

MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL

Held on 25 February 2010

PRESENT Mr. Young Mr. Carter Cllr Cooper Mrs. Hinchliffe Mr. Hussell
(Chairman)
Mr. Matthews Mr. Buckland
ALSO Mrs. McDonough
PRESENT (Clerk)
6 parishioners were present for part of the Meeting

OPEN FORUM

Briar Hill- Mr. Nick Hodgson, a representative from Midas Homes, outlined the company's option to develop the land. The company wanted to engage in consultation with the Parish Council and wider community. The site had potential for quite a number of units, some open market and some affordable housing. It was appreciated there could be concerns about scale of development. Mr. Hodgson stated that they would be looking at between 20-40 houses. Midas were aware of other potential sites in the Parish and mentioned the possibility of contributing to those schemes or by way of Community Land Trusts.

(Mr. Matthews, Cllr Cooper and Mr. Carter arrived at 7.35pm.)

Mr. Hodgson was referred to the housing site allocation survey conducted by the Parish Council in the summer of 2009 the results coming out very much against the Briar Hill site. He was also referred to the Parish's affordable housing needs having been met at Hoskin's field which would incorporate 95% affordable homes for local people. Mr. Hodgson was referred to any development having to take into account improving the sewage system which was currently to capacity. Mr. Hodgson was asked how many houses would need to be built to justify that capital outlay. Mr. Hodgson had no details.

CPRE: a representative from the CPRE pointed to the Housing Needs Survey, the Housing Site Allocation Survey in summer 2009 and the Village Plan none of which pointed to the Community wanting building development at Briar Hill. The requirements of the SHLAA for 60% of a build being affordable were referred to and questioned whether this would be viable. It was felt affordable housing needs would be met elsewhere in the Parish and those plans should go ahead.

St Louis, Riverside Road West - a relative of the owner referred to a meeting with the SHDC Planning Officer following receipt of the Planning Officer's letter in January. The Planning Officer's suggestions had now been incorporated into the third set of plans which were before the Council.

Hannaford Road- a resident outlined his concerns about the state of the road and whether the Parish Council would be able to contribute towards repair costs. The resident was advised that this was thought to be a private road. The Parish council had no funds budgeted nor any policy to make contributions towards repair costs for private roads. The parishioner was advised to talk to Cllr Mumford.

50/10 APOLOGIES FOR ABSENCE – Reasons for absence were noted from the Vice Chairman, Mr. Taylor, Mr. Tubb, Mr. Stitson and Mr. Brown.

51/10 MINUTES – The Minutes of the Meeting 11 February 2010 were confirmed and signed as a correct record.

52/10 INTERESTS TO BE DECLARED

Members were invited to declare interests in the items for discussion during the course of the Meeting. An interests was declared by Mr. Matthews in the item relating to Viridor.

53/10 PROPOSAL TO VARY THE AGENDA- RESOLVED: That Tenders received relating to work on resurfacing Noss Hard should be considered in Committee due to the confidential nature of the business to be transacted.

54/10 PLANNING APPLICATIONS

54.1 SHDC planning decisions – The most recent decisions were noted.

Applications received – Current applications were considered which included:-

54.2 KEMENDINE, COURT WOOD 37/0087/10/ F-

DECISION: No objection. *(Vote: 6 for, 1 abstention)*

54.3 MAXDENE, NEWTON HILL 37/0092/10/F-

DECISION: No objection but subject to double yellow lines being provided at the entrance and the provision of another parking space, opposite the Co-op, to replace the loss of on street parking. *(Vote: 6 for, 1 abstention)*

54.4 REDLANDS, COURT WOOD 37/0112/10/F –

DECISION: Objection. The Parish Council could identify no real differences to the previous application submitted and maintained their previous reasons for objection:

- The extent of glazing would cause light pollution in an Area of Outstanding Natural Beauty
- Overdevelopment of the site
- Use of inappropriate material
- The positioning would impede navigation and be of substantial detriment to the neighbouring quay at "Wedgwood"

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- The design overhung the River Yealm
 - The design of the main house had not been finalised.
- (Vote: 6 in favour of objecting, 1 abstention)

54.5 ST.LOUIS, RIVERSIDE ROAD WEST 37/0142/10/CA –

A relative of the applicant summarised the changes made to the applications. A proposal was made to support the application but was not seconded.

DECISION: No objection, subject to the points raised by Mr. Munday in his letter of 8 January 2010 being met to his satisfaction. (Vote: 5 for, 2 abstentions)

ST.LOUIS, RIVERSIDE ROAD WEST 37/0143/10/CA-

DECISION: No objection ,subject to the points raised by Mr. Munday in his letter of 8 January 2010 being met to his satisfaction. (Vote: 5 for, 2 abstentions)

54.6 5 YEALM ROAD 37/0227/10/F

DECISION: No objection subject to a condition that there should be low landscaping to obscure/hide the view of the panels from the road. (Vote: 5 for, 2 abstentions)

54.7 CURLEW, RIVERSIDE ROAD WEST 37/0216/10/F

DECISION: Objection. An on street parking space would be lost in an area in which there were already parking problems. (Vote: 5 in favour of objecting, 2 abstentions)

54.8 Revised applications-

- i) The revised plan issued in respect of **Charnwood 37/2256/09** was noted.
- ii) The revised plan made in respect of **Westfield 37/2040/09/F** was considered.

RESOLVED: The Parish Council members' comments made in respect of the application stood and they maintained their support of the objections raised by a neighbour contained in correspondence from Bond Pearce.

54.9 Applications withdrawn- applications withdrawn in respect of Woodside Cottage and 3 Newton Close were noted.

55/10 VILLAGE PLANS- the offer of assistance from members of RYDA in drawing up a Village Design Statement was considered. It was agreed that the **Clerk** would contact the RYDA to welcome their offer of help and to suggest a working group be set up. **Mr. Buckland** and **Mrs. Hinchliffe** agreed to join the working group. Members who were not present at the Meeting would also be asked.

56/10 CERTIFICATE OF LAWFULNESS: TIDAL WATERS –South Hams District Council Valuer's decision was noted to the effect that the balcony in dispute made no difference to the value of a neighbouring property which it over looked.

57/10 CORRESPONDENCE RECEIVED

57.1 Woodside Cottage, Lower Court Rd 37/2225/09/F - the letter from the Planning Officer of 5 February 2010 was considered which asked for clarification of the Parish Council's view before a fresh application was submitted.

RESOLVED: The **Clerk** would write back to advise that the concerns of the Parish Council were partially reference size and detailed design but more importantly the affect of this together with the closeness to the road, the resultant loss of greenery and "urbanization" of the area. This was out of keeping with the rest of Lower Court Road. If it was possible to move the footprint of the garage and retaining wall further from the road so that there was room for some planting in front of the dominant road side wall this would soften and reduce the impact. (Vote; 6 for, 1 abstention)

57.2 Land at Briar Hill –the request from Midas to discuss potential development at Briar Hill Farm was considered. Members noted that the Parish Plan and original Housing Needs Survey recognised need for affordable housing. When the original survey had been performed nobody had come forward to indicate interest in running a Community Land Trust. The results of the Survey in summer 2009 regarding potential housing site allocations in the Parish had shown the Briar Hill site to be the least popular. The proposed housing at Hoskin's field would fulfill the Parish's affordable housing criteria. Discussion took place regarding potential for affordable private housing. It was felt there was no discernable support for this type of development at Briar Hill. It was felt it was not possible to enter into a dialogue or consultation about any development at Briar Hill when the community had demonstrated it would be against this.

RESOLVED: In light of feedback from the Community regarding potential development at Briar Hill, the Parish Council could not enter into dialogue over potential development at the Briar Hill site. The Parish Council would respond to a planning application if and when put forward and would like to be kept informed. (Vote; 4 for, 3 abstentions).

It was agreed that the **Clerk** would write to the developer to advise of the Parish Council's position - the letter to be approved by the Chairman.

57.3 Viridor- it was agreed the Chairman and Mrs. Hinchliffe would attend the talk organised by the Yealm Environment Group to be held at the Yealm Yacht Club on Monday 22 March .

57.4 SHDC/West Devon Strategic Housing Land Availability Assessment Exercise (SHLAA) - copy correspondence sent by the Chairman CPRE to SHDC was noted.

58/10 LISTED BUILDINGS

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58.1 Members considered whether there were any buildings or areas of Special Architectural or Historic Interest which should be recommended to English Heritage for listing. It was agreed the **Clerk** would obtain an updated schedule of Listed Buildings in the Parish for the next Planning Meeting and would check on the status of certain areas believed to be registered as Common Land.

58.2 It was noted that alterations may have been carried out to a Listed Building on Court Road for which consent was necessary. The matter had been reported to SHDC.

59/10 ADMINISTRATION - the present arrangements for considering planning applications were further reviewed and considered to be working well.

60/10 NOSS PLAY PARK- Invitations to tender were to be forward to three contractors the following day. It was noted that Environment Agency Consent would be required for the proposed drainage work. It was agreed **Mr. Buckland** would complete the application forms. RESOLVED: To authorise payment of the Environment Agency Application fee of £50.00. (*Vote; Unanimous*).Cheque numbered 1105 was completed by the Clerk and signed by Mrs. Hinchliffe. The Clerk would obtain the signature of another authorised signatory following the meeting.

61/10 NOSS HARD

61.1 A meeting had taken place with South West Water regarding reinstatement of the Hard .Mr. Buckland advised that whilst SWW gave no firm commitment, it was hoped they would contribute towards reinstatement.

In committee

61.2 It was noted t two contractors , who had issued the two lowest tenders for complete resurfacing, had been approached inviting them to tender revised quotations for a patching reinstatement to Devon County Council Standards .One tender had been received by the deadline given which was opened at the Meeting. Members discussed shortness of time, and that boat owners would be looking to put their boats back as soon as possible.

RESOLVED: To accept the tender from Mr Guy Selleck. (*Vote; unanimous*)

Meeting closed at 9.30pm