

MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL

Held on 26 May 2011

PRESENT Cllr. Cooper Mr. Carter Mr. Matthews Mr. Tubb Mr. Gough
(Chairman)
Mr. Taylor Mr. Hussell
ALSO Mrs. McDonough
PRESENT (Clerk)
4 parishioners were present for part of the Meeting

OPEN FORUM

Village Housing Initiative-a parishioner raised concerns that the Parish Council had supported the wrong plans for the scheme. She feels her concerns were similarly felt by the RYDA, the Environment Group, the neighbours and a significant number of people in the village.

Another parishioner, whilst understanding that a change in course could jeopardise the scheme, referred to complaints in the community about the lack of information which could lead to difficulties in being able to promote another scheme. The same design team used for Bishops Court were involved which was something the Parish Council needed to consider. He did however feel that it was important for the scheme to proceed.

Another parishioner raised a query regarding the length of time the Parish Council was taking to respond to his correspondence. The Parishioner was advised that the Parish Council as a whole needed to agree the response to be made.

Extension of the Conservation Area- a parishioner who had formed part of the original working group offered assistance.

Pope's Quay- the landlady of the Swan Inn addressed the Council on the proposed Salsa Event for Pope's Quay which had been due to take place the following Sunday. The event had been postponed as a result of a parishioner raising a complaint with the Parish Council about the proposed event and in respect of licensing issues. It was suggested that the landlady write to both the Parish Council and the RYHA providing dates and details which could then be considered.

146/11 APOLOGIES FOR ABSENCE –apologies for absence were noted from the Vice Chairman.

147/11 INTERESTS TO BE DECLARED

Members were invited to declare interests in the items for discussion during the course of the Meeting. No interests were declared.

148/11 PLANNING

148.1 SHDC planning decisions – SHDC had not given notification of any planning decisions.

148.2 Applications received –current applications were considered:

i) Stonecrop, Lower Court Road 37/1067/11/F- Householder application for extension to form conservatory and veranda with new deck, and alteration to roof to form link stair from first to existing second floor with dormer windows and roof lights. The site adjoined/affected a public right of way.

DECISION: Objection. The Parish Council found the drawings unclear and were unable to see how the future proposed development would compare with the existing building. (*Vote: 6 in favour of objecting, 1 abstention*)

ii) Creek View, Revelstoke Road 37/1065/11/F-Householder application for landscaping to rear garden including raising levels and installation of new retaining wall and decking, replacement of rear balcony, insertion of doors onto rear garden, creation of hardstanding and resurfacing of driveway.

Application affected the setting of a Conservation Area. Application affected the setting of a Listed building. DECISION: No objection subject to the Conservation Officer being satisfied about the effect on the setting of the Listed Building. (*Vote: 6 for, 1 abstention*)

iii) 17 Court Road 37/1089/11/F -Householder application for construction of porch to front of house together with loft conversion. Application affected a Listed Building. DECISION: No objection subject to the Conservation

Officer being satisfied about the effect on a Listed Building. (*Vote: 6 for, 1 abstention*)

iv) 17 Court Road 37/1087/11/LB -Listed Building application for construction of porch to front of house together with loft conversion. Application affected a Listed Building. DECISION: No objection subject to the Conservation Officer being satisfied about the effect on a Listed Building. (*Vote: 6 for, 1 abstention*)

v) 103 Court Road 37/1140/11/TW -South Hams District Council (Parish of Newton and Noss) (No.22) Tree Preservation Order 2003 Register Number of Notice: 3156. Application to work on protected trees. The Tree Warden had raised no objection. DECISION: No objection (*Vote: 6 for, 1 abstention*)

vi) Land off Parsonage Road 37/1122/11/F Proposed erection of 16 dwellings (comprising 2 private and 14 affordable housing units) and associated access road, car parking and landscaping.

1/26May2011.....Chairman

Application affected the setting of a Listed Building. The proposed development did not accord with the provisions of the development plan in force in the area in which the land in which the application related. DECISION: Support (*Vote: 5 for, 2 abstentions*)

148.3 Site visit- pre application consultation-Spindrift, 29 Court Road- the site visit had been made by the Chairman, Vice Chairman, Mr. Hussell, Mr. Carter and Mr. Dean Kinsella from SHDC Development Control. Concern was expressed about over development of the site, change to the character of the area and for pedestrian safety. It was agreed the **Clerk** would respond in those terms to Mr. Kinsella

148.4 Enforcement-99 Yealm Road 2011/0163- unauthorised erection of boundary wall. Some Members felt that the wall had been rebuilt higher than the original wall. It was agreed the **Chairman** and **Mr. Hussell** would undertake the suggested site visit in June.

148.5 Appeals;

i) Crispin's Cot, Bridgend APP/K1128/D 11/2148783- Appeal against refusal of revision of planning ref 37/0089/09/F to cantilever the living room over estuary wall to align with existing bay window (to be demolished). A parishioner referred to the letter sent by the Parish Council regarding the original appeal after the Environment Agency withdrew its recommendation following a review of tide levels. It was agreed the **Chairman** would raise this issue through the District Council.

ii) The Greenhouse APP/K1128/A/08/2083070- the further response from the Planning Inspectorate was noted.

149/11 CORRESPONDENCE-

149.1 Regulation 26 – Notification of Review of South Hams and West Devon Councils

Statement of Community Involvement- it was agreed that the Clerk would complete the survey on the basis that there should be as much community involvement as possible.

149.2 NALC Communities in Action Conference and Exhibition- no Members were available to attend.

149.3 The Inaugural Community Oil Buying Group Panoply – notification of the event and the potential for oil buying groups had been circulated to the Parish Database and had appeared in “the Nose”. Four people had expressed an interest. No Parish Council Members were available to attend. It was agreed the **Clerk** would contact those interested to see if their contact details could be passed to one another to enable them to liaise direct.

149.4 Sevenstones, Newton Hill 37/0774/11/F –a letter from the applicant was considered. It was agreed the **Clerk** would send a letter to the applicant, to be approved by the Chairman, referring to the fact that the Council did not normally comment on their decisions made with respect to planning applications. The Parish Council had noted comparisons made between their decision to support the application made to redevelop the Co operative Store and the application made in respect of “Sevenstones”. The application made in respect of “Sevenstones” had been made in respect of a private development on behalf of an individual. The Co operative planning application had been supported as it would be providing a village amenity.

150/11 ADMINISTRATION

150.1 Planning Meetings- the procedures for the Meetings and methods used to deal with planning applications were reviewed. It was agreed that two Meetings per month should continue, with the second Meeting concentrating on planning. A suggestion was made that plans could be viewed on a lap top at the Meeting. It was agreed there should be further investigation into cost. It was also agreed that there should be more site visits. Reference was made to the architect for Point Bungalow wishing to give a presentation on the proposed development. It was agreed that this should take place in Open Forum at a future Meeting- the RYDA and Parish Database were to be made aware.

150.2 Planning Training- consideration was given to whether investigation should be undertaken into further planning training. It was agreed that the **Chairman** would obtain a copy of a set of guidelines and relevant planning policies that applied to the Parish from SHDC.

150.3 Conservation area extension/Village Design Statement/Listed Buildings Working Group-

i) Conservation Area-consideration was given to whether to form a working group and its scope and focus. Reference was made to its original purpose being to protect Bridgend. The SHDC Conservation Officer had suggested that it would have to protect the whole area at water level. Mr. John Prosser had undertaken some work in this respect- the **Chairman** would speak with him and report back.

ii) Listed Buildings- reference was made to the Conservation Area Appraisal referring to buildings in the Parish which made a significant and positive impact on the area. It was agreed that there should be consistent criteria and that Members would consider such buildings in the Parish over the following 3-4 months. **Agenda October**

iii) Village Design Statement-it was agreed that the scope and objective should be established. Members would consider design in the village, what should be preserved and what could be done to improve it. **Agenda October**

150.4 Elections – Members considered arrangements for co option following the uncontested Local Parish Council Election. The Parish Council were advised that they had 35 working days from the

2/26May2011.....Chairman

date of the election to fill the vacancies. If it was not believed that this could be accomplished within the timescale, then it would be necessary to advise the Returning Officer at SHDC as such setting out the action undertaken by the Parish Council to fill the vacancies. It was suggested that the summer period would not be an appropriate time in which to try to fill the vacancies. It was agreed that the closing date for applications would be given as 31 July 2011, the applications being determined at the Meeting on 8 September. It was agreed that the **Clerk** would notify the Returning Officer of the action to be undertaken. **Agenda September.**

150.5 Doctor's Steps and Leas/Cinder Path- no invoice received for maintenance work had been received.

150.6 Public Tap Pillory Hill- no invoice had been received for emergency repairs. **Mr. Taylor** agreed to check the tap.

150.7 Wall near the Malthouses- RESOLVED: to authorise payment of the invoice received for repairs from Mr. Shepherd-Newton Gardening Services (£150). (*Vote: Unanimous*)

150.8 Yealm Ferry Toll Boards- Mr. Carter declared an interest. RESOLVED: to authorise payment of the invoice for refurbishment from Seymour Signs (£194.40) (*Vote: 6 in favour, 1 abstention*)

151/11 POWER CABLES- concerns expressed by a parishioner regarding the size of replacement cabling being used in the Parish and in an AONB area were considered. It was agreed the **Clerk** would write to Western Power Distribution expressing the parishioner's concerns. The Parishioner would be copied in on the letter.

152/11 AUTHORISATION OF PAYMENTS – Cheque payments were authorised and signed in accordance with the schedule prepared by the Clerk, checked by Mr. Gough and listed in Minute 153/11.

153/11 FINANCIAL SUMMARY

The following cheques were authorised totalling:
£542.99

Payments 26 May 2011

Chq No	PAYEE	DETAIL	AMOUNT
1308	South West Water	Public tap;Pillory Hill 12/2/11-9/5/11	£13.10
1309	RYHA	Supply:Slipway Cleaning Fluid	£19.99
1310	1st Yealm Guides	Grant:financial assistance for set up costs*	£100.00
1311	River Yealm Regatta	Grant: contribution towards Regatta Fireworks* Grant:contribution to Yealm FerryToll Board	£50.00
1312	Seymour Signs Newton Gardening	refurbishment**	£194.40
1313	Services	Wall repair near the Malthouses, Bridgend	£150.00
1314	NALC	LCR Magazine annual subscription	£15.50
Total			£542.99

**Section 137 Local Government Act 1972 payments: £150. Total to date:£150*

***S.144 Local Government Act 1972*

The Meeting closed at 9pm

3/26May2011.....Chairman