

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 4th July 2018 in the
Village Hall at 7.00 pm**

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

Parish Clerk Judy Talbot
Five members of the public

526. APOLOGIES

Cllrs Michael Hicks, Julian Brazil and Martin Judd.

527. MINUTES

Minutes of the Parish Council Meeting held on Wednesday 6th June 2018 had been circulated and read.

Cllr Barlow proposed and Cllr Wood seconded that the PC minutes be accepted. Planning site minutes from 27th June were also read and approved with Cllr Adams proposing and Cllr Harris seconding. All were in agreement and PC meeting minutes and Planning site minutes were signed as a true record.

Cllr Smith stated that she had not received any further communication with the parishioner whose tree had been cut back. Therefore, the PC can presume that she is happy with the changes which were made to the previous minutes in relation to this matter.

528. MATTERS ARISING

None

529. DECLARATIONS OF INTEREST

None

530. PUBLIC QUESTION TIME

Mr and Mrs Bailey from Ash Cross Kennels and Cattery were present to discuss the recent appeal made at Cross Park Barn (see **540.**) and requested support from the PC with regards to their business.

Mrs Bailey explained the background to the original application for the change of use from agricultural building to residential dwelling which had been refused on a number of grounds. She continued to explain that the Kennels are a small business which supports the community and will continue to increase in size with the proposed new development at Cotton. She quoted a case study from Newton Abbott whereby the kennels in those circumstances were asked to spend a large amount of money to insulate against the noise due to a neighbouring residential dwelling. Their concern is that the same scenario might occur here should the appeal be approved. They currently work closely with their neighbours Ash Rescue and nearby farmers.

It was explained that the matter would be discussed by the PC under **540.** The PC had made no objection to the original application as they were not aware of any noise issue. One of three reasons for the application being refused had been based upon the close proximity to the Kennels which could cause unacceptable harm to a residential dwelling and the viability of the business.

The Baileys stated that they are not happy with the grounds stated by the applicant within the statement of case to the appeal. They confirmed that there are no residential dwellings bordering onto their property and that their business is expanding in size not diminishing as is stated by the applicant. They also stated that there are a large number of beehives close to the barn in question.

The applicant would not agree to a written covenant which would protect the kennels against any noise complaints made by potential owners.

The Baileys were advised they should respond to the appeal and detail all the points they had made.

Cllr Bond queried the proximity of the beehives and the boundary line to the Kennels which the Baileys explained further.

Mr Sharam introduced himself and explained that he has a mobile home at Venn close to some lambing sheds used by his son who farms in the area and is an active member of the community. He is aware from the previous minutes that there is an issue regarding their letterbox and the accompanying caravan. He states that the PC held a site meeting three years ago which supported the application and confirmed that the letterbox and caravan have been there since that time. They will be applying for an extension for the siting of the mobile home in December when the current consent expires.

Nick Teage explained that he is concerned about large cracks to the wall alongside the A379 by The Gate House, close to Ravensbourne Lane. These have been growing larger. He stated that the wall is holding up vast amounts of soil and if it collapsed would close the main road.

The Clerk will report the matter to DCC as it will need to be surveyed. The Clerk will also alert the owners of The Gate House as they should be insured against such matters.

531. COUNTY COUNCILLOR'S REPORT

Cllr Brazil passed on the information that the Slapton Line works have now started and hope to be completed in October.

532. DISTRICT COUNCILLOR'S REPORT

None – the PC were sorry not to receive a written response.

533. DEVON AIR AMBULANCE TRUST

The Clerk confirmed that all Councillors had received the recent quote from MAT Electrics in relation to the costs of equipment and installation for the proposed Devon Air Ambulance landing site.

Cllr Barlow stated that he thought the quote was reasonable and there would not be any need to source other materials. The PC discussed the funding options and agreed to contact the Charitable Ladies who are keen to fund-raise. Cllr Gascoigne thought that there might be a requirement to factor in more funding for the long-term maintenance of the site such as a 10-year plan.

The PC agreed to ask Toby Russell (DAAT) to explain which elements would need an additional maintenance cost allocation. The Locality Fund comprises a sum of £3,650 which could possibly be used towards the project.

The PC also agreed that extensive public consultation is now required by means of the website and magazine together with an information leaflet to be letterboxed. Proposals were made such as a board at the Post Office and Village Hall requesting public opinion from parishioners. The Clerk agreed to request the relevant marketing information from Toby Russell.

534. NEIGHBOURHOOD PLAN – Examination; Action Plan

Cllr Coupar reported that the Neighbourhood Plan Steering Group had received 27 questions back from the Examiner. A joint response is currently being drafted with SHDC and will be sent out next week. Further information was requested regarding the local green spaces and the footpath at Swannaton. Cllr Wood as the secretary to DALAG has provided the relevant information together with the accompanying plans.

A discussion ensued with regards the wildlife corridor along School Road as highlighted by the Examiner. The wildlife corridor along with a Devon bank is marked for protection within the Neighbourhood Plan.

535. CONDUCT OF PARISH BUSINESS

The document had been circulated with further comments from Cllr Coupar in order for Councillors to discuss. It was agreed that items on the Agenda can be changed as and when necessary according to Councillors' feedback.

Cllr Smith suggested that a number of Councillors may wish to take a Councillor course and a number of Councillors expressed an interest. The Clerk will email DALC (Devon Association of Local Councils) for the relevant information.

Cllr Smith also requested information on Planning courses. Cllr Coupar agreed that planning officers may take the PC's comments more seriously if their knowledge base is more detailed in relation to planning matters.

The Clerk will enquire into specific planning seminars available for Councillors.

536. COMMUNITIES TOGETHER FUND

The Clerk confirmed that the application details for the Communities Together Fund had been circulated. It is important to note that this fund now supersedes the previous TAP fund and the main difference being that Parish Councils must form partnerships with community groups and neighbouring Councils in order to make a joint application.

Cllr Gascoigne explained that the PC would need to put together a package of items such as pedestrianisation, transport etc in combination with other parishes. He agreed to speak with the Community Projects Officer, Rob Sekula, to gain further clarification.

Councillors suggested that items such as bus shelters and the School might fall within the remit of the Fund application.

537. COMMUNITY

(a) Reported problems

Cllr Smith reported that the front of Deer Park Inn is looking overgrown again. The Clerk will contact Alan Christie to ask Evergreen to carry out maintenance works.

Cllr Wood noted that the noticeboard near Deer Park still needs mending.

(b) Cotton development

The PC had notified Cllr Hicks and Tom Jones from Planning of the PC's views regarding the proposed development and had received a reply but no detailed follow-up information. The PC then contacted the Chairman and Vice-Chair of the Planning Committee, who responded by return saying that they will take all the PC's comments into account and all aspects of the proposals will be considered at a full committee site visit in due course.

(c) Upper Thorn

Please see comments under **530**.

(d) A379 Retaining Wall

Please see comments under **530**.

538. ROADS & TRANSPORT

(a) A379 Parallel Footpath

Cllr Wood as secretary to DALAG gave the background to the Swannaton footpath. The campaign for a footpath started nine years ago. Public response was resoundingly in favour so DALAG decided to take up the project. The original approval was from Henry's Halt up to the iron gate at Swannaton Lane. DCC'S Safety Auditor has approved the route now and details of surface material have been agreed. There will be concrete ramps at the gate ends.

Cllr Harris asked if the steep bank will be taken into account and Cllr Wood clarified that it will be cut back and graded accordingly. Cllr Gascoigne asked if the funding had been secured and Cllr Wood confirmed that the Community Re-investment Fund had been extended beyond the existence of the project. It was made clear that the hedges must be maintained and it cannot become a public right of way as it is a County Council verge.

It will provide an essential and safe pedestrian route from the village to Dartmouth.

539. MAINTENANCE

(a) Venn Lane verges

Cllr Barlow stated that as the District Council maintain only certain verges, the residents along Venn Lane made a community effort to mow and tidy up all along the roadside. The Clerk will write a letter of thanks to the resident at 5 Venn Lane who coordinated the work and carried out a large proportion of it.

Cllr Barlow discussed the various safety elements required for the Football Pavilion which remain outstanding. He will organise an Electrical Installation Safety Certificate which should be carried out every five years. He will also arrange for PAT (Portable Appliance Test) certificates and Fire Extinguishers to be placed within the building in order to comply with the necessary regulations.

The Clerk confirmed that the works relating to the sensors and smoke alarm had been carried out. Cllr Barlow stated that he thought the invoice was reasonable and that the Football Club should not be charged for any part of it as a goodwill gesture. The Clerk will write to inform the Manager of the Club and make it clear that they will be charged in the future if similar matters arise again.

540. PLANNING:

APPLICATIONS

Southfield House, New Road Stoke Fleming TQ6 0NR

1325/18/HHO Replacement timber garden summerhouse

Premier Garage, Dartmouth Road, Stoke Fleming TQ6 0RE

1796/18/VAR Variation of conditions 3, 7, 9 & 11 of planning consent 2078/16/FUL

Redcroft, Dartmouth Road, Stoke Fleming TQ6 0RE

1908/18/FUL Demolition of existing Bungalow and construction of 4 new dwelling houses with associated landscaping and parking.

26 Venn Close, Stoke Fleming TQ6 0QL
1958/18/HHO Householder application for proposed rear extension

Venn Barns, Road from A1322 to Venn Cross
0646/18/FUL READVERTISEMENT Provision of residential curtilage and garages to serve 4 barn conversions.

DECISIONS

Hillfield Village, Hillfield, Dartmouth TQ6 0LX
0762/18/VAR Variation of condition 8 (Holiday Accommodation Restriction) following grant of planning consent 1415/17/FUL. Conditional approval 05/06/2018.

Castleton, Dartmouth Road, Stoke Fleming TQ6 0QX
1133/18/HHO Single storey extension to side bedroom, first floor extension and roof alterations to rear section and new bedroom extension to existing annexe. Conditional approval 25/05/2018.

APPEAL

APP/K1128/W/18/3199977 Cross Park Barn, Ash Cross, Ash, Dartmouth TQ6 9JP
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). Ref. 3630/17/PDM.

Councillors discussed the Cross Park Barn appeal and how the PC might support Ash Cross Kennels. Cllr Gascoigne recommended that the Baileys should get a planning consultant to represent them in this matter. Cllr Coupar explained that the Neighbourhood Plan clearly states that local businesses should be encouraged. He will draft a response for the Planning Inspectorate stating the PC's views on the matter.

ENFORCEMENT CASES Current enforcement list update

Cllr Smith and Coupar discussed the recent notification from a parishioner in relation to unauthorised development at No. 11 Bidders Close. The Clerk had carried out the relevant planning searches and no application has been lodged for a single-storey extension with a flat roof. The Clerk will notify planning enforcement of this matter, with the photos that have been taken. Notification will also be made in relation to Nos.12 and 13 which appear to have unauthorised sheds in their front garden.

541. FINANCE

a) **BANK BALANCE**
Lloyds Bank £34,520.66 Balance at 28th June 2018

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

b) **RECEIPTS** £
None

c) **ACCOUNTS TO BE PAID** £
Nick Roberts 47.50 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	81.00	Printing/Key cut/Beryl's Vouchers
The Poppy Appeal	25.00	Poppy 2017
Evergreen SW Ltd	120.00	Gardening services
River Electrics	298.98	Electrical works football pavilion

d) Bank signatory forms

Clerk confirmed that she would need to be a signatory to the Lloyds account in order for a new savings account to be opened. The necessary signatures for the consent form were given.

There being no further business the meeting closed at 9.00 pm.

The next monthly meeting of the PC will be held on 1st August 2018 in the Village Hall at 7pm.