

**MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL**  
**held on 11<sup>th</sup> September 2008**

PRESENT: Mr Brown Mr Buckland Mr Carter Mrs Cooper Mr Cooper (Vice-Chairman)  
Mrs Hinchliffe Mr Hussell Mr Matthews Mr Stitson Mr Taylor  
Mr Tubb Mr Young (Chairman)

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

APOLOGIES: P.C. Nolan

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**POLICE REPORT**

In the absence of P.C. Nolan it was noted that only one crime had been recorded since the July Meeting – the possible theft of a dinghy which had been recovered subsequently.

The next Police Authority Liaison Meeting would be at the Yealmpton Community Centre on 1<sup>st</sup> December, 7.30pm.

**OPEN FORUM**

**Planning applications:**

- i) **Westerly, Yealm Road** – Demolition and replacement with a new dwelling.  
Having examined the drawings, a resident explained his concerns; he considered the scale of the proposals to be unacceptable and hoped Members would support his objections. *[Min. 126.14 refers]*
  - ii) **Grant application** – Village Hall stage lighting. Referring to the application for a grant of £500, Mr Brown clarified the need for the additional lighting which would enhance the existing facilities and extend the versatility of the hall. *[Min. 129.3 refers]*
  - iii) **Appeal: The Green House** – Members were asked to submit a letter of objection. *[Min. 126.4 refers]*
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**120/08 PREVIOUS MINUTES** The Minutes of the Meeting held on 3<sup>rd</sup> July were confirmed and signed.

**121/08 PROPOSAL TO VARY THE AGENDA**

**121.1 RESOLVED:** That the following items should be considered In Committee and would be deferred until the end of the Meeting:-

- i) Item 14. Trees: consideration of a tender.
- ii) Item 17. Bishops Court: update.
- iii) Item 18. Seats: consideration of a tender.
- iv) Item 18. Employment Issues: future administration arrangements.

**122/08 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:-

The Chairman declared a personal interest in the planning proposals for “Westerly” by nature of his friendship with the applicants’ family – agenda item 8.

As a member of the Management Committee, Mr Brown declared an interest in the grant application from the Village Hall and abstained from voting – agenda item 11.

As a member of the Management Committee, Mr Stitson declared an interest in both the planning and grant applications relating to the Tilly Institute and abstained from voting - agenda items 8 and 11.

**123/08 COUNTY & DISTRICT COUNCILS**

**123.1 Report from Cllr Mumford** was read by the Clerk in his absence. Reference was made to the:-

- i) Insufficient information about DCC’s proposals for Community Boards and Spatial Boards (an important issue relating to the Boundary Review),
- ii) Concerns about traffic speeds and how to reduce them.

- iii) Concerns raised about emergency access throughout Noss (Passage Road in particular); perhaps some contingency planning should be considered during busy times, e.g. Regatta. *[Min. 128.3 refers]*
- iv) The condition of Passage Road and the track out to Cellars; DCC Highways would be asked to check the condition of the metalled section but did not have responsibility for the private track.
- v) Bike Aware signs on the A379; 38% of casualties on that road involved motorcycles.
- vi) Proposed cycle link from Yealampton; Sustrans plans would be on public display.

**123.2 Butts Park Crossing** – Referring to the Minutes of the July Meeting, it was noted that the clearance of vegetation from the base of the hedge on the south side of the road had been insufficient to restore full visibility for pedestrians and drivers approaching the crossing. Cllr Mumford had received from Highways an approximate quote of £3,000 for a build-out which would slow or halt traffic and improve pedestrian safety.

In view of the concerns about public safety caused by drivers exceeding the 30mph speed limit, it was RESOLVED: That the Parish Council should press for a build-out, funded from NNPC funds if another funding source was not available. *[Vote: 10 in favour and 2 abstentions]*

The Clerk believed that if the crossing formed part of the proposed Collaton/Butts Park link, DCC Highways might look more favourably on a request for funding.

*Clerk's note: The discussion continued when Cllr Mumford joined the Meeting later and Min 125.2 refers*

**123.3 Collaton/Butts Park Link** – Cllr Mumford was confident that the funding application to the DCC Airport Fund had been successful but confirmation about the amount of the offer was awaited. It was noted that match funding might be required. The DCC Footpath Officer had offered gates and signs from stock. It was agreed that a Committee should formulate plans and be ready to proceed when funding was secure; the Collaton end would take priority in the event of a funding shortfall. **Committee: Mr Brown, Mr Buckland, Mr Cooper and Mr Taylor**

**123.4 Recycling in Noss** *[Min.52.2 (2008) refers]* – The Clerk provided several photographs taken over many months, all showing an unacceptable amount of inappropriate household refuse left by the recycling bins. The glass skip occupied a parking space and there was a loss of amenity value for the nearby residents. Reference was made to the wider issue of waste from second homes and holiday lets and it was suggested that a system similar to that introduced by Salcombe should be considered for Newton & Noss. It was agreed that the overall collection service provided by SHDC for both household and trade waste should be improved.

RESOLVED: That subject to the result of public consultation, the skip and two recycling bins should be considered for removal leaving the litter bin in place. *[Vote: 8 in favour 2 against 2 abstentions]*

**Agenda: October**

RESOLVED: That residents' comments should be invited before a final decision was agreed. *[Vote: all in favour]*

**123.5 Report from Cllr Cooper** – Referring to the Boundary Review, it was noted that the status quo was back on the agenda. Two Planning Officers and some members of the SHDC Design Panel had agreed to attend an open meeting, organised by Cllr Cooper, to explain their decisions; this would be held at the Yacht Club in October.

**123.6 SHDC Strategic Housing Land Availability Assessment** – In answer to a request from SHDC and West Devon Borough Council for details of land for possible development within the next 15 years, the Clerk had referred SHDC to the Parish Council's detailed submission dated 12.12.06 and the recent Housing Needs Survey. The Chairman also drew Members' attention to a letter from the SHDC Monitoring Officer concerning vested interests. It was agreed that there were no additional sites available for inclusion.

## **124/08 AFFORDABLE HOUSING**

**124.1 Housing Needs Survey Results** – The response rate of 43.3% (437 forms) had compared favourably with similar surveys and, therefore, had been considered to be a good representation. 58 of the respondents had completed Part II of the form. The comprehensive results had been well researched.

The principal conclusion had been as expected:- 32 affordable homes would be required within the next three years but 15 of those were needed immediately. The Report had identified an overwhelming need for social rented accommodation, although 7 households might be able to afford a shared ownership arrangement. A mix of one four bedroom, ten three bedroom and twenty-one one or two bedroom homes had been recommended. The Report was available for purchase from the Community Council but the RHE had agreed that a summary could be published locally (website, notice boards and October Parish Magazine). It was anticipated that another but briefer survey would be required at a later date.

**124.2 NNPC Housing Policy** – This item was deferred until October.

**Agenda: October**

**124.3 SHDC Planning Officer** – It was agreed that a November meeting with Mr Elliott should be arranged. Items for discussion would include:- affordable housing provision, planning inconsistencies, the Co-op redevelopment and a design statement.

**125/08 CONSULTATION DOCUMENTS** The following notifications had been received:-

**125.1 Boundary Review** – The Parish Council would be represented at the two forthcoming meetings, one organised by SHDC and the other by DCC. Following the DCC presentation, Mr Brown would also attend the I&DAPC meeting when a general response to the Boundary Committee would be discussed and, if possible, agreed.

*Cllr Mumford arrived and was invited to contribute to the discussion and comment on his Report, a copy of which had been read by the Clerk [Min.123.1 refers].*

Following further discussion on the Boundary Committee's proposal that Devon should become a unitary authority, it was agreed that this was unlikely to be in the best interests of the Devon as a whole and a letter of objection should be submitted by the Chairman.

**125.2 Butts Park Crossing** [Min.123.2 refers] – Following a discussion with Cllr Mumford, he agreed to request DCC Highways to consider the feasibility of a temporary build-out to assess the effectiveness of a barrier to encourage a speed reduction and improve pedestrian safety.

**125.3 Road Patching/surfacing** – Cllr Mumford confirmed that Stoke Road was due for attention but limited resources for highway repairs had been redirected.

**125.4 SHDC Planning Obligations SPD Draft and Sustainability Appraisal Report** – this concerned the need for detailed information required to support development, e.g. contaminated land reports, etc.

**125.5 Draft Regional Spatial Strategy** – Comments were invited for submission before 17<sup>th</sup> October.

## **126/08 SHDC PLANNING DEPARTMENT**

**126.1 Conservation Area Appraisals** - The Bridgend group was continuing to review the consultation process undertaken by SHDC.

**126.2 Village Design Statement** – Mr Brown would respond to a letter from the RYDA, in order to correct a misunderstanding which had occurred concerning the VDS. Background information gathered at the time of the 2004 Parish Plan questionnaire had been offered for use if required.

**126.3 Riverhaven, Riverside Road East** – The contractors had agreed with DCC Highways the method of delivery of the construction materials – this would involve a high number of concrete deliveries via Yealm View Road; the concrete was to be pumped to the site over private land; the Clerk had been assured by JDC that public access to FP1 would not be blocked.. The contractors would be allowed to block Yealm View Road as reasonably required. All other materials would be delivered via Newton Hill.

**126.4 Appeal: The Green House, Bridgend Hill** - Having noted the earlier request for the Parish Council's continuing support for the residents' objections to the development proposals, it was RESOLVED: To submit a letter of objection to the Planning Inspectorate requesting dismissal of the Appeal. [Vote: 11 in favour 1 abstention]

**126.5 Appeal: 27 Yealm Road** – Having consulted the Chairman and some Members in August, the Clerk had written to the Planning Inspectorate supporting, not only the District Council's earlier enforcement action over the unauthorised hardstanding, but also the importance of the Traffic Order which provided short-term parking outside the property.

**126.6 Development Control & Conservation Use Group** – Mr Brown would attend the October meeting.

**126.7 Ferryman's Cottage, Noss 1381/08/F** – Extension to patio.

*Decision:* No comments had been submitted because the plans had not been returned to the Clerk.

**126.8 Mariners, 74 Yealm Road 1431/08/F** – Enlargement of balcony.

*Decision:* No objection.

**126.9 The Coach House, 3 Court Road 1444/08/F** – Extension to provide a garage with bedroom above.

*Decision:* Objection due to the proximity of mature TPO trees. (Application subsequently withdrawn)

**126.10 69 Yealm Road 1527/08/F** – Alterations.

*Decision:* No objection.

**126.11 Summertide, Stoke Road 1570/08/F** – Alterations. It was noted that two copies of the same drawing had been supplied; therefore the information provided had been deficient. *Decision:* No objection.

**126.12 Toad Hall, Court Road 1617/08/F** – Removal of condition to allow permanent occupation.

*Decision:* No objection. [Vote: 7 in favour 1 against 4 abstentions]

**126.13 Tilly Institute and Cottage 1666/08/LB** – Retrospective application for partial re-roofing.

*Decision:* No objection. 11 in favour 1 abstention]

**126.14 Westerly, 59 Yealm Road 1686/08/F** – Demolition and replacement with new dwelling. During the discussion various points were made, namely that being one of the earliest houses of its type, Westerly represented a key stage in the development of Newton and sat well within its surroundings. It was agreed that the proposal had no architectural merit and was a poor reflection of the neighbouring properties. The enlargement of the footprint and massing of the building was unacceptable; a more dominant building would be unwelcome adjacent to the Conservation Area. The redevelopment would be contrary to several DCC and SHDC planning policies. Referring to The Green House application, it was noted that SHDC's reasons for refusal also applied to this application.

*Decision:* A letter of objection should be sent to SHDC stating the concerns discussed. [Vote: 10 in favour 2 abstentions]

**126.14 Berberis, Lower Court Road** – Following demolition of the property, a retrospective planning application was anticipated.

### **127/08 SPORTS PAVILION**

**127.1 Proposed Extension** – Following a positive response from SHDC as landowners, it was RESOLVED: That an application for planning permission should be submitted. In order to support the necessary grant funding applications, an idea of project costs should be established. [Vote: All in favour]

**128/08 CORRESPONDENCE RECEIVED** The main items received had concerned:-

**128.1 Car park at The Green** – A disappointing response had been received from Tor Homes. It was agreed that legal advice should be sought from the County Solicitor.

**128.2 The Co-op** – Following receipt of a written complaint concerning the untidy external appearance of the shop and the lack of action by the local Manager, the Chairman would refer the matter to the Plymouth.

**128.3 Access to and along Passage Road** [Min.123.1(iii) refers] – Following an accident on Friday 15<sup>th</sup> August at 4.30pm, the Clerk received a letter of concern about delays experienced by the ambulance between Hill Head and the turning area at the Kilpatrick end of Passage Road. The delays had been caused by parked vehicles and the writer had stated that access for a larger emergency vehicle (e.g. fire appliance) would have been totally restricted. It was noted that small fire appliances were available for use in rural areas and Noss Green had been designated as a landing area for the Air Ambulance; there were only five Traffic Wardens covering South Hams but the Police retained powers to deal with an obstruction. It was agreed that inconsiderate parking was a difficult problem to tackle but the letter should be referred to SHDC and DCC Highways.

**128.4 Passage Road/FP28** – A copy letter to DCC had referred to various items which required attention. Although the Clerk had offered assistance if necessary, none had been requested.

**128.5 Devon NHS Sherford and surrounding areas** – A letter had been received from the Project Leader who was developing the proposed health services. The Clerk would request notification of the forthcoming public meetings.

**128.6 Riverside Road East** – A parking bay had been requested for two disabled residents. **Agenda: October**

**128.7 Devon Association of Parish Councils** – The Chairman and Vice-Chairman would attend the AGM. A cheque for £30 was authorised to cover all refreshments for the day. A Newton & Noss motion would be submitted to debate the DAPC response to the Boundary Committee.

**128.8 British Telecom** – Because the telephone kiosk at The Green had been listed for removal without consultation, the Clerk had submitted an objection via SHDC; B.T.'s decision was awaited. A third party had outlined a business plan to offer alternative public information and I.T. services within redundant kiosks. RESOLVED: Mr Hussell and Mr Matthews agreed to consider the options if B.T. decided to relinquish responsibility for the kiosk. **Agenda: October**

**128.9 Tourist Information Book** – The Clerk had accepted an offer from Modbury Tourist Information of one feature page in the 2009 edition free of charge. The copy deadline was mid-October.

### **129/08 GRANT REQUESTS**

**129.1 Tilly Institute** (listed building) – A grant had been requested to assist with re-roofing the building and full details had been circulated to all Members prior to the Meeting. The total overall cost was expected to be £7,672. RESOLVED: To grant £1,750 + VAT. [Vote: 10 in favour 2 abstentions]

**129.2 Commemorative Plaque for Glen Cottage** – The launch of the book to commemorate the life of Tony Poole had been very successful and his family planned to erect a special blue plaque at Glen Cottage, details of which had been supplied to the Clerk. The estimated cost would be £350 + fitting. RESOLVED: To offer a contribution of 50% - £175. LGA 1972 s.137 [Vote: 11 in favour 1 abstention]

**129.3 Village Hall Stage Lighting** – The application letter had been circulated to all Members prior to the Meeting. The total project cost was expected to be £1,638, £500 of which would be paid by the NNATS, and up to £638 by the Village Hall. RESOLVED: To grant £500 + VAT. LGA 1972 s.137 [Vote: 11 in favour 1 abstention]

### **130/08 FOOTPATHS**

**130.1 Annual Inspection Summary** – Mr Taylor circulated the report and drew attention to the deteriorating concrete on Noss Voss. **Agenda: October**

**130.2 Tidal Waters** – Because this was a non-definitive footpath, DCC had been unable to assist with resurfacing. However, the Clerk had been advised to contact South West Highways for a quotation. **Agenda: October**

### **131/08 MAINTENANCE**

**131.1 Pope's Quay** – Mr Carter reported that the north side had been attended to but a decision about the crack was required; he would discuss with Brian Hockaday. An invoice had not been presented. **Agenda: October**

**131.2 Doctor's Steps** – RESOLVED: To request Garden Services to tidy the growth at the side of the steps when necessary and in line with previous years. [Vote: all in favour]

**131.3 Handrails** – **Agenda: October**

- i) **Swan Steps** – A reply from Punch Taverns was awaited.
- ii) **Newton Voss steps** – The necessity for a handrail was questioned but it was agreed that the Chairman should request permission from Binnacle House as the steps were slippery.
- iii) **Donkey Path** – Mr Taylor would contact the adjacent landowners.

### **132/08 TREES**

**132.1 New Trees** – SHDC had offered trees to community groups for planting during the winter. Additional trees around Noss Green had been suggested via the RYDA. The information would also be passed to the School.

**132.2 The Green House, Bridgend** – TPO 31 protected a mature oak on the southern boundary.

**132.3 Management of land at Broken Way** – [Min.140.08 refers]

### **133/08 NEWTON & NOSS NETWORK**

**133.1 Payments** – The following were authorised:- to the Administrator: £100 as part of the agreed honorarium, and to Active Tots: approximately £114 + VAT for the purchase of additional equipment.

**133.2 Grant application** – It was noted that a funding application to DCC sought to replace the old Optimist fleet.

### **134/08 MEETINGS ATTENDED**

**134.1 Harbour Authority** – There were no items to report.

**134.2 Halls** – The Village Hall had suffered a ½" flash flood in 10 minutes; prompt action had saved the floor from damage. Mr Brown was pleased to report that the hall continued to thrive. The WIC Hall had been decorated internally; the Lease would be ready for signature shortly and fund-raising events were continuing.

**134.3 Joint Working Group** – The Group had not met but The Community Housing Working Group had been selected as winners of the Devon Rural Housing Partnership Award – Most Effective Housing Group: £125. It had been suggested that this might offset part of the cost of the housing survey postage of £242.

**134.4 Primary School** – It was noted that the School had been awarded a grant for a video conferencing suite which would also be available for community use.

### **135/08 ADMINISTRATION**

**135.1 Quality Status** – Having attended a review of the new criteria, the Chairman, Clerk, Mr Brown and Cllr Cooper recommended submission of an application, if possible for the next QPS Committee meeting on 8<sup>th</sup> December. The Clerk would prepare a portfolio of evidence to support the application. Referring to the Council's training requirements, each Member was asked to submit a note of courses attended and future training/knowledge update requirements. **Agenda: October**

**135.2 Logo Competition** – It was agreed that the Chairman, Clerk, Mr Cooper and Mr Matthews would meet on 7<sup>th</sup> October to discuss the entries. A final decision would be made by the full Council. **Agenda: October**

### **136/08 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.137/08.

### **137/08 FINANCIAL SUMMARY**

<b>Alliance &amp; Leicester Current Account</b>	Balance at 1.9.08	£	<b>4,568.75</b>
<b>Nationwide Building Society Capital Fund</b>		£	<b>47,104.29</b>
<b>Nationwide Building Society Gratuity Fund</b>		£	<b>14,084.71</b>
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<b>The following cheques were authorised totalling</b>		£	<b>2,568.63</b>
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R Wooderson	Cleaning: Newton Voss and steps	73.75
J Allen	Cleaning: Noss Voss/Pope's Quay	41.75
J Eschbaecher	Net salary	1,057.61
I&DAPC	Annual subscription 2008/09	8.00
Access Technology	Website maintenance Mar-Aug 2008	211.50
A Cooper	Mileage to two meetings and one training course	49.60
SLCC	Resubmission of CiLCA portfolio	55.00
J Leonard	Pope's Quay repair	40.00
Garden Services	Grass cutting: The Green – June and July	62.00
Timpson	Bishops Court: spare keys for post box	7.50
DAPC	AGM: fee for two delegates	30.00
South West Water	Tap: Pillory Hill	10.57
<i>Network payments:-</i>		
J Thorne	Part honorarium in lieu of hours worked in July and August	100.00
YNNS	Awards for All grant Network Booklet distribution 2007 and 2008	50.00
Westcountry Paper	Paper for Network booklet 2008 edition	10.08
Staples	Stationery and office supplies	58.38
Yacht Parts Limited	Awards for All grant – sailing aids and equipment	652.94
Yacht Parts Limited	Awards for All grant – sailing aid	49.98
s.137 payments: nil		Total to date: £2,692.50

**In view of the confidential nature of the items to be discussed, it had been agreed that the following items should be discussed in Committee:-**

### **138/08 SEWAGE DISCHARGE**

Leaking manholes had been reported to South West Water and the Environment Agency.

### **139/08 BISHOPS COURT : Progress report**

A comprehensive report had been received from Cllr Mumford and was read by the Clerk, following which Mr Brown, Mr Cooper and Cllr Cooper also updated Members on events since the last Parish Council Meeting. Members were pleased to note that the day-to-day management of the site by Guinness Care & Support appeared to have improved and the feedback had been positive. Signpost had also attended to maintenance issues.

*Cllr Mumford left the Meeting.*

**140/08 TREES AT BROKEN WAY (Pumping Station)** The Chairman and Clerk had met John Fuller (Protree Ltd) on site when 16 dead/dying Elms had been identified for felling. As the SHDC Tree Officer had stipulated that the site management should be undertaken by an Approved Contractor from the Arboricultural Association, only one tender had been invited; a second approved contractor had not responded to previous invitations to tender. RESOLVED: To accept (reluctantly) the tender from Pro Tree: £2,200 + VAT. [Vote: All in favour]

**141/08 SEAT MAINTENANCE** RESOLVED: To accept the only tender received: £580 from John Leonard.

**142/08 EMPLOYMENT** RESOLVED: To safeguard the continuity of the future administration of the Council, a vacancy for Clerk to the Council (not R.F.O.) w.e.f. 2009 would be advertised.