

## **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 7<sup>th</sup> June 2017 in the Village Hall at 7.00 pm**

Present: Councillors Katie Franks (Chairman) Mary Newman  
Paul Bond David Harris  
Struan Coupar Martin Judd(Vice Chairman)  
Nick Wood Hazel Smith  
County Councillor Julian Brazil  
District Councillor Michael Hicks  
Parish Clerk Judy Talbot  
Twenty members of the Public  
Bill Richardson – Blue Cedar

### **365. APOLOGIES**

Cllr Wreford-Brown.

### **366. MINUTES**

Minutes of the Parish Council Meeting held on Wednesday 3<sup>rd</sup> May 2017 had been circulated and read. Cllr Wood proposed and Cllr Bond seconded that the minutes be accepted and Cllr Judd was nominated as an additional financial officer. Cllr Newman proposed and Cllr Smith seconded that the Site Planning Meeting Minutes of 17<sup>th</sup> May 2017 be accepted. Cllr Bond proposed and Cllr Judd seconded that the amended Standing Orders 2017 be accepted. All were in agreement and both PC meeting minutes, planning minutes and standing orders were signed as a true record.

### **367. MATTERS ARISING**

Draft Local Plan to go to the Inspector with submission by the end of July.

### **368. DECLARATIONS OF INTEREST**

Cllr Harris under 375.

### **369. PUBLIC QUESTION TIME**

Cllr Harris has declared his interest in the planning application for Land off School Road. It is agreed that he will not participate in the discussion.

A representation from the village stated their opposition to the Blue Cedar application with reasons that it contravenes the Neighbourhood Plan, falls within an AONB and there is no housing need for this site.

Cllr Coupar confirmed that changes to the Neighbourhood Plan can be made prior to submission. All representations made since 10<sup>th</sup> April are being taken into account and the Steering Group are currently assessing them. It was also confirmed that the PC Planning Committee have met and responded to the Blue Cedar application which will be published shortly by SHDC.

A member of the public confirmed that SW Water have stated that they do not have capacity to enlarge and that School Road is unadopted within their plan. All notes to be sent to Cllr Coupar. The details of the problems with soakaways in the same area to be forwarded to the Parish Clerk.

It was confirmed that the PC received a short presentation from Blue Cedar prior to last month's Parish Council meeting. Mr Richardson stated that this is common practice to present to all Parish Councils prior to submission.

He stated that all residents adjoining the site were notified of this but members of the public vigorously challenged this statement.

Mr Richardson continued in laying out the proposed application of their retirement scheme off School Road. He stated that it has the required affordable housing and it is a site allocated for housing (as in the Local Plan 2011).

Cllr Judd questioned Mr. Richardson if was aware of our Neighbourhood Plan and its position on the proposed development site. He said he was aware.

A member of the public questioned whether an Ecology report had been submitted and Mr Richardson confirmed that this has been made with the conclusion that the land is not environmentally significant.

Members of the public continued to question Mr Richardson with regards the proposed design and layout of the Scheme giving their concerns throughout including the separate entrances. The local residents are hugely against the Scheme due also to the location adjacent to the village school and the ensuing traffic increase along School Road.

Cllr Coupar discussed the residents' petition against the Scheme and asked that all local residents write individually to SHDC outlying their reasons.

Cllr Hicks stated that he will query comments as part of the normal planning process. He would confirm what weight could still be attached to the SHDC 2011 Plan, as it expired on 31<sup>st</sup> December 2016.

It was confirmed that the Strategic Environmental Assessment was being carried out prior to the final Neighbourhood Plan being submitted to SHDC later in the summer.

Cllr Brazil stated that despite Blue Cedar's comments to the contrary, emerging plans ie. the Neighbourhood Plan and joint Local Plan do carry weight in these matters.

### **370. COUNTY COUNCILLOR'S REPORT**

Cllr Brazil has confirmed that works to the road at Totnes Cross are due to start on Friday 9<sup>th</sup> June from 9pm to 6am. There will be a full briefing next week on other matters further to the annual Council meeting.

### **371. DISTRICT COUNCILLOR'S REPORT**

Cllr Hicks discussed the problem at Chapel Lane which he has been investigating. It appears that there are no funds to remove the weeds as it is not a significant problem and the mechanical sweeper will not go down there. Cllr Hicks will look into the ongoing designated map issue with Highways.

Cllr Hicks stated that the allocation of the previous Local plan ceased on 16<sup>th</sup> December 2016.

### **372. COMMUNITY**

#### **(a) Reported problems**

Cllr Smith gave concerns over Bird Walk which is slippery underfoot, ill kept and in need of new fencing. Cllr Newman confirmed that the slats on the bridge towards Blackpool Sands have now been mended. The Clerk to write to owners of Gingko House, Cinders Lane in relation to cutting back and pruning overgrown foliage fronting the road.

#### **(b) Police Report**

Nothing to report

#### **(c) Neighbourhood Plan**

Already covered in 369.

#### **(d) Noticeboard**

Cllr Newman discussed the proposal of a new noticeboard to be placed possibly at the near end of Well Park. It could be free-standing with two unlocked doors. Cllr Hicks to look into a possible contribution through a Locality Fund of up to £1k. Also, Cllr Newman to determine if planning permission is required.

#### **(e) Skip**

Cllr Bond confirmed that a skip has been booked for Saturday 8<sup>th</sup> July for the use of the community. The Clerk to place an advert in the local magazine detailing timings and permissible materials. Also, Clerk to place on the website and all noticeboards.

#### **(f) Fresher's Fair**

A discussion ensued with regards the proposed Fresher's Fair to be held on Saturday 9<sup>th</sup> September provided the Village Hall is available. It was agreed that a timeframe of 11.30 to 3.30 might be sufficient with suggestions of a BBQ and some outdoor sports involving various clubs. The Clerk confirmed that some clubs have replied showing interest so a list of these will be compiled in due course.

**(g) Playpark re-surfacing**

Cllr Newman confirmed that funding of £7,250 is available through the Community Re-Investment Fund. This would be used for the re-surfacing of the playpark which would need closing for a short while prior to the school holidays.

Cllr Newman and Franks confirmed that they are happy to clean and make good the wooden areas.

**(h) Chapel Lane**

Already covered in 371.

**(i) Letting Policy**

Parish Clerk to forward Councillors previous email detailing queries about how affordable housing is allocated. Cllr Hicks stated that DCH are invited to Scrutiny meetings so this matter can be examined at a future date. Cllr Franks confirmed that there is a signed document between SHDC, DCH and the Parish Council concerning the allocation of affordable housing for local need.

**373. ROADS & TRANSPORT**

**(a) Reported problems**

Cllr Franks asked if the potholes down Church Road have now been filled. Replies were affirmative.

**(b) Community Police**

Clerk to continue discussions with the Police in combating ongoing speeding concerns.

**(c) Manhole covers**

Cllr Judd to re-measure the manhole cover on Blackpool Hill. Cllr Coupar to follow up on obtaining the Coroner's report regarding the fatality last year.

**374. MAINTENANCE**

**(a) Reported problems**

Cllr Bond confirmed that a number of shingles have perished from the bus shelter at The Sportsmans. Cllr Newman to get costings of softwood shingles from Southern Timber.

**375. PLANNING:**

**APPLICATIONS**

**Land off School Road, Stoke Fleming TQ6 0PR**

1554/17/OPA Application for approval of Outline Planning Permission (all matters reserved except for access) for the development of 13 no. age-restricted dwellings and 6 no. affordable dwellings to be accessed via School Road.

**Venn Farm, Venn, Dartmouth TQ6 0LE**

1794/17/PDM Prior approval for a proposed change of use of agricultural building to a dwelling house (Class C3) and for associated operational development.

**The Stables, Dartmouth Road Stoke Fleming Devon TQ6 ONU**

1653/17/TCA Works to a tree in a conservation area. Snowbell – crown height reduction by 2m. Birch – fell, in decline, low amenity value. Toothed Azara – crown height reduction by 1m.

**For Information: Gratton Lower Ash Farm, Blackawton TQ6 0LR**

1421/17/ARC Application for approval of details reserved by conditions 2 (Slate Sample) and 3 (Render Details) re-submission of 51/0740/15/RM

**DECISIONS**

**9 Bidders Close, Stoke Fleming TQ6 0NZ**

0642/17/HHO HA for replacement of existing single storey side extension with new two storey side extension. **Conditional approval 27/04/17.**

**Beacon View, New Road, Stoke Fleming**

0837/17/HHO Retrospective HA to regularise changes to previous approved consent

**Conditional approval 26/05/17.**

**Barn at East Down Farm, Blackawton Devon TQ9 7AW**

0896/17/PDM Prior Approval Agricultural building to dwelling C3. Notification of prior approval for proposed change of use of agricultural building to 3 no. dwelling houses (Class C3) and for associated operational development (Class Q(a+b)).

**Prior approval refused 22/05/17**

**ENFORCEMENT CASES** Current enforcement list update

**376. FINANCE**

**a) BANK BALANCES**

Santander	£13,613.17	Statement dated 6 <sup>th</sup> May 2017
Lloyds Bank	£24,191.68	Balance at 31 <sup>st</sup> May 2017

**b) RECEIPTS**

None

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

**c) ACCOUNTS TO BE PAID**

	£	
Nick Roberts	47.50	Shelter cleaning
Barry Morris	40.00	Website Administration
Ms M Foster	179.85	Clerk Salary
Hannah Abraham	34.00	Toilet Block cleaning
Came & Co.	672.82	Parish Insurance
Miss J Talbot	330.55	Clerk Salary from 18/4/17
Sandover Associates	232.00	Neighbourhood Plan
Stoke Fleming Shop	11.75	Postage etc.
WH Smith	26.99	Stationery
Stoke Fleming Village Hall	12.00	Clerk Interviews
Beryl's vouchers	40.00	Internal auditor

**d)** Cllr Coupar discussed the Community Reinvestment Fund and Coastal Community Fund. He confirmed that Bird Walk is now on the list of projects. Clerk to obtain three quotes for each: path surfacing, tree works and fencing. Councillors are arranging to meet stakeholders to discuss.

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

The next monthly meeting of the PC will be held on 5<sup>th</sup> July 2017 in the Village Hall at 7pm.