

**STOKENHAM PARISH COUNCIL
MINUTES OF THE MEETING
HELD ON 16TH APRIL 2015 IN THE
STOKENHAM PARISH HALL**

PRESENT:**COUNCILLORS:**

C. ROGERS (in the Chair)
L. COWLEY
A. GOODMAN
J. ANSELL
MRS. C. NUTTALL-SMITH

J. GARDNER
MRS P. DOUST
P. SPENCE
T. HOEKSMAS

J. BAVERSTOCK (District Councillor)

J. BRAZIL (County Councillor)

Also in attendance:

Clerk – Mrs G. Claydon

APOLOGIES:**COUNCILLORS**

P. MOORE

R. FOSS

1. OPEN FORUM

Paul Cookson from Chillington Community Association was in attendance and explained he was part of the new committee who were trying to move the association forward and were interested in bringing everybody together. At the CCA meeting last Saturday those present were interested in the negotiations for opening the proposed footpath from Orchard Way to Helmers and would provide volunteer support for the works. The Chairman noted it was more the will to allow this path to go through whilst taking all concerns of residents into consideration. Paul noted that the works on the new path edge and surface along by the Gratton Drive stream had gone as far as the Gratton Drive access way but the further section to Longbrook now looked tatty. He asked if the additional section from Gratton to Longbrook could be improved as users could not get a pushchair along it. The Chairman explained that there was no further funding to do that section and enquired where this path went on to, it ended at Longbrook. He felt that parish council might like to look at it in the future but it would not be done this year as the current funding was from Stokenham Church to Torcross. When Paul had bought the house they had what they thought was a public footpath but it stopped and was diverted. There was now a cut through on to Orchard Way which continued the safe access from Stokenham to Chillington.

There were also Section106 monies associated with Grist Mill development and the Chairman thought these would come solely to Stokenham Parish but they had not been earmarked solely for this parish. Therefore anyone who had a project that was community open spaces based could apply to it. Paul advised that the CCA had a few ideas and with what had been spent on the Chillington hall noted it was a shame that Stokenham did not have land to create a play area on so it did not seem balanced the monies going to Chillington. The current committee wanted to concentrate on the surrounding grounds and would like in time to do a presentation of their three ideas and put these to Chillington village and surrounding areas. There were only 3 or 4 on the CCA at present and they wanted to encourage further volunteers. The Chairman explained that if there was an idea the Committee had it should be set out with costs and all elements needed. Paul

advised of a steel MUGA which would last many years and by being fence maybe solve the dog fouling. He had asked some companies to come down and quote. The Chairman knew Tanpits Play Area well and advised of the serious drainage problem in that area. As Parish Council were being transferred the land if this structure was placed there it would become their liability and parish council did not receive income from the hall. Who would pay for ongoing maintenance of the MUGA? Paul said he and Greg Chambers saw the Village Hall as a business being self-sufficient and looked at making sure the community area was self-sufficient. In future they maybe fairs and fetes which would bring in different ideas like zoos and interactive entertainment. Those on the old committee raised monies last year before they were involved a raised a significant amount and they could build on this. Going back to the path at Orchard Way he felt that everyone had progressed so far they did not want the neighbours complaining within two weeks and suggested installing bollards to stop motorbikes and the like. Cllr Ansell noted historically that such Multi Use Games Areas costed for this area were in the region of £120,000 but they had quotes for about £30,000. Dist Cllr Baverstock advised that when he was Champion for young people in South Hams there were regular grants that came through for play equipment. *Paul Cookson then left the meeting.*

2. DECLARATIONS OF INTEREST

Councillors were invited to declare any disclosable interests, including the nature and extent of such interests they had in any items to be considered at this meeting. They were also reminded to consider whether in the light of recent activities any items within their Register of Interests should be updated. It was advised that any unforeseen request for a Dispensation would be considered by the Clerk at this point only if there was no way a councillor would have been aware of such before the meeting. Cllr Rogers declared an interest in item 8 below relating to footpaths.

3. MINUTES

The Minutes of the:

- (a) full council meeting dated 19th March 2015 were approved by all present and duly signed as a true and correct record.
- (b) Planning Committee none held April 2015

4. PLANNING & PLANNING MATTERS

The applications below were considered at this meeting and the following observations submitted to District:

- 0573/15/LB Listed building consent for proposed removal of existing white masonry paint and replacement with lime wash and work to chimney. Installation of 2no. extract fan flues Lee Cottage, Stokenham – No objection.
- 0710/15/F Replacement dwelling Trenear, Dunstone Cross to Kellaton Cross, Kellaton – No objection.
- 0762/15/O Outline planning permission for the erection of a single storey detached dwelling, including landscape, layout and scale Development site at SX 7801 4255 Mill Court, Frogmore – Objection. This development was felt to be out of keeping with the locality and would encourage urban creep which could create infill in a sensitive rural area. There was concern raised that this area was liable to flooding, had poor access and any development of this sort could set a precedent for future applications. As there were currently about ten stable blocks serving this location it was felt that if this was no longer needed as a stable block it should be removed.
- 0753/15/F Conversion of existing barn to ancillary and holiday let accommodation proposed barn conversion at SX 8123 3876 Barns at High View, Bickerton – It was noted that a resident had verbally raised concerns with regard to this application and lack of

parking. No objection so long as all surveys with regard to bats, habitat and other environmental considerations were undertaken.

PLANNING CORRESPONDENCE

- All emailed correspondence already forwarded to all parish council.
- Cllr Cowley had noted on the District website an application that had come forward for Discharge of Condition 0685/15/DIS Application for approval of details reserved by conditions 3 (Window and Doors), 4 (Render Details), 6 (Materials), 8 (Drainage) for planning consent 53/1864/14/F Old Gristmill House, Chillington. The Grist Mill developers had put in plans to ask for a condition to be lifted as they felt their submitted plans covered the drainage. Cllr Cowley could not comment technically as to whether this was adequate but an additional building was installed on this site last year that stated there was no problem in this area with flooding. Rather than this being waived through he felt that parish council should ask for District Planning to ensure this information was reviewed by a technical expert. Dist. Cllr Baverstock noted that when the original plans came in for this development they were going to install attenuation tanks which the Environment Agency had agreed. In view of the recent concerns at Coleridge Cottages the parish clerk was asked to pass this information to the County Flood Team to consider the current flood problem and ensure the solution was adequate and did not compound the problem. Cllr Spence noted that connecting to existing drains did not meet SUDS as stated in the current building regulations.
- For consideration an email plus plans received from Architect Mr Blaney with regard to pre application discussion relating to a proposed application for Seagulls, Hallsands. It was noted that at present the application were not asking for a much bigger ground footprint. The design was noted as modern and therefore there was an increase in glazing near to the beach which was not in keeping with the area. As this property was extremely exposed it was suggested that perhaps a more traditional style was more weather retardant and sustainable so parish council would urge them to examine such exposure of the site under all weather conditions. The parish clerk was asked to mention how bad the storms in this area were and include the receding beach. Dist Cllr Baverstock advised that Forward Planning officers at District were currently surveying and drawing a red line on plans along the coast and in future applicants may not be able to build past this line in areas where the designations was to 'leave to nature'.
- 0778/15/F Householder application for single storey garage and installation of windows on northwest elevation (resubmission of 53/3229/14/F) Springlands, Torcross. *This application had been received after the agenda was set but in view of there being no planning committee due to the forthcoming elections a response was considered at this meeting.* Objection. The proposed gates, pillars and additional windows on this garage were felt to be of a design that was out of keeping with the rural setting of this location. This building, if permitted, should be conditional so as to not be used for any other use than as a garage for domestic use in conjunction with the residential property.

6. COUNCIL PENSION

The application details were outlined by Cllr Cowley and it was AGREED to give authority to continue as the terms therein contained to allow setting up of the pension requirement. It was noted that the annual parish council contribution would be about £3090 and this must be borne in mind for the forthcoming precept and should be tied together with online banking and such checking system. Cllr Cowley noted that it was preferable to commence this at the start of the financial year and when further paperwork was received it would be highlighted to parish council.

7. ON LINE BANKING

It was AGREED due to the change in legislation to allow the clerk and Cllr Cowley to activate on line banking systems for this parish council and put in place the necessary arrangements for this process in line with Financial Regulations.

Cllr Rogers left the meeting whilst the following matter was discussed.

8. COMMUNITY REINVESTMENT GRANT

The quotations submitted to District to obtain this grant were noted and it was AGREED that due to the retirement of Richard Carter that Charles Rogers Builders be asked to undertake the whole programme of works within the funding obtained on the original quotations. The Parish Clerk was requested to obtain written confirmation from Richard Carter that he was now retired, deregistered from VAT and did not wish to undertake these works.

9. MAINTENANCE

It was AGREED to continue with the contractors currently cutting open space areas around Stokenham Parish and that parish council would fund the additional £562 on top of the reduced County payment of £425 this year to allow six highway verge cuts this year. The cuts would be as follows:

- Chillington Playing Field Grass cutting:
2 cuts per month (summer season) = 14 cut
plus 1 cut per month (winter control) = 7 cuts
- Chillington Playing Field roadside hedge cutting – 1 cut
- Torcross ley footpath overhang
Possibly February and October = 2 cuts
- Church to Stokeley Caravan Club path edge
Quarterly = 4 cuts

10. YEAR ENDING MARCH 2015 ACCOUNTS

The annual accounts as approved by the internal auditor's statement were provided and APPROVED by parish council and thereafter Section 2 of the Annual Governance Statement 2014/15 was duly completed within the meeting

11. REPORTS

ORCHARD WAY TO HELMERS WAY PROPOSED PERMISSIVE PATH

John Baverstock noted that as Church Warden he would be meeting with Stokenham Parochial Church Council next Tuesday and was putting forward the suggestion of a draft letter to be sent to Parish Council. He read such letter out at this meeting and advised that once approved this letter could be sent and then such creation of path actioned. John Baverstock suggested also that with regard to the Gratton Drive to Longbrook footpath the local residents group could perhaps scrape the path along from Gratton to Longbrook. The Parish Clerk was asked to enquire if Footpath Warden Paul McFadden could do some work to get the vegetation cut back and review this section of path.

DOG FOULING

Cllr Mrs Doust noted that someone had placed dog faeces on the children's swings in the Chillington Play Area. This was evidently done to aggravate those who had complained about dogs and the mess left in the play area. It was noted that the District Dog Warden had spent time in the playing field the previous week but there had been no offences at that time. If people were

aware of the culprits then this information needed to be passed on as the area could not be policed at all times.

CLERK'S REPORT

- Notification had been received that those who had applied to stand as councillors had been accepted. There would be one place available for co-option after the election period.
- Permission had been sought for the VE Amateur Radio Society to use Torcross Tank Car Park to commemorate the ending of the Second World War using amateur radios on Saturday 9th May 2015. Any objections or comments should be notified to District Council in writing by 22nd April. Cllr Hoeksma noted that this group had held such a meeting for the D Day anniversary which was successful and there were no objections noted to this current request
- Mrs Sainsbury and Mr Smith had contacted District Council to request that the Chillington Play area be fenced in and that the dog warden visit. Tim Pollard noted that such fencing would not necessarily assist due to the location and access points and would be costly but directed the query back to parish council who are to take over the control of the land. The dog warden had spent time in this area last week and not observed any problems but if people did not report such matters then she was powerless to issue warnings. It was suggested that a complete dog ban could be requested for the area but noted that the Village Green at Stokenham stated 'No Dog' but people still took their dogs in.
- Email forwarded from Adam Keay highlighting pre application discussion and questions to highways with regard to an area of land off Green Park Way which could provide 100 houses. This was covered further in Cty Cllr Brazil's report.
- Letter dated 9th April 2015 from Devon County Highways with regard to 2015/16 Grass Cutting offering £425.00 and requesting an Agreement signed.
- Reminder that Sunday 26th April 2015 at 2.30p.m. at Sherman Tank 71st Anniversary of Exercise Tiger service.
- 7th April 2015 Notification received that the Extinguishment and Creation of the Order for Footpath Nos 10 and 18, Beesands, Stokenham had been confirmed.
- Paul McFadden County Footpaths attended Beesands to erect the diversion confirmation notices for Footpath 18. The new route would come into legal effect next Tuesday, 21st April. It was 2 metres wide and entered the Green where vehicles were initially driving after the first big storm erosion. At both ends he noted there were currently obstructions, stakes at the north end and posts and cross-bars at the south end. These needed to be cleared before opening next Tuesday and he requested clarification as to whose had placed these obstructions. It was believed these were District's to stop people parking on the Green.
The Chairman noted he attended Beesands and it was mayhem at Easter with people digging up posts to gain access. A resident was out and talking to people as they were parking on the green and it was a nightmare and needed addressing. Some parking needed to be provided on the Green before there were problems as the area had lost 100 car parking spaces and all farmers approached were not interested in providing parking so something had to give.
- David Kinross from Community Council of Devon had made contact with regard to taking the Community Capacity Building Project forward and wished to meet up with 'community activists' for this project.

12. DISTRICT COUNCILLOR'S REPORT

Dist. Cllr. Baverstock had reported throughout the meeting and had nothing further to add.

13. COUNTY COUNCILLOR'S REPORT

Cty Cllr Brazil noted that councillors were currently in election purdah so no decisions were being taken. He had however been consulted with regard to children's centres. The one at Dartmouth was safe but Kingsbridge was being closed but not until April 2016. Services would still be provided in Kingsbridge but there would be no physical base. The consultation and representations with regard to public buses had finished but the buses had already been stopped prior.

He had received an email forwarded on from Adam Keay to comment that whatever was permitted any future drainage for a development site could not go down through Coleridge Lane. It appeared that there was current negotiation for 100 new houses at the top of Green Park Way, Chillington. The developers were into detailed negotiations with highways and the only reason Cty Cllr Brazil was copied in and thus knew about this was because of Adam Keay. He presumed that the developers had instigated pre application discussions with District but the communication implied that parish council was involved. It was noted that parish council had not heard nor been involved in any discussion on this land. It was not an allocated site within the plan but obviously had initially been put forward for consideration but refused by District Forward Planning for an allocated site so this was a developer led initiative. It would obviously be put forward for consideration relying on the District need for the 5 year land supply.

14. FINANCE AND CHEQUES

Balances were provided and the below cheques were noted and agreed for signature:

Current £2395.97

Savings (1) £37298.74

Savings (2) £4924.49

Transferred: £4000.00

002222 Hampshire Flag Company – Torcross Tank Flagpole flags £235.82

002223 DALC – Subs £441.80

00224 HMRC – £249.94

00225 Wages - £1149.70

00226 Hawthorns Account - Internal Audit 2014/15 £170.00

00227 Devon County Council Pension Fund – First pension payment £329.31

Cllr Ansell thanked Cllr Rogers as Chairman for all the work he has done over the last four years. Cty Cllr Brazil also wished to add a big thanks to Dist Cllr Baverstock for all his support and work. They might not see eye to eye politically but had always got on with each other and he acknowledged that John has stepped in to help him around his parishes when he was unable to due to a dispute at that time. The Chairman also thanked him from parish council for his work and noted he would be stepping down from District but returning to sit on parish council.

15. NEXT MEETING

The next full parish council meeting would be held on 21st May 2015. Planning committee meeting would not be held on the first Thursday in May 2015 due to the elections. All meetings were to commence at 7.30p.m. in the Wesley Smith Room at Stokenham Parish Hall.

Meeting finished: 9.45p.m.

Signed Chairman Dated: 21st May 2015.