

STOKE FLEMING PARISH COUNCIL

Clerk: Judy Talbot Asherne Lodge, Strete, Dartmouth TQ6 0RW

Email: clerk@stokefleming.org Telephone: 01803 770456

**A meeting of the Parish Council was held on Wednesday 1st November 2017 in the Village Hall
at 7.00 pm**

Present : Councillors	Katie Franks	Martin Judd	Struan Coupar
	David Harris	Hazel Smith	Ruth Adams
	Nick Wood	Paul Bond	Michael Barlow

County Councillor Julian Brazil
District Councillor Michael Hicks
Parish Clerk Judy Talbot
One member of the public

426. APOLOGIES

None.

427. MINUTES

Minutes of the Parish Council Meeting held on Wednesday 4th October 2017 had been circulated and read along with the Planning Site Meeting Minutes of 23rd October 2017. Cllr Wood proposed and Cllr Smith seconded that the PC minutes be accepted. Cllr Smith proposed and Cllr Coupar seconded that the Planning site minutes be accepted. All were in agreement and both PC meeting minutes and planning minutes were signed as a true record.

428. MATTERS ARISING

Cllr Franks welcomed the two new Councillors: Cllr Adams and Cllr Barlow and invited them to ask questions at any time for clarification of matters. Clerk confirmed that new Councillor lists will be going up on the Boards and Councillor information amended for the website.

Further to last month's meeting and PC Richardson's comments regarding the 20mph speed limit in the village, Cllr Wood confirmed that further to investigation this is definitely a mandatory and enforceable limit.

Cllr Brazil stated that the enforcement unit comes out of Plymouth and there aren't enough resources locally to enforce this limit. Historically Highways department were looking to increase it to 30mph but decided against it.

429. DECLARATIONS OF INTEREST

None

430. PUBLIC QUESTION TIME

A member of the public discussed the new yellow lines along Bidders Close which she believed would extend from the Lodge house around the corner to the cul-de-sac. She stated that there was already limited parking without further restrictions. Cllr Barlow had read the road traffic notice in the Dartmouth Chronicle and when approached by the resident, had found online that the lines would run from Nos 41 to 42 opposite the Lifeboat Station.

Cllr Brazil mentioned that the Lifeboat station might have requested the restriction in order that emergency vehicles can get around the stretch of road.
Clerk to contact Lisa Edmonds in Highways to clarify this matter.

431. COUNTY COUNCILLOR'S REPORT

Cllr Brazil mentioned that a local resident is now progressing the issue of the Blackpool manhole covers through the complaints route. This has now escalated to Level 2.

Cllr Brazil discussed a recent Children's Scrutiny meeting he attended which was held at Social Services for Totnes and Newton Abbott. The main problem highlighted was staff retention as pay is not as good as in Plymouth or Torbay regions. Hence, agency staff are used which creates a more temporary environment. This is not beneficial for teamwork which is necessary for the stressful work involved. There is a particular need for proper career training and greater teamwork.

Cllr Smith mentioned that funding in Torquay is to be reduced as well.

432. DISTRICT COUNCILLOR'S REPORT

Cllr Hicks outlined the complications which have arisen with regards to the Thorn Farm planning application. Further to being advised that it would not be approved, the applicant re-submitted which takes matters beyond the January planning meeting. Cllr Hicks is still happy to take it to Committee should the planning officer decide to refuse it.

Cllr Franks stated that the PC had been in support of the application. The first planning officer had apparently given a verbal consent. The PC believe that the applicant has been mindful that the proposed extension looks appropriate and has also taken into account the necessary landscaping and environmental matters.

Cllr Hicks confirmed that the meeting for the vote regarding the Council merger proposal had taken place on 31st October. SHDC approved the merger with West Devon opposing it. Therefore there will not be an application to the Secretary of State as both Councils need to be in agreement. It is unsure what direction the Councils are now going in.

Cllr Smith stated that any Council Tax rise must be reasonable and proportionate within SHDC.

Cllr Brazil said that SHDC should future-proof against West Devon by divesting assets to Town and Parish Councils. These could be leased back to the Council and hence be protected against any future merger propositions.

Cllr Coupar questioned if the recent staff rearrangement within the two Councils would be unscrambled. Cllr Hicks confirmed that an adjustment would possibly be necessary as an administrative convenience of how staff have been appointed.

Cllr Coupar also questioned if the Joint Local Plan would be affected in any way. Cllr Hicks stated that the three entities involved in its production are currently all separate so all would remain the same.

433. COMMUNITY

(a) Reported problems

The bench within the playing field close to the bus shelter needs mending. The Clerk has contacted Keith Ellis for him to deal with.

A Parishioner has made a complaint about the parking of a Land Rover opposite Merrydown Cottage. The Land Registry plan apparently doesn't show the boundary to include the parking

area. Cllr Harris mentioned that Church Cottage has always had parking for one vehicle which can protrude onto Rectory Lane.

Cllr Franks to send the plan to Cllr Hicks to ascertain the ownership.

Cllr Adams will liaise shortly with Mary Newman regarding the newly proposed noticeboard along School Lane.

A gate has fallen down where the footpath meets the main road on Blackpool Hill. Cllr Wood stated that this is not known if it belongs to the Council so possibly no-man's land now.

The public footpath signpost at Shady Lane and Chapel Lane has also fallen down along with the Bird Walk footpath signs. Clerk to email Paul McFadden (Warden in charge of footpaths and rights of way) to arrange for these issues to be resolved.

Cllr Harris to confirm to the Clerk if the fallen leaves along Bird Walk have in fact been removed.

(b) Cotton development (formerly called West Dart)

The planning application for the Cotton development of 210 dwellings (Phase 2) has now been submitted with comments due by 24th November. Cllr Smith requested assistance and it was agreed that a sub-committee be formed to look at this application.

Cllr Coupar outlined the history of the development in that 240 houses had been approved at one stage with a proposal of up to 450 houses earlier on. However, as the Joint Local Plan is yet to be finalised this site is currently not an approved site.

The PC have supported 240 houses previously but certainly not the excessive number of 450. One part of the site will be visible from the edge of the village. Cllr Coupar has suggested that this area within the development be moved to where the Community hub was going to be. The hub is now not part of the development so there will be empty space.

Clerk to book the hall for Monday 6th November in order that a number of Councillors can have a preliminary meeting to go through the plans prior to a site meeting. Cllr Hicks has offered to arrange for a Planning Officer to meet them at the development site.

(c) Current Section 106 funding allocations

Cllr Coupar has requested details of monies with regards Windward development. There is a £10k promise from Cavanna for the school footpath which is not a s106 allocation. It is important to compile a list of the s.106 monies for the forthcoming developments such as Land off School Road. Councillors will then be able to monitor these and ensure compliance from developers.

Cllr Wood discussed the DALAG footpaths and the shortfall regarding the Community Reinvestment Fund. He confirmed that a saving has been made but it is not known how much until it is signed off by DCC.

(d) Bird Walk funding – Community Reinvestment Fund/Coastal Communities Fund

The scheme has not yet been costed and the PC need to look at the Stakeholders' involvement. Cllr Coupar has requested that Cllr Bond obtains quotes for costings of the Bird Walk and car park. Cllr Judd to speak with Peter Sandover who is on the Committee for the Coastal Communities Fund.

Cllr Hicks to ascertain if Rectory land has now been assessed by SHDC as the Neighbourhood Plan has it earmarked for development.

(e) Council representation for future residents of the new development at Cotton

Cllr Coupar stated that the Cotton development will undoubtedly affect the Parish and increase the population. Therefore, representation for this will need to be accounted for and Councillors should consider how the Parish will embrace the development.

Cllr Hicks discussed the housing need for Dartmouth but with an impact upon Stoke Fleming. He stated that the site must be considered as bare land for the purposes of the submitted application. It is important that the usual SHLAA (Strategic Housing Land Availability Assessment) processes have been applied.

All documentation for the Joint Local plan has now gone to the Inspectorate and Cllr Coupar will attend the Hearing which is likely to be held at the beginning of February. The Program Manager will ask for details of representations prior to this.

(f) Letting Policy

Cllr Franks has now received responses from Devon Homes Choice and South West Housing who are the two main affordable housing providers. Cllr Franks will circulate to all in order that the data can be examined to see if the criteria is being adhered to.

434. ROADS & TRANSPORT

(a) Reported problems

Cllr Wood mentioned that the bus timetable has been further restricted with fewer buses now running.

(c) Blackpool Hill manhole covers

Clerk to resend to Cllr Judd the recent email response from Highways regarding the manhole covers with the attachments. The response was another refusal to carry out works to them for safety reasons on the grounds that the depth was not greater than 40mm and that it was not a high friction area surfacing.

Cllr Judd to draft another email as a final attempt at gaining resolution here for the covers to be raised. Further to this, the PC will have to go down the formal complaints route.

DCC have now confirmed that they hold responsibility for fixing the covers. Cllr Barlow stated that the BT Open Reach cables run along this route and would not be happy to know the situation. Cllr Barlow to investigate.

435. MAINTENANCE

(a) Bus shelter – Sportsman’s Arms & Deer Park

Clerk has been in touch with Nigel Bryant who confirmed that he was due to start works on 23rd October and would look at Deer Park shelter as well. Clerk to follow up.

436. PLANNING:

APPLICATIONS

Land at Sx 864 487 Road past Redlap Farm, Stoke Fleming TQ6 0QU

3229/17/FUL Timber clad shallow pitched roof agricultural building in position of existing Polytunnel.

Stoke House Gardens, Road off Church Rd, Stoke Fleming TQ6 0PE

3377/17/TCA T1: Purple Beech - reduce back over extending ascending lateral branches on the upper north-eastern canopy. Low impact to amenity value in the wider landscape.

Whitewalls, Bay View Estate, Stoke Fleming TQ6 0QX

3537/17/HHO Householder application for extensions and alterations to existing bungalow to suit the needs of a disabled person.

DECISIONS

Woodbury Farm, Lane past Woodbury Farm, Stoke Fleming TQ6 0NF

2609/17/ARC Application for approval of details reserved by conditions of granted planning consent 0650/17/FUL conversion of 3 barns to holiday units. Discharge of condition approved 28/09/2017.

The Stables, 1 Dartmouth Road, Stoke Fleming TQ6 0NU

2888/17/HHO Householder application for change of use from householder to habitable accommodation

Conditional approval 11th October.

Trengweath Garage within curtilage of Stoke Lodge Hotel, Cinders Lane, Stoke Fleming TQ6 0RA

2717/17/FUL Proposed refurbishment and alterations to existing cottage; demolition of existing staff accommodation building to enable the construction of a new single dwelling with associated amenity area and enhanced car parking provision. Conditional Approval 9th October.

APPEALS

Barn at East Down Farm Blackawton Devon TQ9 7AW

0896/17/PDM Prior Approval Agricultural building to dwelling C3. Proposed change of use of agricultural building to 3no. dwelling houses (Class C3) and for associated operational development (Class Q(a+b)). Prior approval refused June 2017.

ENFORCEMENT CASES Current enforcement list updated.

437. FINANCE

a) BANK BALANCES

Santander	£13,618.89	Statement dated 6 th October 2017
Lloyds Bank	£19,677.48`	Balance at 28 th October 2017

b) RECEIPTS

Dartmouth Camping & Caravanning Club Site	46.00	Flower Tub
Fresher's Fair donations	38.65	Donations
Stoke Fleming Parish Council	41.00	Flower Tub
Stoke Fleming Village Shop	41.00	Flower Tub
Stoke Lodge Hotel	46.00	Flower Tub

Cllr Smith proposed and Cllr Judd seconded that the following cheques be approved for signature. All were in agreement.

c) ACCOUNTS TO BE PAID	£	
Nick Roberts	47.50	Shelter cleaning
Barry Morris	40.00	Website administration
Hannah Abraham	42.50	Toilet block cleaning
Miss J Talbot	330.55	Clerk salary
St Peter's Church	18.00	Christmas Tree sponsorship
Sandover Associates	1,044.00	Neighbourhood Plan
Miss J Talbot	4.00	Printer paper
Stoke Fleming Shop	17.86	Toilet supplies
Post Office Ltd	28.18	Water bill
Stoke Fleming Village Hall	12.00	Room Hire
Post Office Ltd	91.70	Electricity bill
Evergreen South West	84.00	Gardening
R.V. Harris & Son	678.00	Maintenance
PWLB loan payment	1,111.22	Loan – direct debit

d) Xmas Tree monies

A collection was taken from all Councillors to contribute to the cost of the Xmas tree at St Peter's Church.

There being no further business the meeting closed at 9.10 pm.

The next monthly meeting of the PC will be held on 6th December 2017 in the Village Hall at 7pm.