

## **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 4<sup>th</sup> September Village Hall at 7.00 pm**

Present : Councillors    Struan Coupar                      Hazel Smith                      David Harris  
                                  Marion Holmes                     Jay Gascoigne                  Nick Wood  
                                  Caroline Martin

District Councillor Helen Reeve  
County Councillor Julian Brazil  
Mark Edmunds – Baker Estates  
One member of the public  
Parish Clerk

#### **742. APOLOGIES**

Cllr Adams

#### **743. MINUTES**

The Minutes of the Parish Council Meeting held on 7<sup>th</sup> August 2019 had been circulated and read. Cllr Harris proposed and Cllr Martin seconded that the minutes be accepted. Planning site minutes from 16<sup>th</sup> August 2019 were also read and approved with Cllr Smith proposing and Cllr Wood seconding. All were in agreement that the PC meeting minutes and Planning site minutes should be signed as a true record.

#### **744. MATTERS ARISING**

None.

#### **745. DECLARATIONS OF INTEREST**

None.

#### **746. PUBLIC QUESTION TIME**

A local resident discussed the speeding problem through the village during the music festival. He mentioned a particularly unpleasant incident which was luckily intercepted by a member of the family who happened to be a police officer. He was told by SHDC that speeding was a police matter. Councillors said that the traffic strategy from the festival organisers could be improved so will work with them on this matter next year. Councillors also agreed to write to the organisers.

Mark Edmunds from Baker Estates introduced himself and outlined the new planning application. They are seeking to extend the use classes under Condition 19 within the Cotton Farm application to encompass more employment uses. They have received more enquiries from care providers and hotels so are looking to expand the current limitation to B1 and B8 (business use, storage and distribution) to C1 and C2 to allow for these other businesses. Mr Edmunds stressed that they are committed to providing a range of employment uses to local people.

Councillors asked if an impact study had been carried out yet to see if any potential hotels and care providers would pose a competitive threat to existing small businesses in the area. Baker Estates have not yet carried out a study. Such a study would if necessary be carried out when specific planning applications are submitted.

The reserved matters have currently stalled due to archaeological investigations over the last two months which have unearthed pottery artefacts from the Bronze age. The planners have also asked for

some changes to the design element and DCC are requesting a number of changes to surrounding roadworks in the detailed plans.

**747. APPOINTMENT OF NEW COUNCILLOR**

The Clerk explained that the standard ‘Casual Vacancy’ notice from SHDC had now run its course and as no electors were received by the District Council, the PC can now choose to co-opt. A new vacancy notice is being displayed until the end of September together with adverts in the magazine and on the website.

The Chairman mentioned that a new Vice-Chairman would need to be appointed and suggested that Councillors used the coming month to consider who might be proposed for the position, so that an appointment can take place at the next meeting. Councillors were in agreement.

**748. COUNTY COUNCILLOR’S REPORT**

Cllr Brazil discussed the recent Slapton Line Partnership meetings in which the DCC are trying to build resilience if and when the Line is breached again but stressed that they are not giving up on it. They are taking a realistic approach in that the road can not be moved inland any further. Improvements have been carried out to the passing places on the back roads near Gara Mill. DCC would wish to promote the area as a tourist destination in the event that a further breach takes place and would bid for a resilience fund from central government in order to assist businesses and create more car parking in the area.

The Council welcomes the pledge for extra funding in education and the small amount for social care which will most likely be added on to the precept.

Cllr Brazil stated that both Lisa Edmonds from Highways and Paul McFadden from Coastal footpaths support in principle the idea of re-surfacing the Bird Walk. However, there will be no funding from footpaths so the PC will have to turn to Highways. Councillors emphasised the fact that the walkway is now quite dangerous in parts and they are receiving regular complaints about it. Cllr Brazil will meet with Councillors on Thursday 5<sup>th</sup> September at 10.30 to look at it again.

**749. DISTRICT COUNCILLOR’S REPORT**

Cllr Reeve had nothing to report. Councillors discussed the new Stagecoach planning application which the PC has objected to as it is outside the development boundary and would set a precedent which is contrary to the Joint Local Plan’s statement on development.

Cllr Reeve mentioned that she posts regularly on her Facebook account, so it is worth looking at this for updates.

**750. NEIGHBOURHOOD PLAN**

Councillors are due to have a sub-committee on Thursday 5<sup>th</sup> September and will report back thereafter.

- (a) Bird Walk
- (b) School footpath
- (c) Car park
- (d) Parish website and business forum

**751. (a) Internal Communication**

Councillors were all in agreement over the recent document regarding how internal communication should be carried out.

**(b) Council Records**

The Council records need to be looked at and consolidated. The Clerk will ask for advice from DALC regarding storage and Cllr Gascoigne will liaise with Cllr Reeve to identify potential digital storage advice, guidance and support from SHDC.

**752. COMMUNITY**

**(a) BT callbox**

Further to the BT callbox being put on an 'at risk' list in August by SHDC, Cllr Gascoigne has drafted a letter of objection which was circulated to all Councillors. The objections listed were based on the poor mobile coverage in the area together with a neighbourhood close-by with some residents of limited means and a dangerous coastal path. However, the phone box has only been used nine times in the last year. The Clerk will submit the document to SHDC.

**(b) School Road noticeboard**

Quotes have been received for possible new noticeboards totalling more than £1000. Councillors decided that it was too great an expense at present and not deemed essential as there are other boards not far away.

**753. ROADS & TRANSPORT**

Nothing to report.

**754. MAINTENANCE**

**(a) Play-area improvements**

A defect report was received from the Insurers via the Localities team in SHDC. It has asked for some faults to the equipment to be remedied within the month. The Council had already identified the defects in question and sourced replacement parts. The Localities Officer has confirmed that as long as the PC has the matter in hand then the playpark should be able to stay open.

The Clerk will order the new parts which have a lead time of 6-7 weeks. The supplier is happy to receive payment within 30 days of the parts being delivered.

Councillors awarded the contract for the installation of the posts to Keith Ellis. They will meet on site to consider the other actions to be remedied and instruct him accordingly.

**(b) Football pavilion**

Cllr Harris will look at the brambles and dilapidated shed behind the pavilion for clearance.

The Clerk will ask the Football Club if they are happy to have the old benches at the side of the football pitch removed as they are now in a poor state of repair. They were donated to the Club many years ago.

The Club have asked if the PC might help with funding for new goalposts. Cllr Harris will inspect to see if this is necessary. The Clerk will ask the Club to provide quotations.

**755. PLANNING:**

A recent planning guidance note from Cllr Smith was distributed and both Cllr Coupar and Cllr Adams were happy with it. Councillors had received it as well and were in agreement. Cllr Smith notified the PC that there is now a different form to be submitted to SHDC for planning comments.

A site visit will be arranged for the School Road application.

**(a) Land at SX 853 510 adjacent to Townstal Road**

The application is by Baker Estates and relates to the variation to Condition 19 mentioned under Public Question Time. Councillors discussed the proposed change and some felt that an impact study for the effect of new hotels on local businesses in the area should be carried out. Mr Edmunds stated that there would be opportunities at a later date to object or request additional information when individual applications are submitted.

Councillors decided by five votes to two not to object to the application to vary the classes permitted under Condition 19, and to deal with applications for specific types of development on their merit as and when these are submitted.

## APPLICATIONS

### **2304/19/FUL Land at Sx 829 492 Stancombe Wood, Cornish Post, Dartmouth TQ97AW**

Provision of an agricultural livestock building

**2308/19/FUL** As above

**2309/19/FUL** As above

**2311/19/FUL** As above

**2313/19/FUL** As above

**2314/19/FUL** As above

**2315/19/FUL** As above

**2320/19/FUL** As above

### **2321/19/FUL Land at Sx 829 492 Stancombe Wood, Cornish Post, Dartmouth TQ97AW**

Provision of a straw building and engineering works for two silage pits

### **2322/19/FUL Land at Sx 829 492 Stancombe Wood, Cornish Post, Dartmouth TQ97AW**

Provision of a grain store

### **2545/19/FUL Land at Venn Lane, Norton TQ6 0NH**

Retrospective application for change of use of land to provide site for the Stagecoach bus depot and highway improvements.

### **2417/19/FUL Coombe Chalet, Shady Lane, Stoke Fleming TQ6 0PD**

Demolition of existing structures and erection of two replacement residential units.

### **2609/19/VAR Land at Sx 853 510 adjacent to Townstal Road, Dartmouth**

Variation of condition 19 of planning approval 15\_51/17/10/14/O

### **3259//18/OPA Land at New Barn Farm, Townstal Road, Dartmouth TQ6 0NH**

READVERTISEMENT (Revised Plans received). Outline application with some matters reserved for erection of 85 dwellings and a 55-bed assisted living development with associated public open space and new access from Townstal Road.

## DECISIONS

### **1735/19/HHO Hillfield Farm, Hillfield, Dartmouth TQ6 0LU**

Householder application for erection of red cedarwood greenhouse in front garden. Conditional approval 14/08/19.

### **3755/18/OPA Sycamore Cottage, Bugford Cross to Yeoman's, Hillfield, Dartmouth TQ6 0LU**

Outline planning application for a new detached dwelling. Appeal 03/05/2019

APP/K1128/W/19/3227919. Appeal dismissed 07/08/19.

## ENFORCEMENT CASES Current enforcement list update

## 756. FINANCE

### a) **BANK BALANCE**

Lloyds Bank	£12,276.82	Balance at 28 <sup>th</sup> August 2019
Savings account	£12,069.32	Balance at 28 <sup>th</sup> August 2019

### b) **RECEIPTS**

None

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

c)	<b>ACCOUNTS TO BE PAID</b>	<b>£</b>	
	Nick Roberts	68.50	Shelter cleaning
	Barry Morris	50.00	Website administration
	Hannah Abraham	42.50	Toilet block cleaning
	Miss J Talbot	368.60	Clerk salary
	Keith Ellis	437.50	Maintenance and repairs
	Stoke Fleming Village Shop	14.99	Toilet supplies
	Stoke Fleming Village Hall	26.00	Meeting room hire
	Post Office Ltd	59.28	Water bill
	Terry Hallett's Gardening Services	980.00	Gardening and maintenance

There being no further business the meeting closed at 8.45 pm.

The next monthly meeting of the PC will be held on Wednesday 2<sup>nd</sup> October in the Village Hall at 7pm.