

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 6th November Village Hall at 7.00 pm

Present : Councillors Struan Coupar Hazel Smith David Harris
 Marion Holmes Jay Gascoigne Nick Wood
 Phil Elliott

District Councillor Helen Reeve
County Councillor Julian Brazil
Seven members of the public
Parish Clerk

773. APOLOGIES

Cllrs Adams and Martin.

774. MINUTES

The Minutes of the Parish Council Meeting held on 2nd October 2019 had been circulated and read. Cllr Harris proposed and Cllr Gascoigne seconded that the minutes be accepted. Planning site minutes from October 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.

775. MATTERS ARISING

None.

776. DECLARATIONS OF INTEREST

None.

777. PUBLIC QUESTION TIME

A number of residents from Ash outlined their concerns in relation to a planning application at Higher Ash and they have submitted their objections to SHDC. Planning consent was granted at the end of 2018 under Class Q classification. The recent application would allow for five new dwellings if granted. The residents confirmed that the building was never a redundant farm building and has been in use for agricultural purposes for the last 30 years up until March this year. Therefore, they feel that this should negate the original planning consent.

The PC advised the residents that they should obtain written confirmation showing this continued agricultural use.

Their other concerns pertain to the intensification upon the local infrastructure which would place greater vehicle usage in a small hamlet that has no local amenities. Their concern is that a principle may be established whereby further infill development might be allowed on adjoining land. The vendor has stated that the accommodation would be used for holiday use but there is nothing in writing.

The residents asked that the PC reconsider their planning comments and ask SHDC for an extension in order to look into the matter further. This was agreed and the Clerk will seek an extension for submitting planning comments to this application.

Cllr Brazil agreed that the Class Q classification is prone to abuse and is not allowed within the AONB. He stated that the important factors to highlight to the planners would be the material considerations relating to any detriment to infrastructure and landscape.

Cllr Tessa de Galleani from Dartmouth Town Council introduced herself and discussed possible ways to act on the Climate Emergency Launch. She highlighted the need to be mindful as to environmental protection which restrict certain types of development and mitigate the loss of wildlife. She stated that a collective response from the community could be carried out for example via planting wildlife corridors. The PC confirmed that their Neighbourhood Plan does incorporate environmental protection. The Councillor will send an electronic version of her report to the Clerk.

778. COUNTY COUNCILLOR'S REPORT

Cllr Brazil confirmed that DCC has now declared the climate emergency and an action plan is now required. He agreed that community interaction will be helpful in order to meet in the middle along with a Citizens Assembly to bring in experts and volunteers as to how to proceed.

He confirmed that the new Church Road closure for Gigaclear works will take place between the 2nd and 10th December. He agreed to find out what arrangements Stagecoach have made in relation to the forthcoming closures. He was supportive of Cllr Gascoigne's commitment to a close working relationship with Gigaclear over the next three phases of road closures.

Slapton Line Partnership has now received funding for a consultant to work within the community.

779. DISTRICT COUNCILLOR'S REPORT

Cllr Reeve discussed her recent visit to the Leisure Centre which she reported as being clean and quiet. The new cashless system is now in place so visitors are getting used to it.

She confirmed that a proposed new bottlebank in Stoke Fleming will definitely not be happening as a new roadside bottle collection will be coming into force in the near future. She reported that approximately a quarter of people's grey bins are being filled with food waste which could be avoided.

Stagecoach have until the 28th November to notify SHDC of an alternative location but have submitted nothing to date.

Landowners of private water supplies will now be fined if they are tested and fail the necessary compliances.

Now that the Climate Emergency has been launched SHDC are encouraging users to the website as detailed below.

780. NEIGHBOURHOOD PLAN

(a) Sub-committee report

Councillors are to agree the draft minutes from the meeting of the 4th November.

The current focus is on the Bird Walk and Councillors met with the surveyors in order that a topographical survey could be carried out. Further to this BBH will then produce an architectural survey.

Cllr Holmes confirmed that the tree which had fallen close to the Bird Walk is now secured and will be dealt with soon.

(b) Parish website and business forum

Councillors will consider these in due course.

781. COMMUNITY

(a) Emergency Plan

Cllrs Holmes and Gascoigne will consider the previous emergency plan from a few years ago and update it accordingly. This will then be reviewed annually.

782. ROADS & TRANSPORT

(a) Gigaclear

Councillors thanked Cllr Gascoigne for his hard work and commitment in dealing with Gigaclear to date. Communications are ongoing in order to mitigate delays and problems.

Cllr Wood confirmed that he had received application forms for the Annual Parish Paths survey and funding. He proposed that each Councillor take a path to look at and survey in terms of signs and gates which may be in need of repair.

Cllr Coupar reported the flooding at Bowden which is an ongoing problem and has notified Highways accordingly.

783. MAINTENANCE

(a) Playpark

The works to the replacement posts have now been carried out successfully. A few other maintenance jobs were also completed. The Clerk will arrange a further meeting with Keith Ellis to determine a schedule of works for any remaining maintenance jobs.

(b) Bidders Bench

The bench needs to be bolted to the plinth so the Clerk will arrange for this to be carried out.

A local resident queried the height of the hedges along the main road which seem to be overgrown. However, Councillors confirmed that unless they are causing an obstruction to the highway or footpath then a landowner is not obliged to cut them.

784. REGISTRATION AND DECLARATION OF INTERESTS

Councillors had received the recent notes from a presentation at SHDC regarding the above matters. It was agreed that the correct procedure to be followed, except for minor matters such as payment by cheque for work done, on which simply declaring an interest will suffice, is for the councillor concerned to leave the room while the matter in question is being discussed.

785. DEVON CLIMATE EMERGENCY LAUNCH

The Devon Climate Emergency Response Group, chaired by Phil Norrey and comprising of public and private sector organisations, has appointed a Net-Zero Task Force to deliver a Devon Carbon Plan.

The Net-Zero Task Force is chaired by Professor Patrick Devine-Wright, a leading climate expert, and it includes experts drawn from environmental, economic, health and academic organisations.

The Task Force has issued an invitation – a ‘call for evidence’ - to all Devon residents to submit their ideas about how Devon can reduce carbon emissions as quickly as possible.

A new Devon Climate Emergency website detailing the work of the Devon Climate Emergency Response Group and the Net-Zero Task Force can be viewed at:

<https://www.devonclimateemergency.org.uk/>.

Information about the Devon Carbon Plan can be viewed here:

<https://www.devonclimateemergency.org.uk/devon-carbon-plan/>.

786. PLANNING:

A forthcoming meeting with Baker Estates has been scheduled for the 18th November at 10.30 to discuss the application for the reserved matters.

APPLICATIONS

3048/19/FUL Land at SX 864 487 Redlap Lane, Stoke Fleming

Provision of an agricultural storage building

3107/19/FUL Land at SX 856 487 off School Road, Stoke Fleming

Provision of an agricultural livestock building (1 of 2)

3108/19/FUL Land at SX 856 487 off School Road, Stoke Fleming

Provision of an agricultural livestock building (2 of 2)

3140/19/FUL Seascapes, Redlap Lane, Stoke Fleming

Householder application for the removal of the existing conservatory and provision of a replacement extension and glazing.

3313/19/PDM Barn at SX 838 500 Higher Ash Farm Ash, Dartmouth TQ6 0LR

Notification for prior approval for proposed change of use of agricultural building to 5no.dwelling houses (Class C3) and for associated operational development Class Q (a & b)

DECISIONS

2170/19/VAR Meverley, Ravensbourne Lane, Stoke Fleming TQ6 0QR

Application for variation of condition 2 following grant of planning consent 0888/16/HHO. Conditional Approval 09/10/2019.

2250/19/HHO 3 Bay View Estate, Stoke Fleming TQ6 0QX

Householder application for general alterations to existing building with rear extension. Conditional Approval 01/10/2019.

2912/19/AGR Land at SX 856 487 off School Road, Stoke Fleming

Application for prior notification for proposed agricultural livestock building for housing and handling livestock.

Agricultural determination; planning permission required.

2059/19/ARC Land adjacent to Townstal Road, Dartmouth

Application for approval of details reserved by conditions 6,7, 10 & 11 of planning consent 15_51/1710/14/O. Split decision.

2867/19/PDM Barn at Greenacres, Blatchmore Lane, Bugford, Dartmouth TQ6 0NW

Notification for prior approval for proposed change of use of agricultural building to dwelling house (C3) and for associated operational development Class Q (a and b)

Prior approval required and refused.

ENFORCEMENT CASES Current enforcement list update

787. FINANCE

a) BANK BALANCE

Lloyds Bank	£15,463.38	Balance at 30 th October 2019
Savings account	£12,070.37	Balance at 30 th October 2019

b)	RECEIPTS	£	
	HMRC	636.40	VAT return

Cllr Smith proposed and Cllr Wood 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	42.50	Toilet block cleaning
	Miss J Talbot	368.60	Clerk salary
	Post Office Ltd	41.44	Water bill
	Tor Surveys Ltd	180.00	Bird Walk survey
	Stoke Fleming Village Hall	13.00	Room hire
	Post Office Ltd	18.06	Electricity bill

There being no further business the meeting closed at 8.40 pm.

The next monthly meeting of the PC will be held on Wednesday 4th December in the Village Hall at 7pm.