

MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL

Held on 27 May 2010

PRESENT	Mr. Young (Chairman)	Mr. Carter	Mr. Buckland	Mr. Taylor	Mr. Hussell
Mr. Cooper	Mr. Matthews	Mr. Brown	Mrs. Hinchliffe		
ALSO	Mrs. McDonough				
PRESENT	(Clerk)				

4 parishioners were present for part of the Meeting

OPEN FORUM

River Yealm Hotel- a parishioner raised an enquiry into the criteria used by the Parish Council when reaching their decision to recommend the River Yealm Hotel for Listed Building Status. The parishioner was advised that the Parish Council had formed a working group to look into buildings of significant architectural merit, worthy of recommendation for Listing in order to protect them. Whilst the process was ongoing, the Parish Council had looked at whether there were any buildings which should be recommended in the interim. The Parish Council's recommendation had been treated by English Heritage as a letter in support of a pre-existing application.

147/10 APOLOGIES FOR ABSENCE – Reasons for absence were noted from Cllr. Cooper, Mr. Tubb and Mr. Stitson.

148/10 MINUTES – The Minutes of the 8 April Meeting were amended further at Min 102.1 to reflect the voting in respect of the Reading Room Planning Application. The Minutes of 13 May 2010 were amended at Min 134.2(ii) regarding fencing on the Collaton/Butts Park link. The Minutes of the 8 April, 22 April and 13 May Meetings were then confirmed and signed as a correct record.

149/10 INTERESTS TO BE DECLARED

Members were invited to declare interests in the items for discussion during the course of the Meeting. The Chairman, Vice Chairman, Mr. Matthews and Mr. Brown declared interests in respect of twinning matters by virtue of being on the Twinning Committee.

150/10 PROPOSAL TO VARY AGENDA – RESOLVED: that matters relating to the receipt of Tenders for public seat maintenance should be considered in Committee. (*VOTE: Unanimous*)

151/10 PLANNING

151.1 SHDC planning decisions – The most recent decisions received were noted:

- i) **Myrtle Quay Yealm View Road 37/0297/10/F-** Householder application for alterations and extension to existing house to provide new kitchen/living/dining space. Demolition of existing garage and provision of new parking area/access. Refused.
- ii) **Kemendine Court Wood 37/0512/10/MIN-** Non material amendment to application for two storey side extension and alteration to dwelling. Granted.
- iii) **Westfield Riverside Road West 37/2040/09/F-** Retrospective householder application for amendments to planning consent 37/0410/08/F for alterations to landscaping to rear garden. Granted
- iv) **Curlew Riverside Road West 37/0247/10/F** Householder application for extension and alterations to include roof conversion. Granted
- v) **Waterwynch Yealm Road 37/0479/10/F-** Householder application for alterations to existing garage. Granted
- vi) **Reading Room and Premises, Riverside Rd East 37/0451/10/F-** Installation of solar panels on roof of building. Granted.

151.2 SHDC Planning Enforcement- Vine Cottage- Riverside Road West- members noted communication received from SHDC following a complaint of a structure having been built into the estuary and that a planning application was anticipated.

Applications received – Current applications were considered which included:-

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151.3 Kemendine, Court Wood 37/0909/10/F- Householder application for single storey rear extension.

DECISION: Support (*Vote; 8 in favour, 1 abstention*)

151.4 18 Rowden Court 37/0955/10/F- Application to remove holiday let restriction (37/1422/90/3) to full residential use. Application affected the setting of a Listed Building. DECISION: No objection (*Vote; 8 in favour, 1 abstention*)

151.5 Land Opposite 60 Noss Mayo 37/0942/10/F- Resubmission of 37/1944/09/F for proposed new dwelling with parking. There had been no copies of letters of objection received to date.

DECISION: Objection. Although revised plans had been submitted, not all issues had been properly addressed:

1. Too large - overdevelopment. Members accepted the scale had been reduced but still had concerns.
2. Harm to character and appearance of the area.
3. Harm to foreshore setting/AONB character.
4. Harm to neighbours' amenity and impact on buildings close to it.
5. Loss of parking and garden.

(*Vote; 8 in favour of objecting, 1 abstention*)

151.6 Applications withdrawn- No notification had been received of any applications withdrawn.

152/10 ADMINISTRATION

152.1 Pre consultation on planning applications- a suggestion by SHDC that the Council engage in pre consultation was considered. No details had been provided as to how this was envisaged to work in practice. It was agreed **the Clerk** would contact Development Control and request further and better particulars of the scheme.

152.2 Ordnance Survey- Members considered details and subscription arrangements for Parish Online enabling the Parish Council to access Ordnance Survey mapping. The set up fee would be £20 with an annual subscription of £10 per annum per 1000 head of population. **RESOLVED:** To subscribe to Parish Online and to authorise payment of the set up fee and annual subscription. (*Vote: Unanimous*).

152.3 Standing orders and financial standing orders- Mr. Matthews and Mrs. Hinchliffe were in the process of conducting the review. **Agenda June.**

153/10 VILLAGE PLANS

Mr. John Prosser and Mr. Chris Bradley had offered assistance in drawing up a Village Design Statement. It was agreed that a working group should be formed comprising **Mr. Prosser, Mr. Bradley, Mr. Buckland and Mrs. Hinchliffe.** The first meeting of the working group would take place in September. **Agenda October.**

154/10 LISTED BUILDINGS-

154.1 Recommendations. It was thought to have been 26 years since any buildings had been recommended for Listed Building Status in the Parish. **RESOLVED:** that the working group formed to prepare the Village Design Plan should also address the issues of Listed Building recommendations and the consideration of the extension to the Conservation Area. (*Vote; Unanimous*)

154.2 River Yealm Hotel – English Heritage had treated the letter of recommendation from the Council as a letter in support of a pre existing application. English Heritage had acknowledged receipt of the letter from the Council and had advised that the application would be processed, the Parish Council being kept advised of progress.

Mr. Brown left the Meeting.

155/10. CONSERVATION AREA-

The Council received a report of the site meeting with the SHDC Conservation Officer to discuss which areas should be recommended for inclusion. A case for extending the Conservation Area would need to be made which would then be considered by SHDC Planning Department.

156/10. CORRESPONDENCE

156.1 Development Control and Conservation User Group Meeting- it was agreed **Mr. Buckland** and the **Chairman** would attend the meeting on 9 June 2010.

156.2 Empty Homes- Members considered and noted the letter from SHDC regarding their Empty Homes Strategy.

156.3 Public Contact and Accessibility to Police Services-Community Survey- The survey had been circulated to parishioners registered with the Parish Council database, but no substantive feedback had been received.

157/10 COMMON LAND –The Clerk had been to Plymouth District Land Registry and performed searches with respect to areas of land at the Green, Broken Way, and Gunsey Lane- all of which were unregistered. Broken Way had a right of way registered to the Pumping Station. Concern was raised about risk of land erosion at Broken Way. The land was not regarded as being useful. The Green was registered as a Village Green. It was agreed that **the Clerk** would research requirements for registering Noss Green as a Village Green.

158/10 VIRIDOR – Mr. Matthews declared a personal and prejudicial interest and left the room whilst the matter was discussed. Copy correspondence sent from CPRE to the Environment Agency was noted. RESOLVED; to copy the letter of representation sent to DCC to the Environment Agency in respect of the plans for the New England Quarry Resource Recovery Centre. *(Vote; 6 in favour, 1 abstention)*

159/10 NEWTON FERRERS PRIMARY SCHOOL– Mrs. Hinchliffe advised that the “Information Blob” would remain on the School site.

160/10 TWINNING - RESOLVED: To grant a request from the Twinning Association for a contribution of £150 towards the cost of a framed print of the 2000 Parish Map to present to the Trebeurdiniais at the Twinning Ceremony. *(VOTE; Unanimous).The Chairman, Vice Chairman and Mr. Matthews did not take part in the discussions or vote.*

161/10 MEETINGS ATTENDED - Annual General Meeting of the Plymouth and South Hams Group CPRE –the Vice Chairman gave a report of the meeting. Specific reference had been made to the Village Housing Initiative in the Parish.

162/10 MAINTENANCE

162.1Annual Asset Inspection- the results of the asset inspection to date and allocation of further assets to be inspected would be reviewed.

162.2South West Water –photographs of leaking manhole covers from parishioners following concerns being raised regarding the leaking manhole covers were considered. Mr. Carter advised that SWW would be visiting and that he would make enquiries into the position.

162.3Trees: Members considered whether a review should be undertaken and an updated management plan drawn up for trees situated on land owned/managed by the Parish Council. It was agreed that the Chairman would look at the trees at Broken Way and report back to the Council. Mr. Taylor advised that the trees at The Green should be reviewed. RESOLVED: In the interests of continuity, **the Clerk** should instruct the Arboricultural Consultant who prepared the previous reports in 2004/2006 to undertake an updated report, subject to his costs not exceeding a maximum of £200.*(Vote; Unanimous)*

163/10 FOOTPATHS & SEATS

163.1Permissive footpath- Mr. Taylor gave an update in respect of plans for linking Gunsey Lane with the Woodland Trust path in Newton Wood above Shallowford Creek. When undertaking the search at the Land Registry the Clerk had noted that one of the properties adjacent to Gunsey Lane made reference to a Statutory Declaration regarding access. The Clerk had received no response from landowners with property adjacent to Gunsey Lane. It was agreed that it should be suggested to the landowner proposing the permissive path that he should contact one of the adjacent landowner on a direct basis to pursue matters further.

163.2WIC footpath –Mr. Taylor had reviewed old Parish Documents and had noted that the WIC Footpath had been part of the Highway and had not been put on the definitive Map as a public footpath. It was agreed **Mr. Taylor** would prepare a draft letter for the Clerk to send to DCC to ask whether they accepted responsibility.

In Committee

163.3Seats- One tender had been received for public bench/seat refurbishment. RESOLVED; to accept the Tender from Mr. Neil Shepherd for £440. *(Vote: Unanimous)*

The Meeting closed at 9.55pm

3/27May10.....Chairman