

STOKE FLEMING PARISH COUNCIL

Clerk: Sharon A Whelon, Little Elm, Lower Contour Road, Kingswear, TQ6 0AL
Email: clerk@stokefleming.org

A monthly meeting of the Parish Council was held on
Wednesday 6th July 2022 in the Ron Harris Room, Stoke Fleming Village Hall at 7.00 pm.

MINUTES

The following Parish Councillors attended the meeting of the Parish Council:

Cllr Struan Coupar (Chair) **Cllr Phil Elliott** **Cllr John Belli**
Cllr Ruth Adams **Cllr Tim Moseley** **Cllr Jay Floyd**

Also present: County Cllr Julian Brazil, District Cllr Helen Reeve, Parish Clerk

43. APOLOGIES FOR ABSENCE: Cllr David Harris (Vice-Chair), Cllr Marion Holmes

44. MINUTES OF THE PREVIOUS MEETING OF THE PARISH COUNCIL ON WEDNESDAY 1st June 2022.

Agreed, proposed by Cllr Adams, seconded by Cllr Belli and signed by the Chairman as true and correct records.

45. MATTERS ARISING

a) Future use of the pavilion – see item 51b).

b) Proposed Platinum Jubilee Way. Tender for lights – see item 55.

46. DECLARATIONS OF INTEREST

Parish Councillors are invited to declare any personal or prejudicial interest, including the nature and extent of such interests they may have in any items to be considered at this meeting. They are also reminded to consider whether any items within their Register of Interests should be updated.

47. PUBLIC QUESTION TIME

1. Baker Estates update: Last week a paper was circulated to councillors regarding the closure of Venn Lane in the autumn. Mr Mark Edwards for the company explained that this will enable works to facilitate water drainage from the Little Cotton development to attenuation ponds on the other side of the lane. 120 letters have been sent to local residents regarding the intended work and notification will be placed in the Magazine. 22 families have now moved into the new open market homes. Some Legal and General affordable homes have also been occupied and these should all be completed by the end of the year. Final planning items are going through. The company expressed its thanks to the council for the community engagement process.

Councillors asked if there will be a review of the roundabout at the entrance to the development, 12 months after the installation. Incidents will be taken account of, but the designs were already in place when Baker took over the site.

Councillors asked about the role of the management company that will be responsible for the maintenance of the open spaces. Baker currently own that but eventually control will be handed over to residents. The management company will have to report to South Hams and adhere to requirements. The cost will be met by a service charge on residents.

2. A member of the public highlighted a problem regarding parking and access issues in Bidders and suggested more traffic control. This has been looked at previously, and there was a similar consideration at the foot of Church Road. This is an issue which will be ultimately decided by Highways. Cllr Brazil stated that the Parish Council can instigate this via a communication to Highways and added that if an emergency vehicle had a problem accessing the road this should be reported to Highways. Obstruction of the highway is a police matter. A parish council site visit will be arranged by Cllr Moseley and Cllr Elliott.

3. A member of the public raised a question regarding the repair of the basketball court on the recreation field. Cllr Brazil offered funding from his locality budget for this refurbishment. See item 53.

48. COUNTY COUNCILLOR'S REPORT

Cllr Brazil thanked Cllr Elliott and Cllr Coupar for their roles in sorting out the wall issue on A379. When the road is closed again, for around 3 months, Highways will need to ensure an acceptable means of access for the village. The default position is that any diversion will need to be via similar roads of a similar class. Alternative routes were discussed to put to Highways in the future. Support was pledged by Cllr Brazil for any ideas from the parish council. Planning permission will be needed for the re-building of the wall. Cllr Brazil will contact Highways as to progress. Cllr Reeve requested that diversion signs are removed. The Slapton Memorial will be relocated. The Adaptation Manager has resigned. County finances – DCC has had a red warning.

49. DISTRICT COUNCILLOR'S REPORT

SHDC is grateful to the parish council for its actions regarding the A379 wall issue.

Three planning applications will be forthcoming regarding Phase 2 of the Little Cotton development. The final total will include 414 dwellings of which 83 will be affordable, and a 69 bed care home. There is also a current application for an assisted care home.

Follaton reception is closed, but there is a phone for queries.

Deer Park SHDC is still researching the current position on ownership of the site.. Scaffolding has been removed.

Any brown recycling bins that are not emptied should be reported to the District Council, and an email also sent to Cllr Reeve.

50. NEIGHBOURHOOD PLAN

a) Proposed new car park and infill units, including recreation ground biodiversity area. The architect for the landowners is on the point of applying for pre-application advice. Deferred to August meeting.

51. COMMUNITY

- a) Village stream. South West Water say they are not responsible for the stream. Exjet should be clearing blockage and finding out why there is a blockage. South West Water should pay for a camera to find out location of blockage. Cllr Coupar will speak to Peregrine Leigh of SWW re completion of the investigation by Exjet that had been agreed..
- b) Future use of pavilion. Suggestion of Pavilion Open Morning. A deep clean will be organised by Cllr Elliott. Cllr Harris holds the keys. An electrician will need to repair the lights.
- c) Cllr Holmes attended a meeting to understand what help was being provided to Ukrainian guests in Devon County. One of the key issues focused on is to provide support for families and hosts to avoid placement breakdowns.
- d) Bay View Estate – Any contravention of planning will be reported, although this is not a planning problem. An anti-social behaviour specialist will visit the site.
- e) Possible purchase of defibrillator – there is a national campaign provide defibrillators and grants are available. The cost of an additional one to be located in the Church Road area will be approx. £1,000. The possibility of the car park wall at the Green Dragon or the Birdwalk as possible locations were suggested.
- f) Toilets opposite bowling green – Some time ago the parish council was approached by South Hams to take over the toilets and Cllr Elliott suggested that this should be investigated as a future project. Cllr Coupar will circulate details of the agreed joint plan for progressing an application for the proposed car park on a parallel but separate path from an application for the infill units referred to under item 50(a) Cllr Reeve will contact South Hams for the original proposal details.
- g) Police Hub Meeting. Cllr Belli attended. A further meeting will take place on 14th July. Any relevant issues will be raised. A network of village hall Police 'stop-offs' is planned including Stoke Fleming Village Hall.
- h) Sustainable Stoke Fleming Report:
 - i) Hedgehogs signs – proposal for parish council to fund SSF designed signs to be displayed on private land. No proposal has been received..
 - ii) request to paint bus shelters with wildlife appropriate themes – further information requested.
 - iii) replacement of broken bench seats with recycled plastic seats. Assessment will take place during annual condition report as to whether bench seats need replacing.

52. ROADS & TRANSPORT

- a) Virtual pavement - A reminder has been sent to Highways.
- b) Signage at A3022 junction with Venn Lane – A reminder has ben sent to Highways.
- c) Hedgehog warning signs. See above.

- d) A379 road closure signs. Cllr Coupar said that all cones should be progressively removed by Highways, outlying signage along the A379 Halwell – Kingsbridge – Stokenham should be coming down first.

53. MAINTENANCE

- a) Play area repairs. Steel posts will be arriving on Friday and will be up and running very shortly. Cllr Elliott is to liaise with Cllr Harris. Cllr Adams requested brighter and updated equipment.
- b) Basketball hoop, backboard and court replacement TM. Basketball target is steel construction, The solution would be to get a handyman to replace and repair. Cllr Elliott to seek a quote so that Cllr Brazil's Locality budget can be accessed.
- c) Annual Assets Inspections are due, to be co-ordinated by Cllr Harris.

54. CLIMATE CHANGE

- a) No report.

55. QUEEN'S PLATINUM JUBILEE EVENTS AND PROJECTS

- a) Review – deferred to August meeting
- b) Proposed Platinum Jubilee Way; Bird Walk lighting quotes – Deferred to August meeting.

56. ACTIONS REGISTER

- a) A Progress report will follow. To appear after Matters Arising in future, from August.

**57. PLANNING - noted:
APPLICATIONS**

- a) Planning Application Ref: 1757/22/NMM

Description: Application for non-material minor amendment to planning consent 0747/21/FUL

Address: Barn at SX 830 516 Blatchmore Lane Bugford

- b) Reference: 1645/22/FUL

Proposal: New Juliette balcony to replace existing window on East Elevation

Site Address: Apartment 7, Endsleigh Court, New Road Stoke Fleming, TQ6 0NP

- c) Planning Application Ref: 1953/22/ARC

Description: Application for approval of details reserved by conditions 5 (CECoMP) and 7 (LEMP) of planning consent 3120/21/FUL

Address: Proposed Development Site Sx856508 A3122 Norton Cross To Townstal Road Dartmouth

- d) Planning Application Ref: 1507/22/TPO

Description: Cypress (T1) - Fell and Remove due to excessive shading and detrimental impact on growth to neighbouring beech.

Address: Ravensbourne Ravensbourne Lane Stoke Fleming Devon TQ6 0QR

- f) Reference: 1075/22/TPO

Proposal: T1: Beech - Lateral Reduction to allow a 2 metre clearance from the buildings on the western side and T2: Copper Beech - Lateral reduction to 5 upper limbs to allow a 2 metres clearance on East side, due to them interfering with first story and windows

Site Address: Ravensbourne, Ravensbourne Lane, Stoke Fleming, TQ6 0QR

- g) Planning Application Ref: 2000/22/ARC

Description: Application for approval of details reserved by conditions 6 (surface water drainage), 7 (foul drainage), 8 (landscaping scheme) and 9 (boundary treatment) of planning consent 0848/21/FUL

Address: Barn at SX 859 498 Venn Dartmouth

- h) Application Number: 2108/22/PDM

Proposal: Application to determine if prior approval is required for a proposed change of use of Agricultural buildings to 1No. dwellinghouse (Class C3)

Location: Blatchmore Barn, Blatchmore Lane, Bugford, TQ6 0NW

- i) Planning Application Ref: 2114/22/ARC

Description: Application for approval of details reserved by condition 3 (Construction Method Statement) of planning application 4324/21/FUL.

Address: Seacliffe Overseas Estate Stoke Fleming Devon TQ6 0PJ

DECISIONS

- a) APPLICATION NUMBER : 1153/22/FUL Stoke Fleming
LOCATION : Kozi Korner Bungalow Dartmouth TQ6 0LB
APPLICATION TYPE : Full Planning Application
PROPOSAL : Demolition of existing dwelling and erection of new.
DECISION: Conditional Approval
- b) APPLICATION NUMBER : 0678/22/FUL Stoke Fleming
LOCATION : Stancombe Wood Cornish Post Blackawton TQ9 7AW
APPLICATION TYPE : Full Planning Application
PROPOSAL : Provision of a grain/straw store (resubmission of 0119/21/FUL)
DECISION: Conditional Approval
- c) APPLICATION NUMBER : 2906/21/ARC Stoke Fleming
LOCATION : Land at SX 829 492 Stancombe Wood TQ9 7AW Stancombe Wood Blackawton Devon TQ9 7AW
APPLICATION TYPE : Approval of Details Reserved by Conditions (discharge)
PROPOSAL : Application for approval of details reserved by conditions 4, 5, 9, 10, 11, 12, 13, 14, 15 and 16 of Planning Permission 2308/19/FUL
DECISION: Discharge of condition Approved
- d) APPLICATION NUMBER : 2907/21/ARC Stoke Fleming
LOCATION : Land at SX 829 492 Stancombe Wood Blackawton Devon TQ9 7AW
APPLICATION TYPE : Approval of Details Reserved by Conditions (discharge)
PROPOSAL : Application for approval of details reserved by condition 4, 5, 9, 10, 11, 12, 13, 14, 15 and 16 of Planning Permission 2309/19/FUL
DECISION: Discharge of condition Approved
- e) APPLICATION NUMBER : 2908/21/ARC Stoke Fleming
LOCATION : Land at SX 829 492 Stancombe Wood Blackawton Devon TQ9 7AW
APPLICATION TYPE : Approval of Details Reserved by Conditions (discharge)
PROPOSAL : Application for approval of details reserved by conditions 4, 5, 9, 10, 11, 12, 13, 14, 15 and 16 of Planning Permission 2311/19/FUL
DECISION: Discharge of condition Approved
- f) APPLICATION NUMBER : 2909/21/ARC Stoke Fleming
LOCATION : Land At Sx 829 492 Stancombe Wood Blackawton Dartmouth TQ9 7AW
APPLICATION TYPE : Approval of Details Reserved by Conditions (discharge)
PROPOSAL : Application for approval of details reserved by conditions 4, 5, 9, 10, 11, 12, 13, 14, 15 and 16 of Planning Permission 2313/19/FUL
DECISION: Discharge of condition Approved
- g) APPLICATION NUMBER : 2910/21/ARC Stoke Fleming
LOCATION : Land at SX 829 492 Stancombe Wood Cornish Post Blackawton TQ9 7AW
APPLICATION TYPE : Approval of Details Reserved by Conditions (discharge)
PROPOSAL : Application for approval of details reserved by conditions 4, 5, 9, 10, 11, 12, 13, 14, 15 and 16 of Planning Permission 2314/19/FUL
DECISION: Discharge of condition Approved
- h) APPLICATION NUMBER : 2911/21/ARC Stoke Fleming
LOCATION : Land at SX 829 492 Stancombe Wood Cornish Post Dartmouth TQ9 7AW
APPLICATION TYPE : Approval of Details Reserved by Conditions (discharge)
PROPOSAL : Application for approval of details reserved by conditions 4, 5, 9, 10, 11, 12, 13, 14, 15 and 16 of Planning Permission 2315/19/FUL

DECISION: Discharge of condition Approved

i) APPLICATION NUMBER : 2912/21/ARC Stoke Fleming

LOCATION : Land at SX 829 492 Stancombe Wood Cornish Post Blackawton TQ9 7AW

APPLICATION TYPE : Approval of Details Reserved by Conditions (discharge)

PROPOSAL : Application for approval of details reserved by conditions 4, 5, 9, 10, 11, 12, 13, 14, 15 and 16 of Planning Permission 2320/19/FUL

DECISION: Discharge of condition Approved

j) APPLICATION NUMBER : 2922/21/ARC Stoke Fleming

LOCATION : Land at SX 829 492 Stancombe Wood Cornish Post Dartmouth TQ9 7AW

APPLICATION TYPE : Approval of Details Reserved by Conditions (discharge)

PROPOSAL : Application for approval of details reserved by conditions 4, 5, 9, 10, 11, 12, 13, 14, 15, 16 of Planning Permission 2304/19/FUL

DECISION: Discharge of condition Approved

k) Application No: 1507/22/TPO

Proposed works: Cypress (T1) - Fell and Remove due to excessive shading and detrimental impact on growth to neighbouring beech.

Location: Ravensbourne, Ravensbourne Lane, Stoke Fleming, Devon, TQ6 0QR

Decision: Conditional Approval

l) Reference: 0879/22/HHO

Proposal: Householder application for proposed attic floor and side extension

Site Address: Rosedene, Bay View Close, Stoke Fleming, TQ6 0QQ

58. FINANCE

a) BALANCES at 29 June 2022

Treasurer's account £73,333.65

Savings account £12,377.63

b) PAYMENTS FOR APPROVAL AND RECEIPTS

Stoke Fleming Parish Council				
06/07/2022				
For Payment	FP /	Reason	Amount	VAT
Viking	FP	Printer ink, paper, dividers	48.74	8.12
Cllr Marion Holmes	FP	Jubilee evnt bunting, stationery, buns	263.12	
Stoke Fleming Village Hall	FP	Booking room inv 1060	51.00	
Laurenjade Ahearn	FP	Sponges, cleaning bus shelters	52.99	
Tomlinson	FP	365 licence	11.70	1.95
Rialtas	FP	Alpha set up finance system	513.30	85.55
HMRC	FP	PAYE NI	2.57	
Shoreline Tech Services	FP	Bar Jubilee event	240.00	40.00
DALC	FP	Being a Good Councillor x 1	18.00	3.00
Clerk	FP	expenses Mar-June	76.51	
Nick Walker	FP	Additional run of jubilee programmes	42.00	
Village Hall	FP	Inv 1074 VH booking	19.00	
Riverside Engineering	FP	Jubilee beacon brazier	864.00	144.00

Terry Hallet	FP	Greenkeeping parish assets	1210.00	
Greenbarnes Ltd	FP	Cotton Farm noticeboard to be refunded by Baker Estates	3024.84	504.14
Clerk		Salary	744.10	
TOTAL			£7,181.87	£786.76
Remittances				
Cash from Jubilee event			950.00	
Hog Roast Deposit refund			100.00	
Total Remittances			£1,050.00	

- c) To approve accounting statements for 2021/22 and sign AGAR part III for presentation to external auditor. **Approved and signed.**
- d) Dates of Exercise of Public Rights have been set as 29th June to 11th August 2022 and notices have been published

59. CONFIDENTIAL ITEM:

- a) Recommendation from Cllr Coupar and Cllr Harris - Clerk scale LC21 **Agreed.** To be reviewed in three months from personnel meeting, reporting to the council at the October 2022 meeting.

60. Clerk's Report

Clerk still has no access to the bank.

The meeting closed at **9.32pm**

The date of the next meeting of the Parish Council:
Wednesday 3rd August 2022 at 7.00pm.