

STOKE FLEMING PARISH COUNCIL

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

Email: clerk@stokefleming.org Telephone: 01548 288845

A meeting of the Parish Council was held on Wednesday 3rd April 2019 in the Village Hall at 7.00 pm

Present : Councillors	Struan Coupar	Nick Wood	David Harris
	Ruth Adams	Michael Barlow	Jay Gascoigne

County Councillor Julian Brazil
Parish Clerk Judy Talbot
Graham Hutton – Baker Estates
Mark Edwards – Baker Estates
Helen Reeve – Conservative candidate
Simon Rake – Lib. Dem candidate
One member of the public

667. APOLOGIES

Cllrs Smith, Martin and DC Bastone.

668. MINUTES

Minutes of the Parish Council Meeting held on Wednesday 6th March 2019 had been circulated and read. Cllr Barlow proposed and Cllr Adams seconded that the minutes be accepted. Planning site minutes from 6th and 7th March were also read and approved with Cllr Adams proposing and Cllr Harris seconding. All were in agreement that the PC meeting minutes and Planning site minutes were signed as a true record.

669. MATTERS ARISING

Cllr Barlow reported that further to Mr Baigrie's comments at the previous meeting, he had now verified with the Civil Aviation Authority that no 'H' needed to be marked on the field for night landings.

Cllr Barlow also reported that further to goalpost meetings with both Mr Emberson and Toby Russell from DAAT, a new permanent location for the goalposts had now been found parallel to the Village Hall.

Cllr Coupar checked with the Clerk that the cheque for Design Solutions for £1,447 had been paid as it was not listed on the March minutes. The Clerk verified that this was the case.

670. DECLARATIONS OF INTEREST

None.

671. PUBLIC QUESTION TIME

A member of the public introduced herself as a new resident within the village. She asked if the Parish had a tree warden and the Clerk confirmed that it does. The Clerk will take her details and give her the tree warden's contact details.

Helen Reeve introduced herself as the Conservative candidate standing for District Councillor and is from Halwell and Moreleigh.

Simon Rake also introduced himself as the Liberal Democrat standing for District Councillor from Blackawton.

672. COUNTY COUNCILLOR'S REPORT

Cllr Brazil confirmed that he will be continuing as County Councillor and also standing as District Councillor for Stokenham. He confirmed that Councils are now in 'purdah' which means that no material can be used to any advantage or disadvantage to political parties standing for election.

He stated that the Cabinet meeting will be held on 10th April where he will be discussing the funding cuts in education and youth services.

Monies for potholes are now available. He confirmed that at Highways' bi-annual meeting a pilot scheme has been initiated whereby if one pothole is being filled in and others are spotted nearby then they will be carried out at the same time.

673. DISTRICT COUNCILLOR'S REPORT

Nothing to report.

674. TUNES ON THE SANDS FESTIVAL

The organisers were unable to attend again so the Clerk will give Cllr Gascoigne their details in order to speak to them directly.

675. COTTON DEVELOPMENT

Graham Hutton and Mark Edwards introduced themselves from Baker Estates. They apologised to those parishioners who did not receive the newsletter or invitation to their presentation at Dartmouth on Saturday 30th March.

They confirmed that planning has now been granted for the 210 houses of Phase 2 of the development. Mr Hutton also confirmed that Phase 1 for 240 units lies in accordance with the Masterplan and the Scheme as a whole will include a local centre with both A and B uses (retail, food outlets, light industrial and offices).

It was stated that the affordable housing mix will be accelerated in Phase 1 with a lower density in Phase 2 (less than 30%). The whole development falls within the Stoke Fleming parish boundary, though Stage 2 is the area of most concern because of the visual impact on the AONB. Mr Hutton confirmed that houses in the southern part will be low-lying units similar to the Totnes scheme and therefore less visible on the horizon.

The main road will incorporate a bus lane with wide-scale tree planting. The distributor loop through the site will be lit but the rest of the scheme will not, therefore keeping light pollution to a minimum. It was confirmed that works will begin on site in 2020 and it is set out as an 8-10-year development with 120 people working on site which will include as many local sub-contractors as possible.

Mr Hutton stated that Baker Estates are happy to work with the Parish Council and have as much local involvement as possible. The exhibition at Dartmouth brought approximately 80 people along on Saturday 30th March. Cllrs Coupar and Wood will meet with Baker Estates again on Thursday 4th April.

It was agreed that Baker Estates would also hold another presentation at the Village Hall on Monday 15th April between 5-8pm. Cllr Coupar has received flyers and will distribute on the relevant noticeboards.

Cllr Coupar also brought up the issue of the potential increase in traffic along Venn Lane due to the development. Baker Estates wish two groups of five houses to have direct access onto Venn Lane,

whereas outline permission restricted access to Townstal Road. Baker Estates said direct access from Venn Lane would enable additional passing places to be created.

676. COMMUNITY

(a) Reported problems

Mary Newman sent an email congratulating Cllr Wood and DALAG on all the hard work in completing the “Wood Walk” from Deer Park towards Swannaton.

There have also been numerous complaints about the dog bins not being emptied around the Parish despite several reports online. The Clerk will phone SHDC and report it again.

Mary has also proposed a possible community lunch once a month. Cllr Coupar will ask her to provide some more detail in order for Councillors to discuss it further.

Cllr Adams reported that the fences were now being repaired by the Housing Association along School Road.

677. ROADS & TRANSPORT

(a) Reported problems

Cllr Wood mentioned that the Best Kept Village sign from 2011 is still up and questioned whether it should remain.

678. MAINTENANCE

Cllr Barlow discussed a recent maintenance schedule drawn up by Cllr Martin following site meetings. Various issues need to be addressed and the Clerk will contact Terry Hallett to deal with Ron’s Corner and the ragwort. She will also obtain quotes from Keith for the playpark jobs. Other requirements are the nets for the football posts, quotes for painting the pavilion and to clear behind it.

The Clerk will send the PC’s thanks to the local residents who devised the T-bars for the poop-scoops around the village.

679. STANDING ORDERS

Cllr Coupar confirmed that everyone had received the proposed amendments to the Standing Orders. These will include a requirement for three Councillors to sign off on any online transfers at the PC meeting. A BACS template will be circulated and used as and when necessary. The Clerk will also provide quarterly income and expenditure spreadsheets.

The standing orders will be agreed and signed off at the PC meeting in May.

680. BOWLING CLUB & S.106 MONIES

Cllr Coupar confirmed that the monies had been received back from the Bowling Club and the s.106 application had now been submitted to SHDC. The Clerk is now awaiting a response from the Officer at SHDC.

681. PLANNING:

APPLICATIONS

Cotton Development

0936/19/ARM Land at SX 857 508 adjacent to Townstal Road, Dartmouth

Application for approval of reserved matter following outline approval 15_51/1710/14/O (Appeal APP/K1128/W/15/3039104) for layout, scale, appearance and landscaping for 240 dwellings, public open space, highways, landscaping and associated works and approval of details reserved by conditions 6, 7, 8, 9 & 12 of planning consent 15_51/1710/14/O (Appeal APP/K1128/W/15/3039104)

0742/19/HHO 41 Bidders Close, Stoke Fleming TQ6 0NZ

Householder application for extensions, alterations to dormer, new patio and enlarged parking space to dwelling (resubmission of 1017/18/HHO)

Hillfield Village, Bugford Cross to Yeomans, Hillfield TQ6 0LX

0738/19/VAR Application of removal of condition 5 of planning consent (Unit 3 restricted to holiday/staff accommodation).

0743/19/VAR Application of removal of condition 1 of planning consent (residential accommodation restricted to holiday accommodation).

0745/19/VAR Application of removal of condition 3 of planning consent (residential accommodation restricted to holiday accommodation).

0746/19/VAR Application of removal of condition 2 of planning consent (residential accommodation restricted to holiday accommodation).

0747/19/VAR Application of removal of condition 3 of planning consent (residential accommodation restricted to holiday accommodation).

0748/19/VAR Application of removal of condition 10 of planning consent (residential accommodation restricted to holiday accommodation).

0749/19/VAR Application of removal of condition 8 of planning consent (residential accommodation restricted to holiday accommodation).

0752/19/VAR Application of removal of condition 8 of planning consent (residential accommodation restricted to holiday accommodation).

0753/19/VAR Application of removal of condition 8 of planning consent (residential accommodation restricted to holiday accommodation).

0931/19/CLE Cross Park Barn, Ash Cross, Dartmouth TQ6 0LR

Lawful development certificate for existing cladding on agricultural barn

All Councillors agreed that 'No comment' would be logged for the Hillfield applications due to the legal complexity of the matters involved. It was also agreed that there was no objection to the Cross Park Barn application.

DECISIONS

0217/19/HHO Old Stables, Venn Lane, Stoke Fleming TQ6 0QF

Householder application for retention of slated tiled roof, 3 slatted timber wall panels and insertion of glazed panels (retrospective). Conditional approval 21/03/2019.

ENFORCEMENT CASES Current enforcement list update

The Clerk confirmed that she would circulate the recent Enforcement list on to Cllrs Coupar and Smith.

Clerk will also register that a stone wall has been taken down at Yeomans near Hillfield and Cotterbury Forge and a new entrance has been made.

682. FINANCE

a) BANK BALANCE

Lloyds Bank	£12,693.86	Balance at 28 th March 2019
Savings account	£10,920.40	Balance at 28 th March 2019

b) RECEIPTS

	£	
Stoke Fleming Bowling Club	£5,000.00	Repayment s.106 monies

Cllr Wood proposed and Cllr Adams 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	353.24	Clerk salary
Miss J Talbot	12.30	Postage
Stoke Fleming Village Hall	171.00	Room Hire
Hawthorns Accounting Services Ltd	63.00	Payroll

For reference, please note that BACS payments were made with respect to the below:

07/01/19	Surebond Surfaces	£9,060.00	Children's playpark
07/01/19	Stoke Fleming Bowling Club	£5,000.00	S.106 monies for new equipment
07/02/19	MAT Electrics	£6,880.27	DAAT mast installation

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

The next monthly meeting of the PC will be held on Wednesday 8th May 2019 in the Village Hall at 7pm.