

STOKE FLEMING PARISH COUNCIL

Clerk: Judy Talbot Asherne Lodge, Strete, Dartmouth TO6 0RW

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A meeting of the Parish Council was held on Wednesday 1st August 2018 in the Village Hall at 7.30 pm

Present : Councillors	Struan Coupar	Hazel Smith	Michael Barlow
	David Harris	Paul Bond	Nick Wood
	Ruth Adams	Jay Gascoigne	Caroline Martin

Parish Clerk Judy Talbot
Two members of the public

542. APOLOGIES

Cllrs Michael Hicks, Julian Brazil and Martin Judd.

543. MINUTES

Minutes of the Parish Council Meeting held on Wednesday 4th July 2018 had been circulated and read.

Cllr Adams proposed and Cllr Smith seconded that the PC minutes be accepted. Planning site minutes from 11th July were also read and approved with Cllr Smith proposing and Cllr Barlow seconding. All were in agreement and PC meeting minutes and Planning site minutes were signed as a true record.

544. MATTERS ARISING

None

545. DECLARATIONS OF INTEREST

None

546. PUBLIC QUESTION TIME

Two local residents discussed their concerns and dissatisfaction over a recent planning application for an extension at a property to the rear of their house. They had not seen the planning notice and had read about the application in the local magazine. They queried why the PC had not given any objections to the application. It was explained that Councillors can comment on planning applications but are not involved in decision-making. Planning officers at SHDC look at all aspects of the application. Councillors visit the properties but do not visit all adjoining properties. The proposed extension did not seem to pose any problems when viewed externally.

The residents were advised to speak to the Planning Department at SHDC in order to make their formal objection to the application even though the consultation period might now have expired. They would then advise them as to whether their objections could still be submitted. The PC would also speak to the Planners to establish what position had been reached in the planning process.

Commented [S1]: In fact it has not expired

547. COUNTY COUNCILLOR'S REPORT

None.

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None.

549. DEVON AIR AMBULANCE TRUST

The Clerk confirmed that Toby Russell of DAAT had sent through details pertaining to the ongoing maintenance costs for the project along with some marketing information. Councillors agreed that the

PC would produce a leaflet for letter-drops in the neighbouring area to the playing field along with a short article for the magazine in order to gauge local interest. The Clerk will ask Cllr Judd to produce this material and she will also email Toby Russell to see if he is available to man an information stall at the Hort & Sports Show on Bank Holiday Monday.

550. NEIGHBOURHOOD PLAN – Examination; Action Plan

Cllr Coupar confirmed that all responses had been sent back to the Examiner from the Neighbourhood Plan Steering Group and SHDC. They are now awaiting a response with possible further questions or changes from the Examiner.

Cllrs Judd and Gascoigne will make a start on the Action Plan within the Neighbourhood Plan. Cllr Gascoigne will look at what is set out in the document and break it down in terms of who they will be working with and the funding requirements. He highlighted that the projects are complicated and wide-ranging so will discuss it further at the next PC meeting.

551. CONDUCT OF PARISH BUSINESS

It was confirmed that the latest document had been circulated to all Councillors in order to give everyone a fair chance to contribute. The document will be finalised by the September meeting.

552. COMMUNITIES TOGETHER FUND

Cllr Gascoigne confirmed that he has spoken to Rob Sekula from SHDC regarding the Communities Together Fund and discussed how the funding could be delivered. The difficulty lies in finding distinct projects which cover more than one parish. These can comprise capital and revenue projects involving community groups.

Cllr Wood will find out if there is a shortfall to the DALAG footpath project from Stoke Fleming to Dartmouth. The Communities Together Fund needs to be spent within twelve months. The Clerk will contact neighbouring parishes to gather ideas.

553. COMMUNITY

(a) Reported problems

The Clerk has received communication from the Bowling Club enquiring into possible s.106 monies to help with their centenary celebrations. The monies from Deer Park development will not be available for some time but the Clerk will contact Cllr Hicks to find out who to speak to at SHDC regarding any historic s.106 monies.

(b) Cotton development

A site meeting was held by the Planning Committee on 20th July which Councillors also attended. The visual impact on the AONB as viewed from Stoke Fleming was the main consideration with emphasis upon Area C and the potential view from Venn Lane and School Road. The recommendation from Tom Jones at SHDC is in favour of the development due to the overriding benefits from the development outweighing the harm to the landscape.

The committee meeting on the 1st August, at which the PC was due to make verbal representations to reinforce its written objection, has been deferred to the 5th September as Roger English from AONB had just submitted their consultation response which comes down strongly against the development. The document details a paragraph from the new National Planning Policy Framework (NPPF) 2018 which sets out the criteria for developments within AONB's. The Landscape Officer details concern over the visual impact of the development.

Councillors discussed the option of appointing a planning consultant to represent the PC at the next Committee meeting. A discussion ensued regarding who and what type of consultant is required. Cllr Coupar will make the relevant enquiries regarding a possible landscape specialist.

(c) Bidders Close

The Clerk had received a response from Planning Enforcement that building works at this property have now ceased and a planning application will be forthcoming.

(d) A379 Retaining Wall

The Clerk and Cllr Coupar received communication from the resident who owns the retaining wall to the A379. He was unhappy that neither the reporting neighbour nor the PC had spoken to him about any potential structural issues with his wall before writing formally. The Clerk confirmed that Highways and Building Control had been contacted but would not intervene unless the wall caused actual problems to the road. The resident has now appointed a structural survey to be carried out and will report back.

554. ROADS & TRANSPORT

(a) Reported problems

Cllr Harris reported complaints about pots and stones obstructing the road along Church Road. The Clerk will write to the property owner to ask them to be removed.

Cllr Martin reported back from residents at Bailey's Meadow regarding the forthcoming Gigaclear works in the village and concerns over parking. The owner at Bailey House has now padlocked the gate thereby preventing access to the main road. The Clerk will write to the property owner asking them to unlock the gate whilst the works are being carried out in order to alleviate the access issues in the village.

Commented [S2]: The works in Rectory Land were not due to last for more than a few days.

Councillors then discussed areas in the village which might be used for temporary parking whilst the works are continuing. The Village Hall parking must be addressed however by the Village Hall Committee for any parking approval. It was agreed that the playing field could not be used either as the condition of the grounds would deteriorate rapidly especially as we head into the autumn, and the PC has no means of exercising control over parking for an extended period. The Clerk agreed to write an email to Cllr Martin setting out these reasons in order to notify the relevant residents.

(b) Bugford

The Clerk had written to Charles Wreford-Brown in relation to the proposed Bugford flooding repairs. The Chairman will speak to him to ascertain if it is possible to proceed with the works based on the written quote for the specification as set out some time ago.

555. MAINTENANCE

(a) Football Pavilion

Cllr Barlow has overseen the various electrical works along with the compliance testing and fire extinguishers being installed. Ongoing maintenance is required including the split guttering, the Gents toilet door needing replacement and the hot water to be plumbed into the kitchen.

The Clerk to notify Keith Ellis that the steel gate on the path by the bus stop at the playing field corner needs fixing. The footpath sign also needs to be repaired at Shady Lane and Chapel Lane so the Clerk will contact Paul McFadden.

556. PLANNING:

APPLICATIONS

Barn at SX830 526 Ten Acres Blatchmore Lane, Bugford

2261/18/PDM Notification for prior approval for a proposed change of use of agricultural building to dwelling house (Class C3) and for associated operational development (Class Q(a)&(b)) (resubmission of 4377/17/PDM).

DECISIONS

Southfield House, New Road, Stoke Fleming TQ6 0NR

1325/18/HHO Replacement timber garden summerhouse. Conditional approval 13/07/18.

ENFORCEMENT CASES Current enforcement list update.

Cllr Harris reported a house down near Ash with a shed in the garden and people inhabiting it. The Clerk will notify enforcement.

557. FINANCE

a) BANK BALANCE

Lloyds Bank £33,455.44 Balance at 26th July 2018

b) RECEIPTS

None

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

c) ACCOUNTS TO BE PAID

	£	
Nick Roberts	52.50	Shelter cleaning
Barry Morris	50.00	Website administration
Hannah Abraham	34.00	Toilet block cleaning
Miss J Talbot	353.24	Clerk salary
Michael Barlow	15.98	Fire Extinguishers
Luketom	94.80	Website
Post Office Ltd	28.28	Electricity bill
Stoke Fleming Village Hall	91.00	Room hire
Evergreen (SW) Ltd	78.00	Gardening services

There being no further business the meeting closed at 9.20 pm.

The next monthly meeting of the PC will be held on Wednesday 5th September 2018 in the Village Hall at 7pm.