

**STOKENHAM PARISH COUNCIL
MINUTES OF THE MEETING
HELD ON 10TH DECEMBER 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****J. BAVERSTOCK****Also in attendance:****Clerk – Mrs G. Claydon****APOLOGIES:****COUNCILLORS****MRS C. PACK - Illness****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. Cllr Lynn noted interest in application 2501/15/F and Cllr Baverstock noted an interest in application 2587/15/HHO considered under correspondence due to earlier discussions regarding this planning application when he was a District Councillor.

2. OPEN FORUM

Robin Rose-Price noted his previously agreed plans and explained why they had now returned. Due to the cost of the build they were proposing keeping the existing walls, taking the roof off and putting up a timber frame to the second storey. The appearance would remain the same i.e. design. Philip Brooking was in attendance to listen to the debate with regard to his application for Grace Court and answer any questions if required.

Robin Rose-Price also noted that recently Torcross had been lucky as all winds had been from the South West. If a south easterly came in the tunnel would block and again it was the residents who moved the shingle. Historically the tunnel was protected by a flap on it and he had mentioned this loss to Robin Toogood and the Field Centre and now requested the parish council to add their weight to local concern. The Field Centre had commented that last year with the rising of water in the Ley they lost a lot of resident dormice so it was important in a number of ways that the flap door was replaced. The clerk was asked to take this up with the District engineer.

DISTRICT AND COUNTY COUNCILLOR'S REPORT

Cllr Brazil noted the new District planning website was up and running but parish councillors explained how it was not yet perfect. Cllr Brazil requested people to email him with any problems in order that he could pass this along. The Cove Hotel application was going to planning

committee and therefore a councillor would need to speak on it Wednesday 16th December after 2p.m. Cllr Mrs Doust agreed to attend.

He went on to note that he had received a request from a resident in Helmers to make the access over the bridge into Helmers playing field disability enabled. The Clerk advised that this was within the management company's land and they would have to agree to any changes and it was noted by parish council that the necessary fall of such a proposed ramp was onerous. Stokenham Pre-school had approached him with regard to funding but the remit of payments meant that they could not apply for Section 106 money. Section 106s were usually for specific items or project as it was possible for developers to argue there was no 'need'. The New Homes Bonus could be a possible avenue once any housing was built. The last Government were all about localism and this Government was focused on devolution but it would take time to see if Westminster and MPs gave up power to Local Authorities.

3. MINUTES

The Minutes of the:

- (a) Full council meeting dated 19th November 2015 was approved by all present and duly signed as a true and correct record.
- (b) Planning Committee meeting none held December 2015.

4. PLANNING & PLANNING MATTERS

- 2412/15/F Demolition of existing house, provision of new house, improvements to access, parking and landscape Seagulls, Hallsands – Whilst there were sewerage concerns this was noted as not an issue for parish council. Objection. The design was felt to have an overbearing height and adverse effect on the lower neighbouring houses which was not in keeping with the vernacular as the lookout failed to blend in with the neighbouring amenity. Removal of the earth was of concern in relation to disposal in this area and also the effect on the Devon bank. Also it was noted this development was being proposed close to an at risk coastal area. There were also significant constraints for any construction parking as there was no nearby parking due to coastal erosion. It was requested that the septic tank must be measured to ensure that the capacity suited this proposed construction, if permitted, as no indication of the size had been provided.

Cllr Lynn left the meeting whilst the following application was considered.

- 2501/15/F Householder application for single-storey rear extension 31 Coombe Meadows, Chillington – No objection. It was noted that this was a semi detached property and thereby the extension would project a sizeable distance down the neighbouring property which it was felt the drawings does not imply. Therefore care should be taken to ensure that there was no overlooking or overshadowing of the neighbouring property.

Cty Cllr Brazil arrived at the meeting.

- 2518/15/F Erection of new dwelling Grace Court, Chillington – No objection.
- 2599/15/HHO Householder application for erection of garage for parking and storage to replace greenhouse, Muckwell Barns, Muckwell Farm, Beeson – No objection.
- 2660/15/HHO Householder application for proposed replacement extension and alterations Rose Cottage, Chillington – No objection.
- 2663/15/FUL Single storey extension to rear of Public House to form new dry store and office with balcony over to replace existing. New plant area on first floor flat roof (resubmission of consent 53/1903/15/F) Open Arms, Chillington – No objection.

PLANNING CORRESPONDENCE

- District Planning Agenda received notifying that the application for Cove Hotel, Torcross would be going to District Development Control meeting on Wednesday 16th December 2015.

Cllr Baverstock left the meeting whilst the following application was considered.

- 2587/15/HHO - Proposal to convert an existing bungalow into a two storey dwelling, by amending the existing ground floor plan, replacing the existing roof and forming new first floor accommodation within the new roof structure "Sunrise", Holmleigh Road, Torcross - No objection as the overall roof height was 400mm lower than the previous application.

Mr Brooking and Mr Rose Price left the meeting.

5. PRECEPT 2016/2017

Cllr Cowley explained the remit of preparing a precept. He noted that the future maintenance of Helmers playing field and its surrounding area was open ended as once ownership was taken on the anticipated bills were unknown. If District Planning was to go paperless as they intended then funding needed to be considered for such equipment. The precept increase with these considerations was coming out at 4.7% provisionally but this would also depend on the grant from Government. Newsletters and publicity was now basically hosted on the website but this provision could be decreased or vired. When further information was to hand with the provisional information provided parish council could then consider all the figures and any requests for grants.

Cllr Rogers noted that any application for the Community Reinvestment Fund needed the parish council to part match fund i.e. 25 – 26%. Cllr Rogers felt that parish council should look at draining Helmers Field some time and perhaps install a new sewerage system for the hall and therefore suggested that this precept should look to consider putting an amount in to build towards the following year. Cllr Baverstock suggested that work on a Neighbourhood Plan and the Open Spaces Sport and Recreation Plan should be allowed for. Cllr Brazil advised that District were considering an increase of 2% and County maybe 4%.

It was AGREED that the draft precept and any amendments or additions could not be considered until further information had been provided by District so a meeting would be held in the New Year and the figures brought to full council in January 2016 for submission to District Council.

6. FINANCE POLICY ADDENDUM

It was AGREED to approve the protocol for online banking as drafted.

7. TAP FUND

It was AGREED to use currently held £1631 Town and Parish Fund towards improving the condition of back road passing places, from Widdicombe towards Chillington (noted as a SatNav route), eroded due to a recent diversion. It was noted that permission would be required from the landowners and Devon County before any such works were undertaken.

8. REPORTS

Various matters around the parish:

- Cllr Mrs Doust noted that there had been no real input from other councillors or enough information collected with regard to holding a Scarecrow Festival so she had been unable to provide details for the TAP Fund. If held it seemed most favoured a summer fair providing rural skills on Stokenham Village Green but no application could be made.
- A Stokenham School member of staff asked parish council to reconsider a crossing system for the school.
- There was a concern that someone had taken to parking their vehicle on the pavement just past the bus stop and it was asked what action could be taken.
- The footpath had not been passable/open through the Grist Mill development and this was notified to Paul McFadden and the path was now completely open. However parish council were requested to keep an eye on this.

- Cllr Rogers noted he had provided material costings to the Chairman with regard to Summerye Lane. He was concerned that the cost of such project was not economically viable considering the necessary usage for farm vehicles. The Stokenham Lanes Working Party would reconsider this project and perhaps a lower level of maintenance would enable more walkers to use this access.
- Cllr Ms Bladon noted that the Torcross beach level had dropped considerably and the metal girders were showing.
- The Chillington Community Association would need new members as they would shortly be down to just two. Greg Chambers had taken over as chairman from Paul Cookson and they had obtained funding to replace the benches around the hall. The fireworks had made £350. It was noted that the group also had a wish to install a fence around the play area but this had not been approved by parish council and most councillors did not feel it would deal with the issue nor was necessary.
- Cllr Gardner gave an overview of a community housing development that he was involved in with East Charleton.
- Cllr Lynn advised that the meeting held for bass fishermen had been well attended and added weight to their concerns.
- The residential hedges either side of a property with a large fence pavement facing fence situated in Orchard Way needed cutting back.
- The retaining wall from Helmers to Orchard Way had been constructed very well by a resident. Further stone was being provided and it was going to be increased in height and the other side faced with block work to match.

SLAPTON LEY RESEARCH SEMINAR

Cllr Ansell noted the talk with regard to the cirl buntings was interesting but most other topics were not focused to the parish.

ORCHARD PROJECT

The Chairman noted that the Community Orchard project obtained funding to establish a program to run from now until June 2017 to encourage and expand the use and maintenance of local orchards. Following a letter he had sent on behalf of the Stokenham cluster this group had been selected as a model for this scheme. The Orchard project was offering advice and assistance on the maintenance of these areas.

CLERK'S REPORT

- Forms with regard to applying for a licence to plant trees on an open green space in Green Park Way had been handed to the residents interested. A fee of £170 would be required and all works would need to be covered by £5million public liability insurance.
- Any signage to be installed in a parish must comply with appropriate highway signs, posts and positioning together with appropriate training and accreditation in Traffic Management for such installation. Devon County had provided an information sheet.
- Updating and content of the parish website had been raised by a resident.
- Adam Key would provide updating on Snow Warden training at a time convenient to those wishing such.
- Further complaint received with regard to congestion on the A379 by the Grist Mill development. Also a request from a resident for the mechanical sweeper to sweep along this section and up Coleridge Lane due to leaves and debris.
- Request received from the Citizens Advise Bureau together with their newsletter requesting assistance with funding.

- Solicitor responded and asked if parish council were still content to proceed without carrying out local searches. Also he requested a copy of the District to Chillington Community Association Lease and a map of the area where the fences were situated. Just for information the Chillington Community Association had enquired whether the original planning permission included provision for an underground Calor Gas provision and this was being checked with District Planning. They were also considering whether they could obtain funding to fence the play area within the playing field.
- No response had been received from Bryan Enticott with regard to his approach in relation to the Helmers Estate Open Space/Community Facility land.

9. FINANCE AND CHEQUES

Balances were provided:

Current £4640.27

Savings (1) £50400.67

Savings (2) £4926.14

Transferred £4000.00

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

HMRC – Tax & NI £158.42

Wages £1072.93

Peninsula Pensions/DCC – Pension £330.81

Greenscape – County verge grass cutting £987.00

Eclipse Networking – Internet £14.40

British Telecom – Phoneline and calls £307.04

002246 Information Commissioner – Data Protection Subscription £35.00

002247 SLCC – Annual subscription half share with Salcombe £117.50

002248 P. Spence – Part Chairman’s allowance £48.50

10. NEXT MEETING

Planning committee would be held on the first Thursday in January 2016 if applications could not wait until full council. The next full parish council meeting would be held on the 21st January 2016. Both meetings to commence at 7.30p.m. in the Wesley Smith Room at Stokenham Parish Hall.

Meeting finished: 9.35pm.

Signed Chairman Dated: 21st January 2016.