

**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 2<sup>nd</sup> August 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 David Harris (Chair), Cllr Tim Moseley (Vice-Chair), Cllr Struan Coupar, Cllr Phil Elliott, Cllr Jay Floyd, Cllr Jenny Farmer**

Also present: District Cllr Simon Rake, Parish Clerk – Sharon 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).**

**48. APOLOGIES FOR ABSENCE.** Cllr John Belli, Cllr Jack Handley, Cllr Lisa Stockton, County Cllr Julian Brazil,

**49. MINUTES OF THE PREVIOUS MEETING OF THE PARISH COUNCIL ON WEDNESDAY 5<sup>th</sup> July 2023, AND PLANNING SITE MEETING NOTES** were agreed and signed by the Chairman as true and correct records.

**50. 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.

**51. PUBLIC QUESTION TIME.** None.

**52. COUNTY COUNCILLOR'S REPORT.** No report.

**53. DISTRICT COUNCILLOR'S REPORT.**

- Affordable housing a priority.
- £40,000 committed to Sustainable South Hams.
- Public toilets in School Road transfer. Transfer conditions will be confirmed in writing by South Hams DC. Broadly, increase in value of land resulting from third party planning permission will not affect transfer value, but sale of land for re-build after transfer will be subject to overage payable to South Hams.
- Dartmouth Health Centre parking will be reviewed in 6 months. Paid parking was part of the business case for the health centre.

**54. NEIGHBOURHOOD PLAN**

- a) Proposed new car park. A meeting has been arranged by Cllr Coupar with land owner. Cllr Elliott/Cllr Moseley have requested to attend. Objective: to reconfirm that the site will be available for project.  
Action: SC/PE/TM
- b) Recreation ground biodiversity area update. Cllrs Harris and Moseley met Strongvox on site. Two landscapers confirmed that trees are well established Strongvox's view is that they have done all they need to do and it is now up to council to maintain area. Yellow daisies and cow parsley should be removed to enable stronger wildflower growth. Working party suggested to remove offending weeds by hand. Area will need occasional patching in the autumn. Strongvox will be requested to fund further. Cllr Coupar was asked to contact Strongvox with council concerns.  
Action: SC

**55. FUNDRAISING AND VOLUNTEERING sub-committee report**

- a) Future use of pavilion
  - i. Review pavilion for suitability for other uses. No update.
- b) Toilets – School Road
  - i. Legal advice on property transaction update. Clerk contacted solicitor with details on 12<sup>th</sup> July.

**56. COMMUNITY**

- a) Village stream. Cllr Coupar to request camera for inspection regarding issue. Environment Agency has tested water outflow, there was no effect on water quality. Cllr Coupar chasing mis-reporting of issue.  
Action: SC
- b) SW Water Compensation update. SW Water has said no intention of changing stance on compensation.
- c) Magazine minutes review. All planning items to be included. Clerk delegated to edit minutes to fit page allowance. **Agreed.**
- d) Request for traffic orders to be posted on social media. **Unapproved.**

**57. ROADS & TRANSPORT**

- a) Replacement of Legion Gate design and update. Old gate requested by member of public, British Legion will be contacted at the appropriate time of replacement. Cllr Floyd to start a crowd funding page for replacement.  
Action: TM/JF
- b) School Road parking issue. Strongvox have reminded contractors of alternative off-road parking.

**58. MAINTENANCE**

- a) Biodiversity area management and maintenance. Working party postponed pending Strongvox discussion.

- b) Ravensbourne Lane insurance claim and repair update. Clerk to return to insurer due to costs involved with repair. Possible road closure discussed. Action - clerk
- c) Chestnut tree in recreation field update. Following tree survey it will be monitored and possibly lopped. Further chestnut needs canopy raising. Detailed report on all trees to be arranged. **Agreed.** Action - DH
- d) Parish Assets review. List distributed, inspections to start.
- e) Request for pavilion toilets to be cleaned before Hort & Sport event 28<sup>th</sup> August. Clerk to contact contractor. New toilet signs to be fitted (Cllr Floyd). Action – clerk/JF

**59. EVENTS AND PROJECTS**

- a) Proposed Platinum Jubilee Way; Bird Walk lighting update. Almost complete with minor adjustments.

**60. COUNCIL**

- a) New councillor - Jenny Farmer welcomed.
- b) Revisiting Neighbourhood Plan. Cllr Floyd to inspect and report recommended updates to council. Action: JF

**61. ACTIONS REGISTER**

- a) Future use to council. Tracking mechanism required. Actions to be individualised. Action:TM/clerk

**62. PLANNING: All noted.**

**APPLICATIONS**

- a) Reference: 1979/23/TCA  
 Proposal: T1: Holm Oak - crown reduction of 2.5m, T2: Ginko - height reduction of 2m, T3: Bay - partial crown reduction of 1m to clear telecommunication cable  
 Site Address: The Stables, Dartmouth Road, Stoke Fleming, Dartmouth, TQ6 0NU
- b) Planning Application Ref: 1219/23/VAR  
 Description: Variation of conditions 2, 3 & 4 following planning permission 51/2045/03/F to allow changes to approved plans Address: Parklands Bay View Estate Stoke Fleming TQ6 0QX
- c) Reference: 2140/23/TPO  
 Proposal: T750: Beech - felled, T742 & T743: Leyland - felled  
 Site Address: Stoke Lodge Hotel, Cinders Lane, Stoke Fleming, Dartmouth, TQ6 0RA
- d) Reference: 1939/23/FUL  
 Proposal: Erection of agricultural building for housing livestock & fodder storage  
 Site Address: Bugford Farm, Bugford Lane, Bugford, TQ6 0LT
- e) Planning Application Ref: 2133/23/NMM  
 Description: Non-material minor amendment to planning consent 4160/22/ARM for slightly smaller footprint, minor internal changes to communal spaces, wellbeing, suite lounge, staff accommodation & restaurant, minor changes to window placings & elevations, roof design  
 Address: Land Off Townstal Road Sx 858 508 Townstal Road Dartmouth
- f) Reference: 2383/23/HHO  
 Proposal: Householder application for a single storey rear extension with rooflights & material change to existing roof tiles (Resubmission of 1632/23/HHO)  
 Site Address: Underhill, Dartmouth Road, Stoke Fleming, TQ6 0QY
- g) Planning Application Ref: 2403/23/ARC  
 Description: Application for approval of details reserved by condition 5 (Highways - drains, kerbs and surface water outfall) of planning consent 3118/21/ARM  
 Address: Proposed Development Site Sx856508 Dartmouth

**DECISIONS**

- a) APPLICATION NUMBER : 1546/23/NMM Stoke Fleming  
 LOCATION : Little Cotton Farm Development A3122 Norton Cross to Townstal Road Dartmouth  
 APPLICATION TYPE : Non Material Minor Amendment  
 PROPOSAL : Non material minor amendment to planning consent 3118/21/ARM (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) for amendments to House type 5B HTD (Option 1) to remove stone parapets, removing cills in boarding and stone, and adjustment to window notes in bedroom 3 forplots 118/133  
 DECISION: Conditional Approval
- b) APPLICATION NUMBER : 1447/23/FUL Stoke Fleming  
 LOCATION : Keepstone Meadow Blatchmore Lane Bugford Dartmouth TQ6 0NW  
 PROPOSAL : Provision for a Temporary Agricultural Worker's Dwelling (mobile home/log cabin) DECISION: Conditional Approval

**WITHDRAWN**

- a) APPLICATION NUMBER : 1632/23/HHO 231632 Blackawton and Stoke Fleming  
 LOCATION : Underhill Dartmouth Road Stoke Fleming TQ6 0QY

PROPOSAL : Householder application for rear dormer loft extension, 2 no. roof- lights to front elevation & single storey rear extension with roof- lights

b) Planning Application Ref: 1772/23/CLE

Description: Certificate of lawfulness for existing use of the property known as The Lodge, Lower Ash Cottage, TQ6 0LR as a separate self contained dwelling (Use Class C3)

Address: Lower Ash Cottage Ash TQ6 0LR

### 63. FINANCE

a) BALANCES at 26<sup>th</sup> July 2023:

Treasurer's account £ 7,863.80

Savings account £ 64,465.20

b) PAYMENTS FOR APPROVAL AND RECEIPTS

For Payment	FP/DD	Reason	Amount £	VAT
Terry Hallett	FP	Grass cutting/strimming	1140.00	
South Hams DC	FP	Play Area Agreement	264.60	44.10
Cllr Jack Handley	FP	Fittings - repairs	9.92	
Tomlinson PCs	FP	MSN 365 Acronis	9.92	1.65
SF village Hall	FP	Room bookings June	16.00	
Clerk Wages	FP	21/6/23 - 20/7/23	600.80	
Laurenjade Ahearn	FP	Cleaning bus shelters	50.00	
<b>TOTAL</b>			<b>£2,091.24</b>	<b>£45.75</b>
Remittances				
SF Village Hall		Ground rent	15.00	
VAT refund			1,011.51	
Total Remittances			<b>£1,026.51</b>	

c) To approve quarterly accounts April – June 2023. **Approved.**

Earmarked reserves to be noted in future balances on parish council agendas and minutes.

Action - clerk

**64. Clerk's Report.** Urgent items must be submitted to the clerk prior to the meeting. None.

Meeting concluded at 8.34pm.

**Next Parish Council meeting: Wednesday 6th September 2023 7pm**