

**STOKENHAM PARISH COUNCIL
MINUTES OF THE MEETING
HELD ON 19TH NOVEMBER 2015 IN THE
STOKENHAM PARISH HALL**

PRESENT:**COUNCILLORS:****P. SPENCE (Chairman)****A. GOODMAN****T. HOEKSMAN****C. ROGERS****MS. S. BLADON****J. ANSELL****J. BRAZIL (District and County Councillor)****T. LYNN****MRS S. O'DWYER****MRS P. DOUST****J. GARDNER****L. COWLEY****MRS C. PACK****Also in attendance:****Clerk – Mrs G. Claydon****APOLOGIES:****COUNCILLORS****J. BAVERSTOCK- Personal****1. 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. None received.

2. OPEN FORUM

The Chairman advised the ten members of public present that 20 minutes would be allowed for members of the public to raise matters relating to the parish. Derek Weaving advised that he was in attendance to speak with regard to the Winslade Farm Wind Turbine Called In Application. He had moved into Molescombe Barn but explained he had worked in the South Hams 45 years ago and bought his first house in Devon 40 years ago.

He outlined the history with regard to the applicants request for a 35 metre height wind turbine and that the height currently in Chillington was 26 metres in height. He then produced illustrations and explained the deliberate reasons for a condition on a previous application for this property to ensure that the buildings were to be hidden. Mr Weaving asserted that the Secretary of State calling in this application was unusual and unknown for a single turbine and so now there would be a formal review by a Ministry Inspector. Mr Weaving continued stating that the Minister was saying that the local politicians had their decision wrong.

The turbine he felt would affect Stokenham Parish by dominating the skyline and he suggested 50% of Chillington would see the whole turbine and 90% some part of it and it would be clearly visible from the A379 through Chillington to West Charleton. This he said was not a green development and continued to outline that the animals (cows) were kept in a barn day and night with associated lights and power required. Winslade Farm had solar panels and these together with the turbine would still be 6Kw less than the farm required to run. At this point it was questioned if he was suggesting a larger turbine would be more suitable. Keeping the animals inside day and night he

deemed was energy intensive. His belief was that the application for the current farmhouse and dairy facility was made in the late 1990s and at that point the Winslade applicants won an Appeal to erect such buildings and that the Appeal Inspector stated these had to be hidden in the landscape. Now the turbine would be placed on top of a hill at 35m height. He suggested there had been misrepresentation and that the applicants' landscape visual impact statement said it would associate with the farm complex but the turbine would be visible.

District officers initially stated there would be a moderate to adverse effect on the visual aspect. Edward Perraton, the applicant, responded that the application was supported by their own parish council twice and then District. Mr Perraton felt that basically this was due to the fact that such enterprise supported public need and a further comment was that an Area of Outstanding Natural Beauty could not be set in aspic and businesses had to evolve with it. The turbine was to generate electricity and on top of the hill was where wind generated most electricity. The applicants had also placed it as close to the farm building as possible to keep power leads short. The Chairman noted the statements within planning policy and acknowledged that there was a distinction between public and private benefit within an AONB to balance any harm caused and therefore wished clarity on what the public benefit was. The applicant responded that they supported businesses in the area and therefore the Perraton Farm benefitted other public and private businesses and kept local people employed. He was asked how many people were employed on the farm and responded 6 people full time but they also used contractors from five other businesses. A further question was what would happen if they could not erect the turbine and how would their business survive. Mr Perraton noted that electric costs fluctuated and they had solar panels but this required daylight and he could not see nuclear being allowed in the area so to introduce a wind turbine seemed more suitable. Further questioning revolved around how much this installation would reduce the current electricity bill and any feed in tariffs they would they be locked into. There were no feed in tariffs and costs were estimated. Keith Turner from Sherford was also present and explained he would have a clear view of the turbine. He felt that another area of misrepresentation for all turbine applications was that to do with low frequency noise caused. He stated that National Press had commented that the regulations that were currently used to measure all turbines were equivalent in reliability to tests for emissions from vehicles and the reality was not what happened in practice. At a half to 1kilometers there would be low level noise which he felt would be detrimental to health. The Chairman requested to know by whom such factual reports were made but as nothing could be stated felt they were not appropriate to consider. Mr Weaving stated it was an important point of principle that parish councillors could not take into account the previous discussion on profitability considerations for the farm. Liz Perraton wished to express that this application was not for an industrialised sized turbine and nor a whole farm of such and just one for the farms own use. She continued that the country now generated 25% of their power from wind renewables and this trend was growing fast and all the applicants were trying to do was be self-sufficient and continue with their dairy farm. The AONB needed to be kept as a working environment. One councillor enquired why they had not applied for two smaller turbines rather than this one.

Lee Johnson was present with Mrs Johnson as he wished to provide parish council with an update on their proposed Neighbourhood Plan group. He had contacted people from Chillington, Stokenham and Torcross and there were those who had expressed an interest. He therefore had invited them to join a steering group and was waiting to hear back and formalise a meeting. In the meantime he had attended the Thurlestone Neighbourhood Plan meeting and also spoken to the Stoke Fleming lead person. Once names for a committee were gathered he would speak to Graham Swiss.

Mr Weaving noted that Dist Cllr Brazil was in attendance and he stated that he should not be allowed to speak on the Winslade Farm application as he had supported it and spoken at District development committee. The Chairman of Parish Council responded that those who spoke at the

meeting were at his prerogative and that he did not feel that parish council were not able to consider all the points put forward to them and make their own judgement. Therefore he would allow anyone who wished time to speak to do so, so long as their comments were pertinent to the discussion.

DISTRICT AND COUNTY COUNCILLOR'S REPORT

Cllr Brazil noted that at County the only items that could affect Stokenham was that with regard to libraries County were at this moment setting up a mutual owned and run by library staff. There would be risks and those taking on such would need to raise revenue but County could have just shut these outlets so this was a positive attempt by them to try to evolve the service. At the Highways and Traffic Orders Committee he attended on Friday they had decided to now only change Traffic Regulation Orders once a year in order to save costs. A TRO was a long process and required a lot of consultation so this would save County money but the down side was if anyone missed the deadline they would have to wait a year. County would advise parish and town clerks in advance of this change.

At District Council he attended the Scrutiny Meeting and T18 was progressing and due to the savings from these changes together with the New Homes Bonus District had money and he felt it would be interesting to see what they did with it. He also attended a meeting of the Slapton Line group but left halfway through due to planning committee which was sitting at the same time and he would therefore provide information from this meeting at a later date. There had been a survey to check where the weaknesses along the A379 line were expected and District were proposing applying for planning permission in advance to be able to react straight away. They were also talking about pro-active movement of the beach shingle as a barrier.

He also felt he would mention the wind turbine application as he was the democratically elected District Councillor and was proud that he had seen the turbine approved by District planning and would do the same again. He illustrated his thoughts by noting that the latest television series 'The Coroner' used the beach at Hope Cove and an application for the redevelopment of the hotel there was considered at the same time as the Winslade turbine was called in. The Cottage Hotel beach would not be used for this period drama again once the modern hotel was built but the view there was that the public benefit from allowing the hotel was outweighed due to creation of jobs, business as everything needed a balance. Some would think that this turbine was detrimental to an AONB but this had to be considered against the balance of sustaining and keeping local business. District councillors therefore supported the business. All views need to be respected and whilst people come to live here in an AONB the vast majority of the landscape was created by agricultural use. The Chairman invited Mr Weaving to respond and he felt that the District Councillor should be representative of the people and was there to represent their views not his own opinion.

The Chairman gave an overview of hand delivered letters received with regard to application 2394/15/F Parkside. The owner of Sarona, Grenville Close was given an opportunity to speak on this application. He noted that neighbours around the area had found it difficult to review this application as they were not internet enabled and he was present to represent them. The current bungalow was a single storey building with a loft room but was proposed to be increased to three storey which was a considerable increase compared to the plot size. The property did not have a garden and sat in front of another house which he felt would be totally dominated and the properties either side would be heavily overlooked. The application also sought to provide a wall which could cause a problem for access into the lane for the rear property. The ridgeline from the drawings provided appeared 2metres higher than the current neighbouring two storey properties so the application also affected the streetscene appearing like an Executive Town House in this Conservation Area setting. His personal opinion was that as this property sat in a CA it should mirror the streetscene although he understood the need for rebuild and the use of better materials.

The purchaser of this proposed development had already removed all windows, floors and ceilings and it sat boarded it up. A complaint was made to District Council that this work had taken place and a skip left outside the property. The owner then tidied the area up and painted the boarded windows white. Therefore the reason provided for demolition was not due to poor structure but 'it's a mess'. Whilst a rebuild was necessary this proposal was overbearing and out of keeping with the size of the plot.

3. MINUTES

The Minutes of the:

- (a) Full council meeting dated 15th October 2015 was approved by all present and duly signed as a true and correct record.
- (b) Planning Committee meeting held 5th November 2015 was approved by all present and duly signed as a true and correct record.

4. PLANNING & PLANNING MATTERS

- 2394/15/F Replacement dwelling, with associated landscaping and improved car parking arrangements Parkside, Stokenham – Objection due to overlooking of neighbouring properties with loss of amenity and concerns for shading problems. There was also a concern with regard to a reduction in parking as this proposal would go from 3 to 1 space with an increase in bedrooms. It was noted that the ridge height appeared higher than Island House and also felt that the design was out of keeping with the Conservation Area streetscene.
- 2395/15/CA Application for demolition of unlisted building in a Conservation Area for creation of a replacement dwelling together with associated landscaping and improved car parking arrangements Parkside, Stokenham – Objection as above.
- 2456/15/F Householder application for alterations and extension to existing dwelling and new detached home office and detached triple car port in garden Little Haven, Dockeyes Lane, Torcross – No objection.

CALLED-IN APPLICATION

- 2567/13/F Application Ref: APP/K1128/V/15/3136298 Site Address: Land at SX776419, Winslade Farm, Frogmore. Proposed development: Application for erection of 1no. wind turbine (estimated output of 0.05megawatts) with 24.6 metres hub height, 34.2 metres tip height and associated infrastructure for agricultural use. Applicant name: Perraton Partners. The Chairman outlined from the online documents that on the 2nd October 2015 the only information on the landscape effect of the proposed turbine was provided by the applicant being a comprehensive and plausible document. However the Landscape, Natural Environment and Recreation team contradicted this assessment and felt it would have a detrimental effect on the amenity. The Conservation Consultation report was very carefully considered and did not go heavily one way or another and concluded the turbine would offer a harmful effect on the Listed Building but that it was a less than substantial harm. The point was made not none but lesser and in that particular respect such harm can only be outweighed by '**significant public and not private**' benefit as otherwise this would not be sustainable development. So the Chairman questioned was harm outweighed by public benefit or perhaps the public benefit of turbine energy in general was mitigating the public wellbeing. Those present supported agriculture in this area and would rather see large windmills than photovoltaics. With the power summit and global warming and this business operating as it did it could be said it ameliorated substantial capital investment into the economy by continuing to produce a large amount of milk and providing a proper working farm. This produced an economic impact that was long lasting over generations which must surely have an overwhelming public benefit and encourage other farmers who had similar types of electric uses to develop the same energy efficiency. The impact on the Grade II building was acknowledged but overall this area could easily generate its own

electricity and this business proposal was one way to move towards it. It was then discussed that there needed to be a balance for farming but consideration for support of the tourist industry and would this affect this, how many windmills was too many would always be a personal opinion. Parish Council was not aware of a huge strong opinion from people in Chillington as they had not come forward with a view. Although the intended turbine was 35metres in height it was not hugely bigger than the current Chivelstone turbine as the turbines which are huge in other areas/counties were 100m. This therefore was a third of that size. Of note the installation of the Chivelstone turbine caused a lot of comment at the time of application but nothing was commented upon now. It was suggested that there were a lot of important buildings and sensitive areas around and the impact of any noise or sound for the community should be borne in mind as it was not just about what it looked like but how it affected people. **No objection.**

PLANNING CORRESPONDENCE

- Online notification received that the neighbour to Parkside, Stokenham planning application felt that the height of the proposed development would shadow their property and remove daylight also causing damp to the property.
- Two emails received from neighbours of Cove Hotel advising of their objection to the recent application.

5. DISTRICT CHAIRMAN

It was advised that due to personal reasons District Councillor Bramble had been unable at the last minute to attend.

Dave Ellis from Sarona left the meeting.

6. HIGHWAYS

It was AGREED that;

- (a) Cllr Lynn would co-ordinate the parish Snow Warden (Gritting) Plan together with assistance from Cllr Rogers. Cllr Lynn to co-ordinate Snow Warden Training.
- (b) recommendations for new area volunteers for gritting duties were Roger Doust, Geoff Pack and Paul Gardner from Chillington, Dave Tucker at Cotmore. Stokenham would continue as detailed in the plan apart from David Hillier would be replaced by Cllr Cowley. Liam Wills would be removed and Cllr Hoeksma would cover Torcross.
- (c) further information would be sought as to the Highway Warden criteria and the need to be present after undertaking Chapter 8 training if works were being undertaken and NOTED that Cllrs Gardener and Hoeksma may take this on if possible.

7. CYCLE PATH PROJECT- NOW CALLED STOKENHAM LANES

The working party had considered all routes and felt that instead of cycle paths it would be more inclusive if current Stokenham Lanes could be drained and upgraded. Suggestions were;

- Summerye Lane – muddy but the surface was probably hard below,
- Riddlefoot Lane – it was felt that there was little point spending money making this surface safe for cycling as users would go on the road past the Vicarage as very few cars travelled this way,
- Cherrytree Lane – this was muddy all the way up rutted,
- Quarry Lane was alright,
- Aller Cross to Marber Cross was not very good but serviceable and the hedges were slumping and modern tractors were really too wide for the lanes
- Broadaford Lane was in pretty good condition but the hedges needed cutting back,
- Kellaton to South Allington to Dunstone Cross to Cousins Cross would make a good walk but the Devon hedges had slumped and horses (or motorbikes) walk/ride the middle and this

then became too narrow a slot that was hard to walk on. There could be a hard surface lower down

- Summerye Lane into Ridge Road and Aller Lane could possibly make a circular route and Broadaford Lane would get users over the next ridge.
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It was AGREED that Summerye and Broadaford Lanes should be focussed on to scrape, expose drains and remove water and then address the surface. Cllrs Spence and Rogers would put together a specification and look at the amount of matched funding required before a bid was put in to ensure that parish council could achieve the sum required to complete the project.

Cllr Brazil left the meeting along with all other members of the public.

8. TAP FUND

It was noted that there was further money available for an Orchard Day to include pruning days, grafting, apple press etc.

It AGREED that Cllr Mrs Doust would meet with Cllrs Hoeksma, Lynn, Mrs Pack and Spence to draw up a fete day and costings.

9. CHILLINGTON - HELMERS FIELD

Chris Hyson had asked who would have ongoing responsibility of the gate they installed to the new hall if were the only large gate access to the playingfield. It was acknowledged that on transfer of the land there needed to be included an ongoing terms of responsibility for the Chillington Community Association.

It was AGREED that;

- Parish Council should instruct their solicitors to seek to complete the transfer of this land and ensure that District would continue to pay for and collect the refuse bins.
- District should be requested to repair the faulty maintenance gate with a new gate post and making good the fence.

Cllr Rogers left the meeting.

10. MAINTENANCE

It was AGREED to repair the bench opposite the Meadowside Bus Shelter in Chillington up to a cost of £50.

11. OPEN SPACE SPORT AND RECREATION PLAN

The District requirement for the above plan was outlined by the Chairman and Cllrs Gardner, Hoeksma, Mrs Doust and Lynn AGREED to form a working party to take forward such consultation of the community to create this plan.

12. REPORTS

Various matters around the parish:

- Damage caused to a house in Stokenham was noted as a concern.
- A gate on the coastal path had been reported.
- Between Brooking woods and the Helmers field there were large trees it was felt would come down onto road.
- At Dunstone Cross in a field adjacent there was a caravan and mobile home together with a building van. This had previously been South West Water land and it was noted that the hedge had been knocked back three feet either side of the access and a hard standing put down. This would be raised with planning enforcement
- At a Channel Fishermen's meeting last week members were requested to ask the public to look out for netting fishing over an area from Portsmouth to Bristol. Two boats had been

seen carrying out practices which were felt a serious concern It was also noted at that meeting that the MMO were going to ban fishermen from catching bass from January to the end of June and this had not been consulted on and therefore there was to be a local meeting on 26th November at 7p.m in Stokenham Parish Hall.

DEVON COMMUNITY RESILIENCE FORUM

The notes provided by Cllr Baverstock of attendance by himself and Cllr Ms Bladon at the Devon Community Resilience Forum were circulated to all councillors. Items of concern were a pandemic of flu followed by points 2,3 and 4 in relation to flooding. Different types of defence other than sandbags could be used and these were shown at the conference. Thereafter followed workshops and Cllr Baverstock had taken on board the advice with regard to the Community Emergency Plans and was revisiting and updating the Stokenham Emergency Plan. Another meeting attended by Cllr Ms Bladon was Health and Social Care Planning Workshop which included representatives from the NHS, Voluntary Sector and residents with the intention to produce a plan to update the 2014 one. Mental health, dementia support, active awareness and exercise were touched on. With regard to dementia support Katie at CVS mentioned the TAP fund potential to develop further opportunities around this area to identify dementia and Cllr Ms Bladon suggested that maybe Saltstone Caring could lead this. It was noted by other councillors that the outreach around the Yealm area was driven by one woman and that area now had part time paid staff. The third workshop talked about active area and exercise and a Norton Brook doctor felt it was hard to find time within a surgery appointment to talk to patients about walk and talk and other things available and could these organisations be brought in to do a talk. The best person to approach it was suggested by Cllr Cowley was the new office manager at Chillington Health Centre or the Patient Participation Group. Cllr Hoeksma noted Liz Raeburn did circular walks using the Coleridge Bus and the South West Coast Path also tied in.

CHILLINGTON NEWSLETTER

Cllr Mrs Doust updated parish council with regard to the content of the recent CHAT newsletter.

AREA OF OUTSTANDING NATURAL BEAUTY

Cllr Gardner advised that the New Chairman for the AONB group was Andy Pratt from Slapton Field Centre.

ORCHARD PROJECT

Due to the late time of the meeting Cllr Spence would provide this report in December.

CLERK'S REPORT

- Freya Hall of Peninsula Enterprise had offered all town and parish councils the opportunity to host free training on an iPad or beginners introduction to social media through the funded programme 'Get up to Speed'. Another source of training was noted at Devon Communities.
- Darryl White of District Council advised that the criteria for the TAP Fund had been added to in that projects that were 'Environmentally related' (e.g. grass verge cutting, gully clearing and street cleaning) and repeat bids could now be submitted but that innovative new ideas would be given preference.
- Residents at Green Park Way had approached parish council some time ago with regard to planting some trees on the open space in front of their properties. A request had been raised with Devon County Highways and new information was awaited as it was felt that the licences for such were to be changed. This section however was not changed and in order to carry out such works the applicant would have to pay £64 for the licence and a one off capital payment of £107. The works would also have to be covered by £5million insurance.

A meeting to discuss the works intended was advised and the Tree Warden would review this.

- Notice should be taken of the Housing and Planning Bill currently going through Parliament as this is set to remove the need for a planning application on site which had been allocated for a certain use within a Local Plan and at present they proposed to give automatic permission to housing schemes of fewer than 10 units on brownfield sites. It was suggested that with increased spending cuts it may be that councils would have less resources to produce sufficiently detailed Local plans to enable them to control major development in their local areas.
- A response was sent 10th November to Bryan Enticott Associates Ltd who had made contact with regard to transferring the Open Space originally earmarked for the hall in Chillington. The question was raised as to the exact boundaries and what was being offered and what remit the Management Company had in their agreement. There had been no reply.

13. FINANCE AND CHEQUES

Balances were provided:

Current £2154.42

Savings (1) £54898.87

Savings (2) £4925.94

Transferred £500.00.

Payments below were considered and approved to be remitted electronically or by cheque, if applicable:

HMRC – Tax & NI £158.22

Wages £1073.13

Peninsula Pensions/DCC – Pension £330.81

Greenspace – Bus Shelter clean and disinfect plus Tanpits cuts Sept/Oct. £345.00

Devon Communities – Annual Subs £50.00

Eclipse Networking – Internet £15.67

J. Baverstock – Mileage to meetings £103.80

002245 Kingsbridge and District Royal British Legion – Remembrance Wreath £17.50

14. NEXT MEETING

The next full parish council meeting would be held earlier on the 10th December 2015 thus removing the need for a planning committee meeting. Meetings commenced at 7.30p.m. in the Wesley Smith Room at Stokenham Parish Hall.

Meeting finished: 10.30pm.

Signed Chairman Dated: 10th December 2015.