

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 7th September 2022 in the Ron Harris Room, Stoke Fleming Village Hall at 7.00 pm.

MINUTES

The following Parish Councillors were present:

Cllr Struan Coupar (Chair)	Cllr David Harris (Vice-Chair)
Cllr John Belli	Cllr Ruth Adams
Cllr Tim Moseley	Cllr Jay Floyd

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

- 80. APOLOGIES FOR ABSENCE.** Cllr Marion Holmes, Cllr Phil Elliott
- 81. MINUTES OF THE PREVIOUS MEETING OF THE PARISH COUNCIL ON WEDNESDAY 3rd August 2022.** Chairman signed as true and correct records -proposed by Cllr Adams and seconded by Cllr Harris.
- 82. MATTERS ARISING.** None.
- 83. ACTIONS REGISTER**
a) Updated progress report noted.
- 84. 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. None declared.
- 85. PUBLIC QUESTION TIME.** None.
- 86. COUNTY COUNCILLOR'S REPORT.** Locality budgets have been suspended, and a decision will be taken at cabinet next week. The County Council is in a dire financial situation. Some cuts and savings have been found. The matter of virtual pavements will come up as a motion at the full county council meeting. On the matter of signage at the junction of Venn Lane and the A3022, Cllr Brazil will support the parish council.
- 87. DISTRICT COUNCILLOR'S REPORT.** Waste collection is going back to in-house. Cllr Reeve requested information about any particular areas that have been affected. On Enforcement, Cllr Reeve requested that any dormant cases be reported to her.
- 88. OTHER BUSINESS Agreed** to include urgent items in the Clerk's report. Cllrs to notify clerk prior to meeting as to any urgent items.
- 89. NEIGHBOURHOOD PLAN**
a) Proposed new car park, including recreation ground biodiversity area.
The landowner's pre-application in respect of proposed infill housing on School Road has not yet taken place. A question was asked as to how common was knowledge that the toilets there are being made available to the Council from SHDC The deadline is November 7th. There is a need to progress planning in respect of a commitment to taking on the building. A budget will be put together into the cost of making good and maintaining the toilet block, whether open or closed. The council will need access to ascertain if the building is sound – a date will be arranged in the near future for a working group risk assessment visit. A decision whether to go ahead with the toilet building as a parish council asset will be made at the next meeting.
Action: All and Cllr Reeve
- 90. COMMUNITY**
a) Village stream. A further letter has been written to Peregrine Leigh of SWW but no reply has been received as yet.
b) Future use of pavilion
i. The steam-cleaning that had been arranged has now been booked for 19th October. Two letters of complaint were received regarding the condition of the toilets when they were re-opened to allow access

for the Hort and Sports day. The Chairman has sent a letter of apology. The lock has been repaired. It was agreed that as a goodwill gesture next year there will be no charge. Action: Clerk/SC

ii. A date needs to be set for the council to review the suitability of the pavilion for other uses, which will be decided after the deep clean takes place. Future hire charges will be decided at that time.

Action: JB, JF

- c) Toilets opposite the bowling green. See 89 a) above.
- d) Possible purchase of defibrillator. The possibility of a community fund-raising effort before the end of the year was mentioned.
- e) Open evening for Little Cotton residents. A letter to residents has been drafted. Venue possibilities: Dartmouth Leisure Centre or the show home at Baker Estates.

91. ROADS & TRANSPORT

- a) Virtual pavement. As item 87.
- b) Signage at A3022 junction with Venn Lane. Chairman contacted Highways for suitable signage. See also County Councillor's report.

92. MAINTENANCE

- a) Annual Assets Inspections. A completed report has been received from Cllr Harris.
- b) Dates of South Hams Play inspection requested. Action: Clerk
- c) Basketball backboard – an update on the refurbishment was requested. Action: DH

93. CLIMATE CHANGE

- a) The Village Hall is investigating the viability of solar panels.

94. QUEEN'S PLATINUM JUBILEE EVENTS AND PROJECTS

- a) Review. Request for final financial review. Action: Clerk
- b) Proposed Platinum Jubilee Way; Bird Walk lighting updated quote. The revised quote was accepted. Action: Clerk

95. PLANNING: All noted: APPLICATIONS

- a) Reference: 2281/22/TPO

Proposal: T1: Monterey Cypress - Remove to reduce potential for damage to boundary retaining wall and improve light levels, T2: Monterey Cypress- Remove to reduce potential for damage to boundary retaining wall and improve light levels, T3: Sweet Bay - Remove to reduce potential for damage to boundary retaining wall and improve light levels, T4: Douglas Fir - Crown height reduction by 10 metres to reduce potential failure and T5: Sweet Bay - Remove to reduce potential for damage to boundary retaining wall and improve light levels

Site Address: Stoke Lodge Hotel, Cinders Lane, Stoke Fleming, TQ6 0RA

- b) Reference: 2439/22/HHO

Proposal: Householder application for amendments to approved plans to remove glazed conservatory roof & replace with a pitched roof incorporating glazed roof lights (Resubmission of 2891/21/HHO)

Site Address: Castleton, Dartmouth Road, Stoke Fleming, Dartmouth, TQ6 0QS

- c) Reference: 1558/22/HHO

Proposal: Householder application for extensions

Site Address: 19 Venn Close, Stoke Fleming, TQ6 0QL

- d) Planning Application Ref: 2571/22/ARC

Description: Application for approval of details reserved by condition 10 (Construction Environmental Management Plan) of planning consent 0479/21/VAR

Address: Little Cotton Farm Development Land adjacent to Townstal Road Dartmouth

- e) Reference: 2698/22/TCA

Proposal: T1: Laurel - Fell due to interference with BT lines and excessive leanover driveway, T2: Bay - Fell due to interference with BT lines and excessive lean over driveway and T3: Laurel - Fell due to Excessive lean over driveway

Site Address: The Causeway, Dartmouth Road, Stoke Fleming, TQ6 0NU

- f) Planning Application Ref: 2600/22/ARC

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

Address: Seacliffe Overseas Estate Stoke Fleming TQ6 0PJ

g) Planning Application Ref: 2130/22/FUL

Description: Conversion & change of use of traditional farm buildings to 1 residential dwelling & 2 self-catering holiday units together with restoration of other barns & landscaping scheme

Address: Lower Ash Farm Blackawton TQ6 0LR

h) Planning Application Ref: 2131/22/LBC

Description: Listed Building Consent for conversion & change of use of traditional farm buildings to 1 residential dwelling & 2 self-catering holiday units together with restoration of other barns & landscaping scheme

Address: Lower Ash Farm Blackawton TQ6 0LR

DECISIONS

a) APPLICATION NUMBER : 1645/22/FUL Stoke Fleming

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

APPLICATION TYPE : Full Planning Application

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

DECISION: Conditional Approval

b) APPLICATION NUMBER : 3078/21/VAR Stoke Fleming

LOCATION : Proposed Development Site Sx856508 A3122 Norton Cross To Townstal Road

Dartmouth

APPLICATION TYPE : Variation or Removal of Condition

PROPOSAL : Variation of condition 4 of outline planning permission 3475/17/OPA (for 210 dwellings, public open space, green infrastructure, strategic landscaping and associated infrastructure) to revise approved parameter plan A097890drf01v4 to 180304 P 01 02 Rev C.

DECISION: Conditional Approval

c) APPLICATION NUMBER : 3118/21/ARM Stoke Fleming

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

APPLICATION TYPE : Reserved Matters application

PROPOSAL : Application for approval of reserved matters seeking approval for layout, scale, appearance and landscaping for 143 residential dwellings and associated open space and infrastructure following outline approval 3475/17/OPA as varied by application reference 3078/21/VAR and approval of details reserved by conditions 5, 6, 7, 8,9, 10, 11, 12, 13, 16, 17 and 21 of that consent

DECISION: Conditional Approval

d) APPLICATION NUMBER : 1953/22/ARC Stoke Fleming

LOCATION : Proposed Development Site Sx856508 A3122 Norton Cross To Townstal Road

Dartmouth

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

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

DECISION: Discharge of condition Approved

e) Application No: 1075/22/TPO

Proposed works: 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

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

DECISION: Tree Works Allowed

f) Application No: 2381/22/TPO

Proposed works: G5: Two mature Hollies - Prune 2 metres off Western spread, T74: Sycamore - Lateral reduction by 2.5m off branch ends to 7m height, T75: Sycamore - Prune down and back to 3m to 1m behind (east of) boundary, T77: Beech - Lateral reduction by 1.5m off western tips and T80: Turkey Oak - Lateral reduction by 2 metres on western side, T81: Turkey Oak - Reduce western lower side around 6m height by 3m, to 1m behind boundary, high limb to west at 12m height, reduce by 3m and T82: Sycamore - Lateral reduction to 1 metre behind east of boundary, Works due to severe morning shading, light loss throughout the day, and some domination

Location: Trees East of 8 & 10 Well Park Place, Stoke Fleming, TQ6 0PQ

DECISION: Consent granted

g) APPLICATION NUMBER : 2108/22/PDM
 LOCATION : Blatchmore Barn Blatchmore Lane Bugford TQ6 0NW
 APPLICATION TYPE : Prior Approval Agricultural building to dwelling C3
 PROPOSAL : Application to determine if prior approval is required for a proposed change of use of Agricultural buildings to 1No. dwellinghouse (Class C3)
 DECISION: Prior Approval Required and Given

h) APPLICATION NUMBER : 0647/22/FUL Stoke Fleming
 LOCATION : Harber Overseas Estate Stoke Fleming TQ6 0PJ
 APPLICATION TYPE : Full Planning Application
 PROPOSAL : Demolition of existing bungalow and creation of replacement dwelling with associated landscaping
 DECISION: Conditional Approval

i) APPLICATION NUMBER : 1711/22/ARC Stoke Fleming
 LOCATION : Development Site At Sx859483 School Road Stoke Fleming
 APPLICATION TYPE : Approval of Details Reserved by Conditions (discharge)
 PROPOSAL : Application for approval of details reserved by conditions 3 (CMP), 4 (CEMP), 5 (Waste Audit), 6 (Highways Details), 8 (Drainage), 11 (Lighting Strategy), 17 (LEMP) and 22 (Badger Survey) of planning application 1503/21/FUL.
 DECISION DATE : 23-August-2022
 DECISION: Discharge of condition Approved

j) APPLICATION NUMBER : 2571/22/ARC Stoke Fleming
 LOCATION : Little Cotton Farm Development Land adjacent to Townstal Road Dartmouth
 APPLICATION TYPE : Approval of Details Reserved by Conditions (discharge)
 PROPOSAL : Application for approval of details reserved by condition 10 (Construction Environmental Management Plan) of planning consent 0479/21/VAR
 DECISION DATE : 25-August-2022
 DECISION: Discharge of condition Approved

k) APPLICATION NUMBER : 2600/22/ARC Stoke Fleming
 LOCATION : Seacliffe Overseas Estate Stoke Fleming TQ6 0PJ
 APPLICATION TYPE : Approval of Details Reserved by Conditions (discharge)
 PROPOSAL : Application for approval of details reserved by condition 3 (Construction Method Statement) of planning consent 4324/21/FUL
 DECISION DATE : 23-August-2022
 DECISION: Discharge of condition Approved

WITHDRAWN

APPLICATION NUMBER : 0879/22/HHO 220879 Blackawton and Stoke Fleming
 LOCATION : Rosedene Bay View Close Stoke Fleming TQ6 0QQ
 PROPOSAL : Householder application for proposed attic floor and side extension

96. FINANCE

a) BALANCES at 30th August 2022

Treasurer's account £64,034.81
 Savings account £12,379.15

b) PAYMENTS FOR APPROVAL AND RECEIPTS **Approved.** Proposed Cllr Harris, seconded Cllr Adams.

For Payment	FP/DD	Reason	Amount	VAT
Stoke Fleming Magazine	FP	August issue 100 copies	50.00	
Tomlinson Computer	FP	Microsoft 365	18.60	3.10
Viking	FP	Printer ink	22.74	3.79

K Ellis	FP	Bus shelter repair slate roof/benches	1429.00	
Laurenjade Ahearn	FP	Bus shelter cleaning	50.00	
South Hams DC	FP	Play inspection Venn Lane play area	252.00	42.00
Clerk Salary	FP		623.89	
TOTAL			£2,446.23	£48.89

c) Request for budget and precept timescales and deadlines. Clerk to circulate suggested timetable.

97. Clerk's Report

. a) Review of clerk's hours due to take place around 21st September. Cllrs Harris, Cllr Coupar and Cllr Belli to join Clerk via Zoom.

b) Letter from Anthony Mangnall MP – noted.

98. Items for the next Agenda

Standing Orders Review

Internal Audit Report

Meeting Closed at 8.57 pm.

The date of the next meeting of the Parish Council:
Wednesday 5th October 2022 at 7.00pm.