

## **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 7<sup>th</sup> November 2018 in the Village Hall at 7.00 pm**

Present : Councillors	Struan Coupar	Hazel Smith	Michael Barlow
	David Harris	Caroline Martin	Ruth Adams
	Ruth Adams	Paul Bond	

County Councillor Julian Brazil  
Parish Clerk Judy Talbot  
Seven members of the public.

### **589. APOLOGIES**

Cllrs. Hicks, Judd, Wood and Gascoigne.

### **590. MINUTES**

Minutes of the Parish Council Meeting held on Wednesday 3<sup>rd</sup> October 2018 had been circulated and read.

Cllr Barlow proposed and Cllr Smith seconded that the PC minutes be accepted. Planning site minutes from 18<sup>th</sup> October and 2<sup>nd</sup> November were also read and approved with Cllr Adams proposing and Cllr Smith seconding. All were in agreement and PC meeting minutes and Planning site minutes were signed as a true record.

### **591. MATTERS ARISING**

None.

### **592. DECLARATIONS OF INTEREST**

None

### **593. PUBLIC QUESTION TIME**

A member of the public brought forward concerns regarding a potential existing fuel tank under the previous Trengweath Garage within the curtilage of Stoke Lodge Hotel. He stated that legally it must be removed and has reported it to the Planning department but has not received a definitive response. The Clerk will follow this up with SHDC.

A group of residents from Bidders Close discussed their concerns about a number of issues. The car parking has become a major problem as some residents are now beginning to park on pavements and contravening highways regulations. There have also been planning issues. The Clerk will contact Highways to arrange a site meeting with residents. The Council has already raised apparent planning breaches with Enforcement.

Members of the public also stated their concerns over a recent piece of land which has been purchased privately from LiveWest, and which has until now been used as a viewpoint. A Parish Council bench is now within the now fenced-off area and cannot be accessed. The Council has contacted the property owner about the bench and the Clerk has contacted LiveWest to discuss this further and has also received an email from the resident at 11 Bidders Close who has explained the events relating to the purchase of the land. The PC will decide what should be done with the bench in due course.

A further member of the public outlined concerns regarding an adjoining landowner in the Bugford area who has recently submitted a planning application for a gateway enlargement. There are concerns over the width of the gateway and the track and hardstanding leading from the gate. The Clerk will contact Planning with regards these concerns.

**594. COUNTY COUNCILLOR'S REPORT**

Cllr Brazil confirmed that the Slapton Line has now re-opened. He also informed the PC that there is an additional tranche of funding to fill pot-holes across the County. The PC will let him know in due course which areas could benefit from additional road works.

Cllr Brazil reported back from SHDC's Committee meeting held that afternoon whereby the Millwood Homes application of 210 houses was approved. Cllr Coupar represented Stoke Fleming Parish Council and set out the concerns over the visibility of the development from the Parish within the AONB designation.

Cllr Brazil stated that as it was an allocated site within the emerging Joint Local Plan it was likely that it would always be approved. However, as Cllr Coupar stated, the draft Joint Local Plan in 2016 only originally allowed for up to 165 homes and it was only when the pre-Submission draft was published in March 2017 that the number was increased to 210. No justification had been given for the change.

**595. DISTRICT COUNCILLOR'S REPORT**

The Clerk read out Cllr Hicks' report:

The SHDC budget process has started with financial pressure still causing concern. Consultation continues with South Hams parishes about the future of public conveniences. The Joint Local Plan has reached the stage of consultation on Main Modifications. SHDC are still hopeful that the Planning Authorities will be able to adopt the final Plan sometime in or around March 2019.

The Council is also consulting on new proposals for Council Tax Discount.

**596. DEVON AIR AMBULANCE TRUST**

Cllr Barlow confirmed that the planning application for the 10m lighting column has now been submitted. It was confirmed also that no adverse comments or other feedback had been received from neighbouring houses following the recent letter-drop.

The Clerk notified the PC of Camilla Clark's recent donation of £350 which has been gratefully received towards the DAAT funding. Cllr Barlow also confirmed that Southwestern Housing Society would also be donating £250 towards the fund.

**597. NEIGHBOURHOOD PLAN – Examination; Action Plan**

Cllr Coupar stated that a date for the forthcoming referendum is expected shortly and would hopefully be before Christmas.

**598. DART AREA LANDSCAPE ACCESS GROUP**

The Clerk confirmed that further to correspondence with the Dartmouth Town Clerk, the Town Council are in agreement in supporting any fund application towards the Swannaton footpath.

**599. JOINT LOCAL PLAN MODIFICATIONS**

Cllr Smith had looked at the recently received Modifications relating to the Joint Local Plan and everything seems to be satisfactory.

**600. S.106 AGREEMENTS**

The Clerk had received details of developments within the Parish with S.106 monies allocated. The Clerk will write to the Bowling Club to ask their Chair to give more details as to how any possible forthcoming monies for the Club might be used.

**601. COMMUNITY**

**(a) Reported problems**

It was reported that a number of wooden pallets have been left to the rear of the car park behind School Road. Cllr Bond agreed to remove these as they have been discarded for some months.

A letter was received from Mr Law of Bailey's House and a reply has been sent to him.

**(b) Children's playpark**

Cllrs Martin and Barlow inspected the playpark and pavilion and detailed a number of maintenance issues. The Clerk will contact Surebond in order to appoint them for the delayed resurfacing works. Keith Ellis will also be contacted regarding some further maintenance concerns.

**602. ROADS & TRANSPORT**

**(a) Reported problems**

The Clerk has received a letter from a parishioner requesting possible assistance in obtaining a disabled parking space close to the Church. She will enquire within SHDC to ascertain if there is any likely solution to the lack of parking near the Church.

**603. MAINTENANCE**

**(a) Stoke Fleming Public Toilets**

All Councillors were in agreement that the ongoing maintenance costs could be burdensome and financially not viable given the low footfall.

**(b) Alan Pook's contract**

The maintenance contract has terminated and Alan does not wish to renew it so the Clerk will contact Evergreen.

**(c) Toilet doors**

The PC are happy for Keith Ellis to fit new toilet doors as both sets are in poor condition.

**604. PLANNING:**

**Cotton development**

Lisa Alexander from Baker Estates joined the meeting and proceeded to introduce herself. The Company has only just bought the site from Millwood Homes. Cllr Coupar gave some background information relating to the PC's concerns over the development.

The Clerk will write to Lisa giving her relevant contact details in order that a meeting can be arranged with the Directors of Baker Estates and Councillors. Lisa stated that they are keen to discuss the PC's concerns and have an open dialogue from this early stage in the development.

**APPLICATIONS**

**38 Venn Park, Stoke Fleming TQ6 0QN**

3230/18/HHO Householder application for new ground floor extension with pitched roof.

**Woodside, East of Southwood Farm, Blackpool, Stoke Fleming TQ6 0PL**

3295/18/HHO and 3295/18/LBC Householder application for works to chimney and listed building consent for works to chimney.

**Field at Sx830513, Blatchmore Lane, Bugford, Stoke Fleming TQ6 0NW**

3488/18/FUL Application for enlarged gateway (retrospective).

## DECISIONS

### **Barn at SX830 526 Ten Acres Blatchmore Lane, Bugford, Stoke Fleming TQ6 0NW**

2261/18/PDM Notification for prior approval for a proposed change of use of agricultural building to dwelling house (Class C3) and for associated operational development (Class Q(a)&(b)) (resubmission of 4377/17/PDM). Prior approval required and given 15/10/18.

### **White Ladies, New Road, Stoke Fleming TQ6 0NR**

3117/18/TCA T1: Laurel – fell, low amenity value, shading pre-existing patio; T2: Holm Oak – crown lift to 2.5 metres from ground level, thin crown by 25%, low branches hindering pre-existing patio, density blocking light to property. Approval given 24/10/18

### **Cross Park Barn, Ash Cross, Dartmouth TQ6 0LR**

3630/17/PDM Prior approval of proposed change of use of agricultural building to dwelling house (Use Class C3) and for associated operational development (Class Q(a) &(b)). APP/K1128/W/18/3199977 Appeal dismissed 08/10/18.

## ENFORCEMENT CASES Current enforcement list update.

### 605. FINANCE

#### a) **BANK BALANCE**

Lloyds Bank	£20,097.15	Balance at 31 <sup>st</sup> October 2018
Savings account	£14,313.92	Balance at 31 <sup>st</sup> October 2018

#### b) **RECEIPTS**

	£	
Dartmouth Camping & Caravanning Club	46.00	Flower tub
Venus Company	46.00	Flower tub
Stoke Lodge Hotel	46.00	Flower tub
HMRC	445.51	VAT return
Camilla Clark	350.00	DAAT donation

Cllr Harris proposed and Cllr Adams 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
Stoke Fleming Parish Council	41.00	Flower tub
Michael Barlow	149.60	Planning application - DAAT
EDF Energy Customers Ltd	79.98	Electricity bill
DALC	90.00	New Councillors' course

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

The next monthly meeting of the PC will be held on Wednesday 5<sup>th</sup> December 2018 in the Village Hall at 7pm.