SHDC PLANNING DEPARTMENT

37.1 Tidal Waters – There was nothing to add to the comments noted at Open Forum. A letter of complaint had been sent by a resident to the Planning Department and copied to the Parish Council.

37.2 Access Statement – RESOLVED: To submit the final draft to SHDC with the request that it was adopted to simplify and improve the handling of Newton & Noss planning applications. [Vote: all in favour]

37.3 16 Rowden Court – Application for a Certificate of Lawfulness for permanent residential use. SHDC had asked for information to assist with the determination of the application but the Parish Council had no direct knowledge of occupancy to offer.

37.4 The Co-op – Following a meeting of the Company’s managers and the Planning Officer, the redevelopment proposals were to be amended.

37.5 Appeal decisions – The following Appeals had been dismissed:-

- i) Riverdene, Yealm View Road: Renovation and extension.
- ii) Court Farm, Court Road: New dwelling in the garden adjacent to the road.

37.6 Jasmine Cottage and Vine Cottage, Riverside Road West 0300/08/F and 0301/08/F – Improvements to the shared drive and erection of a garage.

Decision: Supported provided the other owners of the private driveway had no objections. As an additional property was to use the private road, it was suggested that DCC Highways should be consulted – was the access acceptable and would a precedent be created?

37.7 Coombe View, Widey Hill 0402/08/F – Demolition of the existing dwelling and erection of a replacement.

Decision: Supported.

37.8 The Old School House, Parsonage Road 0413/08/F – Provision of a parking area.

Decision: Supported.

37.9 Waterwynch, Yealm Road 0456/08/F – Extension. *Decision:* Supported.

37.10 Post House, Noss Mayo – There had been insufficient time to circulate the plans but the extent of the white lines on the highway had been disputed by DCC Highways in 2006 and would be referred by the Clerk again. It was also agreed that the company responsible for the adjacent Sub-Station should be informed of the application.

38/08 CORRESPONDENCE RECEIVED The main items received had concerned:-

38.1 Noss Mayo – The letter from David Rogers had been read and discussed at Open Forum.

38.2 South West Lifelong Learning Network – Questionnaires from Plymouth University were distributed.

38.3 Police – In P.C. Nolan's absence, the Clerk reported that a letter from the Chief Constable to all Members had been circulated, residents had been alerted to recent distraction burglaries in an adjacent Parish, and the Road Safety Officer had visited the Parish with P.C. Nolan.

38.4 Butts Park – A letter to the Planning Department had been copied to the Parish Council; the sender was concerned that the availability of parking space at the roadside was continually being eroded. As more gardens were being converted for off-road parking with wide accesses, visitors and residents with no off-road parking were having difficulty finding a parking space.

38.5 Planning inconsistencies – A letter to the Planning Department had been copied to the Parish Council and expressed a general lack of confidence in the planning system and the decisions made.

38.6 CPRE's National Anti-litter campaign – On 16th April a major campaign would be launched jointly with Cleanup UK against litter and fly-tipping. Background information had been received from Robin Hogg as Chairman of the Plymouth & South Hams Branch of the CPRE..

38.7 MSC Napoli – It was noted that submissions had been invited for the Local Public Inquiry.

39/08 GRANT REQUEST Mrs Hinchliffe declared an interest in the following item:-

39.1 Thursday Lunch Club – The organisers hoped to be able to hire a mini-bus from Ivybridge Community Transport Association to assist disabled members with transport difficulties. The cost of 11 journeys per annum would be £275. There was little support for the suggestion that meals should be subsidised as £4 was considered to be a fair price.

RESOLVED: That transport should be organised locally in the first instance but the Parish Council would be willing to reconsider the application if there were insufficient volunteers.

40/08 FOOTPATHS and SEATS

40.1 FP13 Leas Path Upgrade – RESOLVED: The invoice from Garden Services was authorised - £210.

40.2 Tidal Waters – It appeared that the external enhancement work had been completed but the adjacent footpath required some attention to level the surface. RESOLVED: The Clerk should contact the owners. [Vote: all in favour]

40.3 Newton Hill – Two contractors had replied that they were unable to tender for the new seat. No other responses had been received.

Agenda: April

40.4 WIC Hall – Because of public health and safety concerns, it was RESOLVED: Not to proceed with the suggestion of a wooden capping on the wall to form a seat. [Vote: all in favour]

40.5 Doctor's Steps – A resident had suggested that if the seldom used seat was moved to the side of a lower step, the view would be improved, provided the hedge was cut. In view of the circumstances and costs involved, it was agreed that the idea would not be taken any further.

41/08 MAINTENANCE

41.1 Sports Pavilion – There was concern that separate changing and showering facilities had to be provided for football officials. A letter had been sent to the Football Development Officer of Devon F.A. regarding finance for the improvements and a reply was awaited.

41.2 Pope's Quay – Mr Carter was pleased to report that the crack appeared to have improved. Brian Hockaday had agreed to re-point to prevent further deterioration; that work would indicate any movement. Also any stones which had been scoured would be replaced. The timber which had become detached in a recent storm would be re-fitted. It was hoped that the major repair work would commence in early autumn.

41.3 Bridgend: iron trough and surrounding area – RESOLVED: Mr Buckland, Mr Carter and Mr Stitson would prepare tidying suggestions. Scouring at the base of the wall on the Noss side would be reported to the Harbourmaster. **Agenda: April**

41.4 Bridgend milestone – Very soon after installation, the milestone had been vandalised and pushed out of its fixing. It was understood that Mr Leonard-Williams had retrieved the stone for safe-keeping.

41.5 Butts Park Bus Shelter – RESOLVED: To authorise Mr Leonard's invoice of £100 for Perspex.
[Vote: all in favour]

41.6 The Green – It was suggested that grass on The Green would benefit from some general maintenance in the autumn. Some advice and suggestions would be obtained.

41.7 Car Parking at The Green – Potentially 10 vehicles could be accommodated in the car park within marked bays but a formal response from the landowner - Tor Homes - was awaited. RESOLVED: To suggest to DCC Highways that parking bays at the side of Parsonage Road would help to maximise the available space.

41.8 Notice boards – RESOLVED: To accept Mr Leonard's quote of £60 to refurbish the two glass fronted notice boards.

42/08 NEWTON & NOSS NETWORK

42.1 Finance – This item was deferred. **Agenda: April**

42.2 Payments – Nine payments had been checked, three of which were covered by additional ROLI grant funding.

43/08 MEETINGS ATTENDED

43.1 Harbour Authority – The main items reported by Mr Carter were:- that the Crown Commissioners would be informed that a new quay was being constructed below "Cliffside", part of a pontoon was to be replaced, and £119,000 had been raised in harbour dues.

43.2 Halls – The W.I. Community Hall Lease was due for renewal on 31st January 2016 but would be extended. At the Village Hall, repayment of some bonds was continuing and plans were proceeding to install secondary glazing for the two largest windows.

43.3 Primary School – The Chairman reported on the Community Development Strategy. A swimming pool was on the wish-list but it was noted that Sherford was likely to have a pool included in the community facilities.

43.4 Emergency Plan/Climate change – The recent storms and high tides had highlighted the flood risk to some properties, all of which should be included on the Emergency Plan together with a note of those in need of sandbags. The availability of sandbags would be publicised. A barrage for The Brook was suggested. SHDC would be asked to state the predicted sea levels used when determining planning applications in flood risk areas.

44/08 ADMINISTRATION

44.1 Gratuity Fund – RESOLVED: In accordance with the Budget, £2,000 would be transferred to the Gratuity Fund. [Vote: all in favour]

44.2 Footpath Guide – RESOLVED: To reprint 200 copies costing £135 + VAT. [Vote: all in favour]

44.3 Chairman's expenses – RESOLVED: To reimburse travel costs to South Molton: £65.60.

44.4 Computer repair – RESOLVED: To reimburse expenses to John Eschbaecher for an emergency repair to the Clerk's computer: 6 hours/two journeys - £50.00. [Vote: all in favour]

45/08 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.46/08.

46/08 FINANCIAL SUMMARY

Alliance & Leicester Current Account	balance at 1.03.08	£	9,811.03
Nationwide Building Society Capital Fund		£	45,018.83
Nationwide Building Society Gratuity Fund		£	11,432.82

The following cheques were authorised totalling £ **5,692.61**

R Wooderson	Cleaning: Newton Voss and steps + £2.25 owing	76.00
J Allen	Cleaning: Noss Voss/Pope's Quay	41.75
J Eschbaecher	Net salary and 50% overtime for 2007	1,428.29
J Leonard	Butts Park Shelter: Perspex installation	100.00
J Eschbaecher	Expenses: postage and mileage to Exeter	38.80
J Brown	Expenses: mileage to South Molton	65.60
Vantech Media	Website hosting fee	85.00
South West Water	Tap: Pillory Hill	8.01
Garden Services	FP13 Leas Path improvements	210.00
WIC Hall	Hire for NNPC Meetings: 13 th and 18 th March	30.00
King UK Limited	Noss Voss: cleaning fluid	67.12
<i>Network payments:-</i>		
WIC Hall	Hire: 21 st and 28 th January for UP1	30.00
The Potters Connection	Pottery supplies	105.61
Compass Watersports Ltd	Two lifejackets (from ROLI extra grant)	146.40
C Smith	Network stationery	15.99
Devon County Council	Hire of School Hall: Active Tots	60.00
Compass Watersports Ltd	Two portable radios (from ROLI extra grant)	306.40
Yacht Parts Ltd.	Two protective covers for above (from ROLI extra grant)	36.78
S Barton	Tutor: 3 computer workshops	260.00
A James	Tutor: Upholstery UP1	280.00
Information Commissioner	Data Protection registration renewal	35.00
Newton & Noss Parish Council	Transfer to Gratuity Fund	2,000.00
J Brown	Balance of Chairman's allowance for 2007	100.00
Devon County Council	Footpath Guide 2008: 200 A5 copies	144.52
Devon County Council	Footpath Inspection Record: 13 bound copies	21.34

Total s.137 payments for 2007/08:- £ 3,463.91

06/03/08Chairman

The Meeting closed at 10.00 pm