

STOKE FLEMING PARISH COUNCIL

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

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A meeting of the Parish Council was held on Wednesday 5th September 2018 in the Village Hall at 7.00 pm

Present : Councillors	Struan Coupar	Hazel Smith	Michael Barlow
	David Harris	Caroline Martin	Jay Gascoigne
	Ruth Adams	Martin Judd	

County Councillor Julian Brazil
Parish Clerk Judy Talbot

558. APOLOGIES

Cllrs Michael Hicks, Nick Wood and Paul Bond.

559. MINUTES

Minutes of the Parish Council Meeting held on Wednesday 1st August 2018 had been circulated and read.

Cllr Smith proposed and Cllr Adams seconded that the PC minutes be accepted. All were in agreement and the PC meeting minutes were signed as a true record.

560. MATTERS ARISING

None

561. DECLARATIONS OF INTEREST

None

562. PUBLIC QUESTION TIME

None

563. COUNTY COUNCILLOR'S REPORT

Cllr Brazil reported on a recent site visit to the Slapton Line and confirmed that the new road was being straightened from the Slapton turn-off. The road is forecast to be opened sometime in October.

564. DISTRICT COUNCILLOR'S REPORT

Cllr Hicks sent in the following written report:

1. I received a phone call from a resident who lives close to the new site where the filling station was. He was concerned about the fuel tank/s which apparently the workmen on site were very vague about. I advised him I would deal with it and we are assured by the Architects (a Dartmouth company) and Building Control that the matter will be dealt with properly.
2. As requested by Cllr Wood in relation to the proposed new footpath between the village and Swannaton Road, I have questioned the use of my Locality Fund and am advised that it is an acceptable use of the Fund. However, I have always worked on the basis that the relevant Parish Council are entirely happy about the situation. If so then I will allocate £1,500 to make up some of the shortfall.
3. SHDC have been experiencing a lot of waste collection problems over the last weeks/months. There are a number of reasons why this is so but, in my view, it has reached the point where a formal apology is needed. I carry that apology tonight and hope the problems subside quickly.
4. TTV5. Cotton development. Councillors no doubt know that this site forms part of the housing allocation within the Joint Local Plan and the original application by the developer was approved at

appeal by the Planning Inspector. The latest application for 200+ houses was submitted as part of the JLP although strenuous objections were made.

Because this is a live application it has to be determined before too much time has elapsed and, in the intervening time we have suggested to the developer that consideration could be given to removing part (around 40 or so houses) of the proposal currently on the table. This has not been successful. Neither have we received any request from the JLP inspectors to remove any from the Plan. As a result, the application will come before Committee at the beginning of October. I will speak and support your views.

5. Back in March this year SFPC formally requested a confirmation from the Head of DM as to the delegated authority policy of SHDC and his response is on record. Unfortunately, there is a part of this policy that was not covered. That is the bit about what happens when the Ward Councillor is unavailable due to sickness etc. The time scale giving for an answer to the request for delegation is three days. I was on holiday at the time and the delegated authority was given by the Chair of the Planning Committee.

565. DEVON AIR AMBULANCE TRUST

Cllrs Barlow and Adams manned a stand at the Hort & Sports Show in order to field questions about the proposed night landing site and gauge local interest. Unfortunately, there was very little interest from parishioners at this stage.

The Council may give further consideration to the siting of the lighting mast that would be required in order to reduce the visual impact. A leaflet has been produced for circulation to residents in the immediate area and an article will be placed in the Magazine and on the website.

A funding application for £1,000 has been made to Dartmouth Rotary Club. Cllr Smith stated that she will ask the Hort & Sports Club if there are any surplus funds from the Show which might possibly be donated. The Clerk will also enquire as to any available funds from the Locality Fund as advised by Cllr Hicks. Cllr Judd suggested that the community may wish to carry out some fundraising also in addition to the generous contribution raised by the Charitable Ladies.

566. NEIGHBOURHOOD PLAN – Examination; Action Plan

The Steering Group met last week and all questions from the Examiner have now been answered. Duncan Smith, Neighbourhood Planning Officer at SW Devon, will submit his final responses this week.

Cllr Gascoigne gave a presentation on the history of the formation of Neighbourhood Plans in general. He explained that Stoke Fleming started discussions in 2014 with wide public consultation and setting agreed boundaries as the initial steps. The work formulating the Neighbourhood Plan has continued through to this year with the submission to the Examiner who will indicate what is finally required. A referendum will then take place and if a majority vote is given then the Plan will be adopted by SHDC as official planning policy.

There are 12 deliverable projects as part of the Action Plan within the Neighbourhood Plan. A general discussion then ensued regarding the three initial main projects; the Bird Walk, Rectory Field and the additional provision of car parking.

Cllr Gascoigne has produced a detailed Action Plan delivery matrix which outlines all the remaining projects as well and this can be viewed on the website. However, although the Action Plan doesn't have to be implemented until after the Referendum, work on these projects can be started now.

567. CONDUCT OF PARISH BUSINESS

A few final amendments have been made to this document allowing for an Actions Register to be produced with actions to be carried forward if they haven't been completed during that month. The PC may review the allocation of existing portfolios in time according to how busy they get.

A final version of this document will be circulated to all Councillors.

568. DART AREA LANDSCAPE ACCESS GROUP

Cllr Wood had passed on details of the financial requirements for completion of this project and there stands a shortfall of £3,000 prior to this meeting. Cllr Brazil has agreed that £1,000 can be allocated from his Locality budget and Cllr Hicks has now confirmed the availability of £1,500 from his Locality budget also. The Group are looking to apply in partnership with Dartmouth Town Council for the Communities Together Fund for the remaining £1,500. DALAG will contact Dartmouth Town Council and once a letter confirming their support has been received the application may then be progressed.

569. COMMUNITY

(a) Reported problems

Cllr Smith reported that the grass at Deer Park has now been cut back.

(b) Bailey House

The Clerk reported a recent telephone conversation with the owners of Bailey House in response to a recent letter sent from the PC requesting that the walkway be made accessible to Baileys Meadow residents for the duration of the broadband works. However, the owner made it clear that due to alleged recent threats and acts of vandalism they would not be prepared to unlock the gate. They have consulted with solicitors and feel that they are clear as to their legal rights with regards to this walkway.

570. ROADS & TRANSPORT

(a) Bugford

Mr Wreford-Brown will be contacted one more time to determine a decision regarding these proposed works.

(b) Parking bays – Church Road

The Clerk received correspondence from a resident along Church Road complaining about cars parking on the pavement thereby causing obstruction due to the insufficient width of the road and parking bays.

The Clerk confirmed that recent correspondence from Highways have alerted them to the forthcoming withdrawal of these bays so that there will no waiting time along that stretch of Church Road. The Clerk will query with Highways whether a short 15-minute waiting time could be given either on that part of the road or along the main road in order to help potential users of the village shop.

(c) Retaining wall adjoining A379

The PC has received correspondence from the owner at the Gate House confirming that an engineering survey was carried out in relation to a parishioner's concerns over cracks in the wall adjoining the main road. The survey confirmed that there has not been a sufficient increase in movement in order to have cause for concern of it collapsing. They advised that some minor works filling in the crack should be carried out. The owner has requested some financial assistance from the PC with the cost of this survey but Councillors agreed that the PC were simply carrying out their public duty to inform the owners of concerns conveyed to them.

Cllr Coupar reported that the recent roadworks carried out at the Goyle still require further attention. The Clerk will notify Highways that water is still running into the new drains as a result of the upper drain needing further rodding through.

571. MAINTENANCE

Cllr Martin reported a water leak up near Stoke Farm. The Clerk agreed to phone SW Water to come and investigate.

Cllr Judd reported the phone box door needing some attention and a fresh coat of paint. The Clerk will notify BT.

(a) Stoke Fleming Public Toilets

Councillors met with Cathy Aubertin from SHDC who is overseeing the potential closure of the public toilets. The PC are awaiting the detailed breakdown figures for the £12,000 annual maintenance costs as carried out previously by SHDC.

Councillors also carried out a survey on the number of users of the toilets on a Saturday at the end of August in order to determine how much a pay-on-entry system would require should the PC decide to keep the toilets open. A further survey will be carried out in due course.

(b) Old Well site

The Clerk received an email from a parishioner offering to help restore the Old Well site which the Councillors appreciate and thank them for their kind offer.

572. PLANNING:

(a) Cotton development

The item on the Agenda for the Cotton development at the August Committee meeting had been withdrawn. The PC will attend the October meeting stating the PC argument that part of the development would be visually intrusive and might set a precedent hence allowing further development to continue towards Stoke Fleming. This view is in accordance with those expressed by the Landscape Specialist at SHDC and the AONB Manager.

The new NPPF policy has delayed the Committee date and there is concern over the integrity of the AONB as the Inspectors considering the Joint Local Plan felt that insufficient attention has been given to the AONB.

APPLICATIONS

11 Bidders Close, Stoke Fleming TQ6 0NZ

2786/18/HHO Householder application for alterations and erection of extension to the side and rear (part retrospective).

DECISIONS

Land off School Road, Stoke Fleming TQ6 0PR

1109/18/ARM Application for approval of reserved matters following outline approval 1554/17/OPA relating to appearance, layout and scale for the development of 13no. age restricted dwellings and 6no. affordable dwellings. Conditional approval 27/07/18.

26 Venn Close, Stoke Fleming TQ6 0QL

1958/18/HHO Householder application for proposed rear extension. Conditional approval 16/08/18.

Venn Barns, Road from A3122 to Venn Cross, Stoke Fleming

0646/18/FUL Provision of residential curtilage and garages to serve 4 barn conversions. Conditional approval 25/07/18.

Land at SX861496 Venn Lane Dartmouth TQ6 0LE

1679/18/FUL Re-submission - erection of agricultural storage building. Conditional approval 20/08/18.

The PC had given detailed reasons and evidence for why the application should not be approved.

18 months ago the PC had met with Patrick Whymer (Planning Department at SHDC) and a document was in place about how SHDC would take the PC's views into account. Cllr Brazil agreed and further explained that if the PC object to a proposal and it differs from the planning officer, then the planner should go to the Ward Member or to Committee. There is a three-day limit in terms of hearing back

from the Ward Member and as Cllr Hicks had been on holiday at the time, the delegated authority was given by the Chair of the Planning Committee who approved the application.

A stable on the land at the above site is believed to be currently used for residential purposes. The Clerk will write to Enforcement to ask them to clarify this matter with the landowner in order to prevent any claim for long-standing use. The owner will need to deny using it for more than 28 days in the year as there is no planning consent in place to do so.

There is also an entrance to a field along Blatchmore Lane which has been widened and resurfaced so the Clerk will notify Enforcement asking whether planning is required for these works.

ENFORCEMENT CASES Current enforcement list update.

573. FINANCE

a) BANK BALANCE		
Lloyds Bank	£17,214.21	Balance at 31 st August 2018
Savings account	£13,638.01	Balance at 31 st August 2018

b) RECEIPTS	£	
Santander closing interest	2.80	

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	48.50	Shelter cleaning
Barry Morris	50.00	Website administration
Hannah Abraham	34.00	Toilet block cleaning
Miss J Talbot	353.24	Clerk salary
Post Office Ltd	5.87	Water bill
Keith Ellis	1,352.00	Repairs & Maintenance
David Harris	336.00	Playing field cuts
Daniel Knight Electrical Ltd	411.00	Football pavilion inspection
Struan Coupar	17.50	Saunders road sign
Evergreen South West Ltd	114.00	Maintenance

There being no further business the meeting closed at 9.25 pm.

The next monthly meeting of the PC will be held on Wednesday 3rd October 2018 in the Village Hall at 7pm.