

STOKE FLEMING PARISH COUNCIL

Clerk: Judy Talbot 80 Church Street, Kingsbridge TQ7 1DD

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A meeting of the Parish Council was held on Wednesday 4th December Village Hall at 7.00 pm

Present : Councillors Struan Coupar Hazel Smith David Harris
 Marion Holmes Jay Gascoigne Ruth Adams
 Phil Elliott Caroline Martin

District Councillor Helen Reeve
County Councillor Julian Brazil
Mark Edwards – Baker Estates
Parish Clerk

788. APOLOGIES

Cllr Wood.

789. MINUTES

The Minutes of the Parish Council Meeting held on 6th November 2019 had been circulated and read. Cllr Smith proposed and Cllr Harris seconded that the minutes be accepted. Planning site minutes from November 2019 were also read and approved with Cllr Smith proposing and Cllr Holmes seconding. All were in agreement that the PC meeting minutes and Planning site minutes should be signed as a true record.

790. MATTERS ARISING

None.

791. DECLARATIONS OF INTEREST

None.

792. PUBLIC QUESTION TIME

None.

793. COUNTY COUNCILLOR'S REPORT

Cllr Brazil confirmed that the Council are currently in purdah due to the forthcoming elections. He is due to attend a Scrutiny Committee regarding climate change for the Action Plan.

Highways have confirmed that Gigaclear must complete the works on the main road by Friday 6th December as there will be no further extension.

Councillors expressed their dissatisfaction at the lack of manpower and few hours of work from Gigaclear which is clearly slowing everything down.

Cllr Brazil confirmed that although Gigaclear's contract with Connecting Devon and Somerset was terminated, they are a public utility so have a statutory contract enabling them to complete the works necessary for the fibre optic routes.

He also informed the PC that the Church Road works are now scheduled for February half-term.

Councillors are unhappy that nearly two years of prolonged upheaval in the village with these works is being allowed to continue. Cllr Brazil agreed to speak to Meg Booth from Highways to ensure that there will be no further closures on the main road through Stoke Fleming at present. A site visit on the 6th December will also take place with Highways to ensure that the contractors finish the job and leave a tidy site.

794. DISTRICT COUNCILLOR'S REPORT

Cllr Reeve informed the PC that the recent planning application in Ash has been withdrawn.

She mentioned that contractors' road signs are not being removed when works are finished so asks Councillors to report this to Highways as and when necessary.

Notification was received from Enforcement that a two-month extension has been granted to Stagecoach to remain on the current temporary site. The PC has expressed concern and dissatisfaction that this is ongoing as the site is unsuitable, extremely untidy and broaches the end of the development boundary. The PC has asked Cllr Reeve for pressure to be placed on Stagecoach to make an application for a more suitable permanent location.

795. NEIGHBOURHOOD PLAN

(a) Sub-committee report

No report this month. Councillors are awaiting the plan from Adam Benns for the Birdwalk so Cllr Martin will chase this up. Cllrs Wood and Coupar have a scheduled meeting with the Newman family to discuss the proposed new car park.

(b) Parish website and business forum

Nothing to report.

796. COMMUNITY

Cllr Gascoigne mentioned that the PC's facebook has been very active in discussing the recent road closures and was proving to be a useful tool in communicating with local residents.

797. ROADS & TRANSPORT

(a) Gigaclear

See above.

798. MAINTENANCE

(a) Pavilion Toilets

Recent vandalism and drug-use have been detected in the public toilets. Unfortunately, the damage caused a water leak which the Clerk is in the process of sorting out. Councillors agreed that it would be worth obtaining quotes for installing a security camera for outside the pavilion. Cllr Martin agreed to investigate.

799. PLANNING:

(a) Cotton application

Mark Edwards from Baker Estates presented the plans for the below application 3627/18/ARM with respect to the reserved matters. They are now submitting an application for 116 houses (out of 450 approved) instead of 132, a reduction of 16. Concerns with regards parking and the design of the flats have been addressed accordingly.

Apartment blocks, originally a 4-storey design along the main road, have been reduced to 3-storey and the flats are set back from the road with other units designed so they sit at right-angles. Housing will all be rendered with a variation of four pastel shades with 'through-colour' which prevents staining at a later stage. They are designed with slate roofs and no brick. The density of the properties has been reduced due to the redesign of the parallel parking to the side or front of the property. Baker Estates have given assurances that the affordable element will remain the same. The road network also remains the same as in the master plan.

Planning permission for this stage is required as soon as possible so that works for the roundabout can start with an approximate commencement date of May/June 2020. They will start marketing the properties early 2021 and they will take 2-3 years to complete.

There were concerns given over the stone plinth design but agreed that it was personal opinion. Councillors are happy that the instant hedging will be used for landscaping the development. The PC will submit their comments to planning in the next few days.

APPLICATIONS

3419/19/TPO Land at SX 855 491 East of Riverbridge, Blackpool Valley, Stoke Fleming
B2 and B3 Beech - fell due to basal decay causing root breakage.

2891/19/VAR Premier Garage, Dartmouth Road, Stoke Fleming TQ6 0RE
Application for variation of condition 2 of planning permission 2078/16/FUL.

3550/19/HHO Oaklea, Bugford, Stoke Fleming TQ6 0LT
Householder application for extension and alterations to existing dwelling including the reconstruction of detached garage.

3627/19/ARM Land at SX 857 508 adjacent to Townstal Road, A3122 West of Dartmouth, Dartmouth
Application for approval of reserved matters following outline approval 15_51/1710/14/0 (Appeal APP/K1128/W/15/3039104) for layout, scale, appearance and landscaping for 116 dwellings, public open space, highways, landscaping and associated works.

2800/19/VAR Redcroft, Dartmouth Road, Stoke Fleming TQ6 0RE
Variation of condition 2 of planning permission 1908/18/FU.

2609/19/VAR Land at Sx 853 510 adjacent to Townstal Road, Dartmouth
Variation of conditions 4, 18 and 19 of planning approval 15_51/17/1014/O.

3740/19/VAR April Cottage, Overseas Estate, Stoke Fleming TQ6 0PJ
Variation of conditions 2 and 7 of planning consent 3568/18/FUL (Demolition of existing dwelling, erection of replacement dwelling)

DECISIONS

3140/19/HHO Seascapes, Redlap Lane, Stoke Fleming TQ6 0QU
Householder application for the removal of the existing conservatory and provision of a replacement extension and glazing. Conditional approval 13/11/2019.

2206/19/ARC Land at Sx 859483 off School Road, Stoke Fleming TQ6 0PR
Application for approval of details reserved by conditions 9 & 14 of planning consent 1554/17/OPA. Discharge of condition approved 07/11/2019.

3143/19/ARC Site Allocation Dpd Proposal D1 At Land Adjacent to Townstal Road (A3122) West of Dartmouth, Dartmouth. Application for approval of details reserved by conditions 6 and 7 of planning consent 15_51/1710/14/O (as amended by 2469/19/NMM). Discharge of condition approved 07/11/2019.

2834/19/ARC Hillfield Farm, Hillfied, Dartmouth TQ6 0LU
Application for approval of details reserved by conditions 3 and 4 of planning consent 1735/19/HHO. Discharge of condition approved 14/11/2019

ENFORCEMENT CASES Current enforcement list update

800. FINANCE

a) **BANK BALANCE**

Lloyds Bank	£15,388.78	Balance at 28 th November 2019
Savings account	£12,070.92	Balance at 28 th November 2019

b) **RECEIPTS**

	£	
SHDC	650.00	Locality Fund

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

c) **ACCOUNTS TO BE PAID**

	£	
Nick Roberts	48.50	Shelter cleaning
Barry Morris	50.00	Website administration
Hannah Abraham	34.00	Toilet block cleaning
Miss J Talbot	368.60	Clerk salary
Miss J Talbot	9.10	Postage
The Poppy Appeal	25.00	Remembrance Day wreath
Terry Hallett's Gardening Services	860.00	Maintenance
Stoke Fleming Magazine	360.00	Magazine pages
Stoke Fleming Village Hall	23.00	Room hire
Stoke Fleming Village Shop	30.79	Toilet supplies

d) **Citizen's Advice Bureau Funding Request**

Councillors agreed that the annual donation of £100 should be made to CAB.

e) **Set Precept meeting**

The Clerk will book the room for the precept meeting on Thursday 16th January at 1pm if possible and confirm with Councillors.

There being no further business the meeting closed at 8.20 pm.

The next monthly meeting of the PC will be held on Wednesday 8th January in the Village Hall at 7pm.