

MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL
held on 13th September 2007

PRESENT: Mr Carter Mr Cooper Mrs Cooper Mrs Hinchliffe
 Mr Hussell Mr Matthews Mr Stitson Mr Tubb Mr Young

ALSO PRESENT: Cllr Mumford Mr Lomax (RYDA) Mrs Eschbaecher (Clerk) Two parishioners

APOLOGIES: Mr Brown Mr Buckland Mr Taylor

Mr Tubb presided over the Meeting in the Chairman's absence.

POLICE REPORT

Sgt Anna Teakle attended to report on the 15 incidents which had been recorded since 12th July. These included the theft of 4 outboard engines, several thefts from vehicles and arson outside Plymco.

On 15th October, **P.C. John Nolan** would commence his duties as Neighbourhood Beat Manager for the Parish.

OPEN FORUM

Planning application: Crispins, Bridgend – Pre-application drawings were presented to the Meeting and discussed with the Architect. The Planning Consultant and Project Architect were also in attendance. It was noted that the existing dwelling was to be demolished and the proposed replacement had been accepted by the SHDC Design Review Panel. The new dwelling had been designed to take account of predicted flood risks in consultation with the Environment Agency. It was suggested that the Harbour Authority should also be consulted.

140/07 APOLOGIES FOR ABSENCE The reasons for absence were approved.

141/07 PREVIOUS MINUTES The Minutes of the Meetings held on 12th and 26th July were confirmed and signed.

142/07 DECLARATIONS OF INTEREST

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

Mr Matthews declared a personal interest in item 12. (grant application) as his wife was the Bookings Secretary for the WIC Hall.

Mr Carter declared a personal interest in item 9. (planning application for Ferry Cottage) as family members owned property nearby.

Mrs Hinchliffe declared a personal interest in item 12. (the grant application from the WIC Hall) and abstained from voting.

143/07 MODEL CODE OF CONDUCT (Revised)

143.1 A copy of the Code and Standards Board Guide had been issued to each Member In July.

RESOLVED: With immediate effect, to adopt the mandatory sections of the revised Model Code of Conduct for Members of Town and Parish Councils (2007) with the inclusion of para 12(2) relating to the Members' right to make representations even if a prejudicial interest had been declared. [Vote: all in favour]

144/07 MEMBERS' RESPONSIBILITIES

144.1 **RESOLVED:** To elect John Young as Vice-Chairman for the forthcoming year. [Vote: all in favour]

144.2 **Ivybridge & District Association of Parish Councils** - Mr Cooper agreed to act as the Parish Council's representative instead of Mr Young.

145/07 COUNTY & DISTRICT COUNCILS

145.1 Cllr Mumford reported that if the Co-op did not request a judicial review, the Sherford development might start in the spring of 2008. The remainder of his report concerned the following agenda items:-

i) **FP37 Church Steps** – During resurfacing, the corroded handrail supports had been damaged. Following a check by John Leonard, the damage had been reported to DCC but the Contractors had not accepted liability. The Clerk had understood that the DCC Footpath Officer was to have been asked to assess the damage but nothing more had been heard. Mr Stitson offered to check the condition of the railing with Darrell Marshall.

ii) **Street Lighting** – It was agreed that parishioners' comments should be invited before any decision could be made concerning a reduction in the lighting hours. There had been some support for the suggestion in other areas.

iii) **Bridgend Hill: pedestrian safety** – The suggested use of road markings similar to those introduced in Yelverton had been considered by DCC but Bridgend Hill was narrower than the minimum width required. The use of lights had also been rejected. **Cllr Mumford** would ask whether the orange flashing lights used in Brixton and Yealmpton at school times could also be considered.

iv) **Widey Hill** – The land between the junction and the SWW Sewage Works had been tidied and patched but rabbit damage was severely undermining a section of the earth bank on the north side of the lane. John Allen had raised several maintenance queries with DCC; a copy of the response had been sent to the Clerk.

145.2 The Fairway – Mr Matthews was pleased to report that following his request for repairs, patching work had been undertaken swiftly.

145.3 Cllr Cooper reported that the Sherford concept plans had been accepted by SHDC. The following comments were also noted:-

i) **Refuse collections** – SHDC was reviewing the waste collection systems, including the handling of glass. Wheelie bins were being withdrawn from Lower Court Road as the access was unsuitable for the collection vehicles.

ii) **SHDC grass cutting** – As grass was scheduled for cutting 13 times per annum, it was noted that the Parish Council had the option of using that budget to employ a local contractor to undertake the work as and when required. There was general agreement that any change to the existing SHDC responsibility would present difficulties for the Parish so the idea would not be pursued.

iii) **Public toilets** – Steam cleaning had been completed by SHDC; the floors were to be painted and hand dryers would be installed.

145.4 Litter and weeds – The Clerk referred to a formal complaint concerning the generally untidy condition of Newton Hill. The Sweeper's weekly schedule would be discussed with SHDC as service improvements were required in all areas. The Clerk would also take up the suggestion that two litter bins might be re-sited, one nearer the bus shelter opposite Plymco and the other to the south gate of Holy Cross churchyard as litter was often left at these locations. Also it was agreed that a note in the Parish Magazine would request residents to take more civic pride in their immediate surroundings.

146/07 AFFORDABLE HOUSING

146.1 Cllr Cooper's comments regarding possible sites at Newton Downs and Membland were noted. Inter-departmental talks were taking place at Follaton House regarding the feasibility of a small development (maximum 15 dwellings); as shared equity was not generally "affordable", it was envisaged that the houses would be offered for rent only. It was anticipated that houses built by a Housing Association could be available within two years whereas a Community Land Trust might take as long as five years to complete.

146.2 Seminar: Community Land Trusts – The Chairman would be speaking at the Seminar on 19th September. Cllr Cooper would also attend.

146.3 Rural Housing Trust – The Chairman would speak at an affordable housing seminar for approximately 80 delegates to be held in the Village Hall on 2nd November, attended by HRH The Princess Royal as President of the Trust. Two delegates had been invited to represent the Parish Council – three were agreed: Alan Cooper, Robin Hogg and John Young. Noss Hard might need some tidying. SHDC had agreed that Noss Green could be used for parking.

Agenda: October Meeting

147/07 CONSULTATION DOCUMENTS

147.1 Conservation Area Appraisals – The public consultation had taken place. No further comments were suggested by Members.

147.2 DCC Bus Information Strategy 2006-2011 – For response by 29th October. **Agenda: October Meeting**

147.3 Review of additional pitch requirements for Gypsies & Travellers. **Agenda: October Meeting**

147.4 SHDC Budget Consultation – Mrs Hinchliffe would attend on 29th October.

147.5 South Hams Second Homes Survey – Mr Hogg would represent the Parish Council at a focus group meeting on 19th September.

148/07 SHDC PLANNING DEPARTMENT

148.1 SHDC Planning Policy Review –

RESOLVED: To make representations to SHDC that planning policies should be strengthened as follows:-

- i) To protect the stock of smaller properties which were being lost as houses were being either extended or demolished and rebuilt,
- ii) To protect the right of neighbouring properties to retain their views, and
- iii) That all planning applications should be presented with dimensions in addition to the scale figure(s).

[Vote: 8 in favour with 1 abstention]

148.2 Design or Access Statement – To consider whether to prepare a formal document. In the absence of the Chairman and Mr Buckland, it was agreed that this item would be deferred. **Agenda: October Meeting**

148.3 Lambside Corner Cottage 1571/07/F - Alterations and extension and erection of garage.

Decision: No comment.

148.4 Toad Hall, Court Road 1573/07/F - Conversion to one dwelling and two holiday units.

Decision: Objection as parking was still inadequate. If the property was to be sub-divided, it had been suggested that part should be “affordable” in line with SHDC policy.

148.5 Woodmeadow NE SX5602 4974 1608/07/0 - Re-submission of 1463/06/0 for an agricultural worker's dwelling.

Decision: No objection.

148.6 Portside, Yealm View Road 1662/07/F Boathouse – Amendment to Condition 5 of 2456/06 relating to usage for living/sleeping accommodation.

Decision: Objection in line with the Clerk's letter of 16.1.07.

148.7 37 Noss Mayo (Conservation Area) 1664/07/F – Extension to dwelling, widening of the parking access, pitched roof over shed.

Decision: No comment.

148.8 Land below the Leas Path, south of Yealm Road 1672/07/F – Re-submission of 0605/07/F for access stairs, platforms and shed.

Decision: Objection to access stairs and platforms as response dated 13.4.07 but no objection to the quay.

148.9 47 Yealm Road 1726/07/F – Erection of house and terracing of garden at variance with approved plans 0031/03/F.

Decision: Objection – the plans and levels should have been adhered to; the garden levels were intrusive – the privacy of the neighbours should have been respected. It had been suggested that any alterations to the garden should be discussed with and approved by all the neighbours affected.

148.10 Ferry Cottage, Noss 1756/07/F – Various alterations.

Decision: The drawings had been difficult to interpret. It would be suggested to SHDC that the levels should be checked.

148.11 Stable Cottage, The Green 1805/07/F – Part retrospective application for conversion and extension of a barn for ancillary accommodation. One copy letter of objection had been received.

Decision: No comment.

148.12 12 Munro Avenue, Collaton 1845/07/F – Re-submission of 1570/07/F for an extension.

Decision: No comment.

148.13 Newton Downs Farm 1877/07/F – New agricultural barn.

Decision: No comment.

148.14 Island House, Bridgend 1886/07/F – Extension to dwelling.

Decision: No comment.

149/07 CORRESPONDENCE RECEIVED The following items concerned:-

149.1 Devon Community Buildings Survey – Information had been provided to the Community Council.

149.2 Telephone Kiosks: Newton Hill and Pillory Hill (K6 designed in 1935 to celebrate the Jubilee of King George V) – In response to the application for listed status dated April 2006, a reply from English Heritage had declined the request because both kiosks lacked sufficient architectural or historic interest in a national context to fulfil the criteria for listing. The decision was accepted by the Meeting.

149.3 Recycling in Noss – In view of various problems associated with inappropriate use of the facility, a resident has asked the Parish Council to consider the future of the glass skip. A response was awaited from SHDC as the Clerk had requested clarification about glass recycling. **Agenda: October Meeting**

149.4 Parking in the NNPC Layby at Kilpatrick Steps – Although some restriction on the permitted hours of parking had been suggested, Members agreed that there were no formal controls available to the Council to prevent or deter long-term parking.

149.5 Braemar, Pillory Hill – It was noted that the Devon hedge by the garage and parking bay would be reconstructed following the completion of the building works.

149.6 Yealm Road access – It was noted that on several occasions during the summer, the bus had been forced to reverse to Wrights Lane as parked cars on both sides of the road had caused difficulties for traffic in general. The need for a bus service between Wrights Lane and The Pool was queried and would be considered at a later date. **Agenda: March Meeting**

149.7 Tourist Information – A letter of concern was noted as SHDC was reducing support for tourist information.

149.8 Sport South Hams Sports Awards – The details were noted but no nominations were suggested.

149.9 TPO consent: Heron's Reach, Court Wood – to coppice three Oaks on the top edge of the riverbank.

149.10 TPO consent: 10 Passage Road – to fell dead Elm and replace with Ash.

149.11 Passage Road – On 17th September, a dead tree would be removed by The National Trust.

150/07 NEWTON & NOSS NETWORK

150.1 Update – An Awards for All Lottery grant of £6,982 had been credited to the Parish Council's Current Account. Two residents had attended the previous Committee Meeting and it was hoped that their input would assist with the general workload. The next meeting would concentrate on local opportunities for young people.

150.2 Payments to be authorised – RESOLVED: To authorise payments to Colin Smith and the Chairman, being their expenses relating to the publication of the booklet which had been delivered to the majority of households during the summer: £123.42 and £55.18. [Vote: all in favour]

151/07 GRANT REQUESTS

151.1 WIC Hall – An application for assistance with refurbishment of the heating system had been received together with supporting information. The estimated cost would be £2,360.

RESOLVED: To grant £1,000. [Vote: 8 in favour with 1 abstention]

151.2 Village Resource: Lighting Control Unit – A quotation of approximately £1,700 net had been received for a unit, primarily for use by the Primary School but available to the Village Hall and WIC Hall as required. In view of the capital sum required, it was felt that a decision should be deferred pending a comparison with hire charges. Mrs Hinchliffe would discuss the School's requirements with the Head Teacher. **Agenda: October Meeting**

152/07 FOOTPATHS

152.1 Donkey Path – Agreement with the proposed improvements had been received from each of the landowners with a direct interest but due to email difficulties, a response from Mr & Mrs Studd had been delayed until their return home in late September.

152.2 Collaton – Widey link – The Chairman, Clerk and Mr Taylor had walked the route of the proposed path at the Collaton end with Mr Yonge and two Collaton residents. The way forward had been agreed and there had been an encouraging and supportive response from Mr Rennells (SHDC). A reply from South West Water regarding the disused sewage works was awaited and the Clerk would discuss with DCC the style of the four gates required.

152.3 Newton Hill handrail – Only one tender had been received.

RESOLVED: To accept the quote of £920 + VAT from Elmgate Engineering Co. Ltd. to provide and install a galvanised wall mounted gripper type rail - it was agreed that the rail should not be painted. [Vote: all in favour]
It was also agreed that a Revelstoke style railing would be an unsuitable design in that location.

153/07 MAINTENANCE

153.1 Sports Pavilion – Mr Young updated Members on general progress to date and confirmed that work to upgrade the two changing rooms had been completed. It was agreed that a regular clean would be necessary – perhaps this might be undertaken by a member of the Football Club. Mr Young suggested that the existing windows and shutters should be removed and replaced by glass bricks; a quotation had been obtained but further tenders would be required.

Agenda: October Meeting

RESOLVED: Mr Young was authorised to purchase one cupboard door, one new WC seat, two small mirrors and a large bin for each changing room. A contingency for future improvements would be included in the 2008/09 Budget.

153.2 Popes Quay – Mr Carter would contact Brian Hockaday concerning the Parish Council's acceptance of his quotation to undertake repairs during the autumn; no firm date had been agreed.

153.3 Boathouse Steps (Riverside Road West) – Removal of the ivy had revealed a crack in one corner which required urgent attention.

RESOLVED: To accept the quotation received to re-point the brickwork for £165 + VAT. [Vote: all in favour]

154/07 MEETINGS ATTENDED

154.1 Harbour Authority – The main items reported by Mr Matthews concerned a good turnover in moorings as a result of recent policy changes, and a good season on the river with the budget on target.

154.2 Ivybridge & District Association of Parish Councils AGM – Only four parishes had been represented but following the financial report it was agreed that subscriptions for the current year should be raised to £8.00. A speaker from Victim Support had highlighted a shortage of volunteers. A second workshop for clerks had been arranged for October and a speaker from a housing trust would address the November meeting.

154.3 Devon Association of Parish Councils AGM – Newton & Noss would not be represented.

155/07 ADMINISTRATION

155.1 CiLCA Certificate – RESOLVED: To authorise a cheque for £55.00, required for re-marking the portfolio.

155.2 Portman Building Society – The Clerk outlined the situation regarding the two savings accounts and suggested that alternative banking arrangements should be made for both accounts.

155.3 Parish Meeting – The Chairman and Clerk had been approached by Julia Williamson regarding a public meeting which had been called by six Electors. Having been advised by the Clerk, the Chairman had agreed to chair the meeting to be held on 1st October. Further details were awaited.

156/07 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.157/07.

157/07 FINANCIAL SUMMARY

Alliance & Leicester Current Account	balance at 1.09.07	£	10,198.68
<i>Current Account balance includes an Awards for All Lottery Grant of £6,982 received on 31st August</i>			
Portman Building Society Capital Fund	30 days' notice	£	45,018.83
Portman Building Society Gratuity Fund		£	11,432.82

The following cheques were authorised totalling £ **2,520.49**

P D Music Limited	Grant for 12 ukuleles (Min. 48/07.3 refers)	120.00*
R Wooderson	Cleaning: Newton Voss and steps	71.50
J Allen	Cleaning: Noss Voss/Pope's Quay	40.50
J Eschbaecher	Net salary	953.84
J Eschbaecher	Expenses: postage and supplies	16.54
Garden Services	Grass cutting: The Green – June/July	60.00
Garden Services	Tidying various areas	440.00
J Leonard	Notice board repair at Butts Park	25.00
WIC Hall	Hire for P.C. meetings: July/September/November	45.00
J Allen	Photocopying documents	36.40
Ivybridge & District Assoc. of P.C.s	Annual subscription	8.00
Ricoh UK Limited	Photocopier rental + copies	48.03
A Cooper	Mileage to I&DAPC meeting	8.00
South West Water	Tap: Pillory Hill	8.39
Access Technology	NNPC website management March to August	211.50
C Smith re Network Booklet	Stationery, postage and supplies	123.42
J Brown re Network Booklet	Stationery and supplies	55.18
Newton & Noss Village Hall re Network	Hire for enrolment session	30.00
Society of Local Council Clerks	Re-registration of CiLCA portfolio	55.00
Staples	Stationery	23.83
J Young	Sports Pavilion: supplies for maintenance	140.36

*s.137 payments: £120.00 [Total to date: £ 1,909.03]

6/09/07Chairman

The Meeting closed at 9.15pm