

## 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 was held on  
Wednesday 11<sup>th</sup> January 2023 in the Ron Harris Room, Stoke Fleming Village Hall at 7.00 pm.

### MINUTES

The following Parish Councillors were present at the meeting of the Parish Council:

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

Also present: County Cllr Julian Brazil, District Cllr Helen Reeve, Parish Clerk - Sharon Whelon, representatives of Baker Estates and two members of the public.

**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.** Cllr Marion Holmes

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

Minutes were signed as true and correct records by the Chairman.

**156. MATTERS ARISING** None.

**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. Cllr Harris advised that he had an invoice due to him under Payments.

**158. PUBLIC QUESTION TIME.** None.

**159. COUNTY COUNCILLOR'S REPORT**

A motion was considered by the County Council, to prioritise pedestrians and cyclists over cars in line with the revised Highway Code but Highways were opposed to that so the matter is ongoing. Children's Services are still struggling. Finances are still very difficult; headline figures for each department will be available at the March Parish meeting. Dartmouth Road will be closed for three days at the beginning of February to allow a blockage to be dealt with. With regard to the ongoing concerns about possible flood in the centre of the village due to a suspected blockage affecting the village stream below The Shute, a site meeting with South West Water has taken place and the matter raised with Highways, who have not responded helpfully. The Chairman will speak to the owner of adjacent land. Flooding issues should be reported via the county council website. Flooding at the junction of Venn Lane and the A3122 appears to have been due to a blocked buddle hole on the opposite sidew of the oad, within Dartmouth.

**160. DISTRICT COUNCILLOR'S REPORT**

A Garden waste reminder has been issued. Those wishing a service should respond by 22<sup>nd</sup> January. Where people have elected to pay for the new service a sticker will go on the bin. Broken or damaged brown bins can be replaced or removed upon request to South Hams. The Christmas tree festival was good as was the Little Cotton carols with Stoke Fleming's school choir, in aid of Rowcroft. Funds are still available in locality fund. The planning application at Bay View Estate has gone to committee. Our local MP has visited residents. In response the Case officer from Planning has visited recently and was inclined to give conditional approval. The Chairman questioned why the matter has been with Enforcement for three years without resolution yet the MP received a response within three weeks.

**161. NEIGHBOURHOOD PLAN**

a) Proposed new car park. The outcome of the pre-application meeting in respect of proposed infill units is still awaited.. Council has funds available for the creation of the car park but with inflation running high

the value of those funds will decline.. A sub-committee was formed to progress the matter – Cllrs Belli, Coupar, Holmes and Handley.

- b) Recreation ground biodiversity area. Work has started on the project, both without notice to the Council, with trees and shrubs planted. Extra funding may be required for maintenance when the project is up and running.

#### **162. FUNDRAISING AND VOLUNTEERING**

A Sub-committee was formed – Cllrs Holmes, Belli, Mosely, Floyd to research and obtain grants and volunteers for the following projects:

- a) Future use of pavilion
  - i. Determine date for council to review pavilion for suitability for other uses. Cllr Floyd to circulate a summary of ideas to the sub-committee. Action: JF
  - ii. Proposed opening of toilets.
- b) Toilets opposite bowling green.
- c) Village clean up
- d) Defibrillator – possible sources of funding including the district councillor’s locality fund was discussed

#### **163. COMMUNITY**

- a) Village stream. See above.
- b) The Council has been offered ownership of domain: 'Stoke Fleming Parish Clerk.com'. That was considered unnecessary as the Council already has a similar domain but with '.org.'.

#### **164. ROADS & TRANSPORT**

- a) Signage at A3122 junction with Venn Lane. Highways have not been willing to help provide signage to reduce traffic along Venn Lane. It was agreed that the Parish council should investigate installing its own signage. Cllr Handley suggested contact with satnav portals to divert routing.
- b) Annual Parish Paths Partnership Finance application. Cllrs Moseley and Handley are walking various paths in the village over next few weeks. There may be possibilities to obtain funds from various sources:
  1. Costs for maintaining Route 15 - contractor’s fees could be recovered.
  2. Cost of Bird Walk lighting in excess of lottery grant
  3. Riversbridge to Worden repairs (Route 2)
  4. Route 5 Venn Lane to Thorn replacement of stiles with gates
  5. Bird walk funding beyond the grant.The replacement of the Legion Gate was discussed, with either like-for-like or a mobility scooter friendly gate. A wrought wrought iron gate was favoured. It was agreed to approach the British Legion for funding in the first instance , and then move the item into Fundraising and Volunteering.

Action: TM/JH

#### **165. MAINTENANCE**

- a) Damage to a sweet chestnut close to the bottom of the Recreation Ground. Cllrs Belli and Harris to contact tree warden for survey. Action: DH/JB
- b) The Fountain is broken and will be repaired. Action: DH
- c) Basketball backboard – Cllr Floyd to email Cllr Brazil regarding locality fund. Action: JB

#### **166. EVENTS AND PROJECTS**

- a) Proposed Platinum Jubilee Way; Bird Walk lighting update. Following a query Cllr Elliott will contact the contractor. Action: PE

#### **167. ACTIONS REGISTER**

- a) Progress report and review.

#### **168. PLANNING:**

Two representatives from Baker Estates presented a report on progress with the Cotton Farm development, including affordable homes, units purchased by Legal & General, including affordable rented units that have been acquired, a care home and independent living units. He asked the council to note that applications c), d) and e) already have conditional approval. Applications Noted and to be discussed by Planning Group.

- 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

Sanctuary care homes.

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

Minton Independent living.

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 Noted.**

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 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 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

DECISION: Conditional Approval

**WITHDRAWN Noted.**

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. **Approved.**

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 working from home allowances. **Approved.**

i) Clerk's hours - proposed cap of 40 hours per month for initial 6 month period. **Approved.**

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

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

Circulation of the magazine – Temporary arrangement of parish council paying for copies of the Magazine copies for Little Cotton residents will come to an end prior to the AGM. The Chairman will advise the Magazine editor and residents will be advised of future arrangements.

Action: SC

Meeting closed at 8.55pm

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