

## STOKE FLEMING PARISH COUNCIL

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

A monthly meeting of the Parish Council will be held on  
Wednesday 11<sup>th</sup> January 2023 in the Ron Harris Room, Stoke Fleming Village Hall at 7.00 pm.

### A G E N D A

The following Parish Councillors are summoned to attend the meeting of the Parish Council:

**Chairman - Cllr Struan Coupar, Cllr David Harris (Vice-Chair), Cllr Marion Holmes  
Cllr Phil Elliott, Cllr John Belli, Cllr Tim Moseley, Cllr Jay Floyd, Cllr Jack Handley**

Also invited: County Cllr Julian Brazil, District Cllr Helen Reeve, Parish Clerk - *Sharon A Whelon*

**Members of the public may raise any points or matters that they wish to bring to the attention of the Parish Council in Public Question Time via email or letter to the Clerk 48 hours in advance of the meeting at [clerk@stokefleming.org](mailto:clerk@stokefleming.org).**

#### 154. APOLOGIES FOR ABSENCE.

#### 155. MINUTES OF THE PREVIOUS MEETING OF THE PARISH COUNCIL ON WEDNESDAY 7<sup>th</sup> December 2022, AND PLANNING SITE MEETING NOTES.

For consideration and, if agreed, for the Chairman to sign as true and correct records.

#### 156. MATTERS ARISING

#### 157. 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.

#### 158. PUBLIC QUESTION TIME

#### 159. COUNTY COUNCILLOR'S REPORT

#### 160. DISTRICT COUNCILLOR'S REPORT

#### 161. NEIGHBOURHOOD PLAN

- a) Proposed new car park
- b) Recreation ground biodiversity area

#### 162. FUNDRAISING AND VOLUNTEERING

- a) Future use of pavilion
  - i. Determine date for council to review pavilion for suitability for other uses.
  - ii. Proposed opening of toilets.
- b) Toilets opposite bowling green
- c) Village clean up
- d) Defibrillator

#### 163. COMMUNITY

- a) Village stream
- b) Domain 'Stoke Fleming Parish Clerk' (JF)

#### 164. ROADS & TRANSPORT

- a) Signage at A3022 junction with Venn Lane
- b) Annual Parish Paths Partnership Finance application (TM/DH/clerk)
- c) Replacement of Legion Gate, replace with like for like or mobility scooter friendly gate (TM)
- d) P3 Funding targets for 2023 (TM)

#### 165. MAINTENANCE

- a) Survey - first tree along the path from Ron's Corner.

**166. EVENTS AND PROJECTS**

a) Proposed Platinum Jubilee Way; Bird Walk lighting update

**167. ACTIONS REGISTER**

a) Progress report and review

**168. PLANNING:  
APPLICATIONS**

a) Reference: 3966/22/VAR  
Proposal: Application for variation of condition 2 (approved plans) of planning consent 0747/21/FUL  
Site Address: Barn at SX 830 516, Blatchmore Lane, Bugford

b) Planning Application Ref: 4194/22/ARC  
Description: Application for approval of details reserved by conditions 2 (Gate Details) and 4 (Materials) of planning consent 3118/21/ARM  
Address: Proposed Development Site Sx856508 A3122 Norton Cross To Townstal Road Dartmouth

c) Planning Application Ref: 4142/22/NMM  
Description: Non Material Minor amendment to planning consent 3119/21/FUL to amend parking to plots 159-162  
Address: Proposed Development Site Sx856508 A3122 Norton Cross To Townstal Road Dartmouth

d) Planning Application Ref: 4143/22/NMM  
Description: Non Material Minor amendment to planning consent 3118/21/ARM for plots 118 & 119-amend rear boundary resulting in reposition to both garages & change from pitch to flat roof, plot 125-minor adjustment to accommodate double garage for plot 130, Plot 126 & 129-dwellings & garages handed with plot 126 garage amended from double to single garage, Plot 127-position of double garage amended & Plot 130-single garage amended to double garage  
Address: Land at SX 855 506 Dartmouth

e) Planning Application Ref: 4144/22/NMM  
Description: Non material minor amendment to planning consent 0936/19/ARM for Plots 220 & 224 Internal house type amendment to create utility & study/games room under terrace on ground floor. Plot 224 - amendment from single to double garage and Plot 225 - House rotated to face openspace  
Address: Land at SX 855 506 Dartmouth

f) Reference: 4343/22/TCA  
Proposal: T1: Apple - fell due to excessive lean, poor root anchor  
Site Address: Stoke House Gardens, Stoke Fleming, TQ6 0PE

g) Reference: 4160/22/ARM  
Proposal: Application for approval of reserved matters following outline approval 15\_51/1710/14/O (Appeal APP/K1128/W/15/3039104) as varied by application reference 2609/19/VAR and 0479/21/VAR for layout, scale, appearance and landscaping for the construction of a 61 No Apartment Extra Care/Assisted Living Scheme (use class C2) provision for car parking, gardens, access & associated works (Re-submission of 1178/22/ARM)  
Site Address: Land Off Townstal Road Sx 858 508, Townstal Road, Dartmouth

h) Reference: 4167/22/ARM  
Proposal: Application for approval of reserved matters seeking approval for layout, scale, appearance and landscaping for 9 residential dwellings and associated open space and infrastructure following outline approval 3475/17/OPA as varied by application reference 3078/21/VAR (Revised layout for 9 dwellings to replace previously approved layout for 7 dwellings (plots 138-144) under 3118/21/ARM).  
Site Address: Land at SX 856 508, Dartmouth

i) Planning Application Ref: 4084/22/CLP  
Applicant Name: Hayley King  
Description: Certificate of Lawfulness for Proposed tiled roof conservatory to rear  
Address: 24 Cotton Road Dartmouth TQ6 0FF

j) Reference: 3880/22/FUL  
Proposal: Demolition of existing barn and proposed new build residential dwelling and solar array

Site Address: Blatchmore Barn, Blatchmore Lane, Bugford

## **DECISIONS**

a) APPLICATION NUMBER : 3239/22/HHO Stoke Fleming

LOCATION : 25 Bidders Close Stoke Fleming TQ6 0NZ

PROPOSAL : Householder application for removal of existing conservatory extension & replacement with new extension

DECISION: Conditional Approval

b) APPLICATION NUMBER : 3832/22/COM Stoke Fleming

LOCATION : Stoke Fleming BT Exchange The Old BT Exchange Mill Lane Stoke Fleming TQ6 0QZ

PROPOSAL : Notice of Intent to Install Electronic Communication Apparatus

Comprising upgrade to the existing 15m High Swann Lattice Tower, 2.5m height increase tower extension, Removal of 3 x Antennas to be replaced by 3 x Antennas, 2 x Dishes to be installed, Removal of 1 x cabinet to be replaced by 3 x cabinets & associated ancillary works upgrades

DECISION: Request responded to

c) Application No: 3728/22/TPO

Proposed works: T1: Sycamore - Reduce limb on east side at 4m above ground level by 2 metres, T2: Oak - Fell due to proximity to fence & to improve canopy of oak behind, T3: Field Maple - Fell due to proximity to fence, T4: Field Maple - Fell due to proximity to fence & T5: Field Maple - Removal of branches at 2 metres on east side & at 3 metres on east side due to proximity to fence

Location: 7 Manor Court, Stoke Fleming, TQ6 0PG

DECISION: Refused

d) Application No: 3752/22/TPO Proposed works: T62 & T66: Sycamore - remove due to poor state of health and proximity to public highway/dwellings, T63-T65: Cypress - remove due to poor state of health and proximity to public highway/dwellings Location:

Land at SX 831 509, Hillfield Village, Hillfield, TQ6 0LX

DECISION: Grant consented

e) APPLICATION NUMBER : 3520/22/FUL Stoke Fleming

LOCATION : Ash Cross Barn Ash Dartmouth TQ6 0LR

APPLICATION TYPE : Full Planning Application

PROPOSAL : Replacement dwelling & outbuilding following Class Q planning consent 0727/22/PDM

DECISION: Conditional Approval

f) APPLICATION NUMBER : 3869/22/FUL Stoke Fleming

LOCATION : 2 The Manor House, Hillfield Village Hillfield TQ6 0FA

APPLICATION TYPE : Full Planning Application

PROPOSAL : Creation of small bathroom side extension

DECISION: Conditional Approval

g) APPLICATION NUMBER : 4142/22/NMM Stoke Fleming

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

APPLICATION TYPE : Non Material Minor Amendment

PROPOSAL : Non Material Minor amendment to planning consent 3119/21/FUL to amend parking to plots 159-162

DECISION: Conditional Approval

h) APPLICATION NUMBER : 4143/22/NMM Stoke Fleming

LOCATION : Land at SX 855 506 Dartmouth

APPLICATION TYPE : Non Material Minor Amendment

PROPOSAL : Non Material Minor amendment to planning consent 3118/21/ARM for plots 118 & 119- amend rear boundary resulting in reposition to both garages & change from pitch to flat roof, plot 125-minor adjustment to accommodate double garage for plot 130, Plot 126 & 129-dwellings & garages handed with plot 126 garage amended from double to single garage, Plot 127-position of double garage amended & Plot 130-single garage amended to double garage

DECISION: Conditional Approval

i) APPLICATION NUMBER : 4144/22/NMM Stoke Fleming  
 LOCATION : Land at SX 855 506 Dartmouth  
 APPLICATION TYPE : Non Material Minor Amendment  
 PROPOSAL : Non material minor amendment to planning consent 0936/19/ARM for Plots220 & 224  
 Internal house type amendment to create utility & study/games room under terrace  
 on ground floor. Plot 224 - amendment from single to double garage and Plot 225 -  
 House rotated to face openspace  
 DECISION: Conditional Approval

**WITHDRAWN**

APPLICATION NUMBER : 3667/22/NMM 223667 Blackawton and Stoke Fleming  
 LOCATION : Seacliffe Overseas Estate Stoke Fleming TQ6 0PJ  
 APPLICATION TYPE : Non Material Minor Amendment  
 PROPOSAL : Non Material Minor amendment to planning consent 4324/21/FUL (Demolition of existing dwelling &  
 garage & construction of new replacement dwelling & associated landscaping) for removal of one tree Betula Pendular  
 (Silver Birch) & replace with one Pines Syvestris (Scots Pine)  
 DECISION: Withdrawn

**169. FINANCE**

a) BALANCES at 4<sup>th</sup> January 2023:  
 Treasurer’s account £7,965.10  
 Savings account £64,212.67

b) PAYMENTS FOR APPROVAL AND RECEIPTS

For Payment	FP/DD	Reason	Amount	VAT
Viking	FP	Stamps, USB stick for documents	16.92	1.91
Tomlinson	FP	Microsoft 365 and Acronis	18.60	3.10
Laurenjade Ahearn	FP	bus shelter cleaning	50.00	
Hog Roast Deposit	FP	Coronation event	100.00	
Stoke Fleming Vill Hall	FP	Regular users fee 2023	15.00	
Stoke Fleming Vill Hall	FP	Meeting room hire	54.00	
Stoke Fleming Magazine	FP	80 copies of mag	53.60	
RV Harris & Son	FP	Grass cutting and Hedge Trimming	231.60	38.60
clerk expenses	FP	Sept - Dec 2022	66.37	
Clerk Salary	FP	21st Nov to 20th Dec 2022	675.90	
<b>TOTAL</b>			<b>£1,281.99</b>	<b>£43.61</b>
Remittances				
	0			
Total Remittances			<b>£0.00</b>	

c) **To approve budget for 23/24 as recommended**, to include clerk’s hours and allowances

d) **To approve 2023/24 precept of £29,472,**

**170. Clerk’s Report.** Urgent items must be submitted to the clerk prior to the meeting.

The date of the next meeting of the Parish Council:  
**Wednesday 1<sup>st</sup> February 2023 at 7.00pm.**