

**STOKENHAM PARISH COUNCIL  
MINUTES OF THE ANNUAL MEETING  
HELD ON 15TH JUNE 2017 IN THE  
STOKENHAM PARISH HALL**

**PRESENT:****COUNCILLORS:****P. SPENCE (Chairman)****J. ANSELL****W. FLETCHER-NEAL****T. LYNN****J. BRAZIL (District and County Councillor)****C. ROGERS****L. COWLEY****MRS P. DOUST****MRS T DAYMENT****Also in attendance:****Clerk – Mrs G. Claydon****APOLOGIES:****COUNCILLORS:****MRS. S. ROWLAND****R. JACKSON****A. GOODMAN****J. GARDNER****MRS C. PEARCE****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. Tim and Paula declared Nick Hutchings application.

**2. MINUTES**

The Minutes of the:

- (a) Annual council meeting dated 18<sup>th</sup> May 2017 were approved by all present and duly signed as a true and correct record.
- (b) Planning Committee meeting none held in June 2017
- (c) Annual Parish Meeting dated 23<sup>rd</sup> May were noted.

**3. OPEN FORUM**

Peter Reed lived in Coleridge Lane, Chillington and advised of his strong concern about road safety. There was a sign outside the bungalow on the main A379 just before Chillington which was completely obliterated by vegetation. The only time it was clear was when the leaves dropped. This sign advised that the road ahead narrowed on the way into Chillington and he was often overtaken by cars because of the short section with a white line. The Chairman noted that what was needed was to coppice the shrub to about 8 foot tall and offered that he would go and do this.

***Mr Reed left the meeting.***

Anne Bowyer Stokenham Community Village Association thanked everyone for setting up the opportunity at the parish council meeting on the 20<sup>th</sup> April for residents to learn a lot about planning. This was followed up with a site visit with Tom Jones District Planning and Richard Jackson County Highways Planning.

Anne had now met with Toby Russell from Devon Air Ambulance and together visited Sue Jezzard, Head of Stokenham School and she and all her colleagues were happy to have a night landing site there. There was to be a Governors meeting on 10<sup>th</sup> July and Toby and his associates would check provision of lighting etc and put the plan to Sue Jezzard. Anne had been advised she could apply to the Town and Parish Fund application for in the region of £3000 as the Devon Air Ambulance provided the labour for installation. The Chairman noted that he felt that Parish Council, SCVA and District/County Cllr Brazil could put some money together for this project. Anne noted that if there was any excess finance from fund raising they would then consider Chillington. Parish Council could put the planning application in as they had reduced rates.

Bett Rhymes and her mother had been successful in obtaining planning permission for conversion of the abattoir and had taken advice on building houses in the lower field. They had approached this very carefully because of their family link which meant a lot to them. The proposed four properties within the site to be applied which whilst quite large they felt did knit within the gap. They instructed their architect not to go too modern and extreme with the design and did not feel too much glass would be appealing for that area so added natural materials for a traditional image with a modern twist and links with the past and abattoir. Drainage reports, a percolation test, landscaping and an ecology report were held from the previous application. In addition they had requested a photo montage aerial view. The Chairman asked who they imagined would buy these houses. The response was that they would like permanent residents but could not guarantee that. Parish Council felt it was much more important than whether traditional as to who was going to be living there and how much of the year. The applicants acknowledged this but felt it was not right to put an application in for a dozen houses there as that would not be well received locally.

***Cllr Rogers arrived.***

Cllr Rogers noted that he had heard that the developer of The Cove was looking for a transit field for his equipment and deliveries. Mrs Hannaford advised that she had been approached but for her own reasons had turned this request down.

***Bett Rhymes, Mrs Hannaford and Anne Bowyer left the meeting.***

**DISTRICT AND COUNTY COUNCILLOR'S REPORT**

Cllr Brazil noted that not a great deal happened during elections. However the good news was that the road at Totnes Cross was finally being resurfaced. Cllr Rogers noted that the buddle holes in this location would not work at present because they were higher than the road surface.

Following the County Annual meeting and Cabinet meeting he was on the Children's Scrutiny committee and had been given an introduction to its remit. He had also been appointed as deputy to the Devon and Severn Inshore Conservation Agency. With the potential for dredging for scallops in Kingsbridge Estuary he was interested to assist but noted that currently English Nature were against any dredging.

District Council's latest plan was to amalgamate with West Devon which he felt was not necessarily bad in theory but in practice West Devon paid a lot more council tax and had more councillors per head of population. So if not set up correctly South Hams residents would be subsidising West Devon and having less of a say. There needed to be fundamental changes if this move was to get his support. He felt there was a need to accelerate the transfer of all assets from District to Parish and Town Councils if such a merger was to take place. He could see economies of scale and efficiencies. He attended a meeting of Beesands Village Green and did try to raise car parking or address what was left but nothing came of it. There was an element of consensus with regard to the play park as the committee were not opposed to it being moved suggesting somewhere else on the Village Green but parish council favour behind the toilets. If Parish Council felt strongly they would have to be proactive and decide where to move the play equipment to and tell District. District Council had a plan to build houses and moving the play

park at the same time but this had been knocked back by the sewage works in this location but the tank was not over the whole plot. Two bits of equipment had been removed so the park was half open and it was a shame as he knew many mothers picked up children from school and took the children to this play park. On a small issue a resident had contacted him with regard to disabled access across the bridge from Helmers Way into the playing field. He was advised that disabled access was possible around the other side but at present parish council had contacted Remus.

Cllr Cowley explained that the bridge appeared to belong entirely to the residents of Helmers Estate so any works were beyond the parish council jurisdiction and if they wanted to install a ramp and maintain they could. With regard to handing over assets from District it was suggested that parish council could ask for the land behind the toilets at Beesands. Cllr Brazil noted that in the District plan that had included lots of house building on their car parks in all the towns to achieve their building numbers. If this plan was accepted by the inspector then South Hams amalgamated with Plymouth they might just build on car parks for convenience and towns would lose their vitality. That was why Cllr Brazill felt that local communities needed to be in control of their assets.

*Cllr Brazil left the meeting.*

#### **4. PLANNING & PLANNING MATTERS**

The applications below were to be ratified having previously been considered and the following observations already submitted to District:

- 1425/17/FUL Change of use from an agricultural barn into event venue Lower Widdicombe Farm, Stokenham - No objection. The living accommodation within an events venue was noted and therefore should be conditioned to remain ancillary to this facility. Due to the location there was a concern with regard to noise travelling and its effect on the residents of Beeson village so it was suggested that adequate sound proofing should be included. To ensure pedestrian safety it was felt that provision of a link by a permissive path from the main road to Widdicombe could be included along the private road. Access no doubt would be considered by highways but it was locally highlighted that the lower side of the vehicular entrance was blind.
- 1530/17/FUL Demolition of 1 no. existing bungalow and redundant surgery building; replace with 2 no. new two-storey houses (resubmission of previously approved planning application number 53/1741/14/F) Langholm, Chillington - No objection. However parish council was very concerned with regard to access to and from this site on to the main road at this pinch point along the main A379. Permeable surfaces were suggested in view of the high probability of run off due to the ever changing climate, as Chillington suffers from extreme flooding incidents. All run off must be contained within the site and no discharge must escape onto the main road or into Summerye Lane opposite which serves as the pedestrian access between the villages. There was a need to ensure that the ridge height remained within the parameters of building on this side of the village so as not to dominate at the entrance to this village and street scene. It should be ensured that glazing and exterior lighting complied with neighbourliness for the adjacent properties. Due to the location of this site at this narrow section of the main A379 a site construction and parking plan and assurance as to provision for parking of construction vehicles on site was submitted and that nothing was parked on the main road during construction.

*Further plans received for consideration and such observations to be forwarded to District Council.*

- 1164/17/VAR (ADDITIONAL PLANS) Variation of condition 2 (approved plans) following grant of planning permission 53/2267/15/F The Cove Guest House, Torcross – No objection. Although parish council had not as yet seen the plan that the developer had put in place for the construction arrangements/vehicles and requested sight of this as a

major consequence was the sheer inconvenience to the resident population. There were concerns for this development for the need to ensure a highways survey was carried out on the road before commencement of works so that County Highways could ensure reinstatement. It was noted that the road had signs advising of no large vehicles along this route. Concern with regard to the cliff stability still remained and the planning officer was to be asked to ensure that the changes being made did not impact the stability of the cliff and affect the proximity of the cliff path from the works being undertaken and future planting of trees with deep roots.

- 1814/17/OPA Outline planning application with some matters reserved for construction of dwelling Start View, Beesands – No objection. Overriding acknowledgement was given by parish council to the benefit of providing an affordable home for a local family engaged in a Beesands village business which mitigated the harm to building in the AONB. The Design and Access statement did the application no favours however and in future applications parish council would like to see a justification that matches the location for a building in an AONB.
- 1937/17/HHO Householder application to front entrance to provide larger hall 1 Copperfield, Chillington – No objection.

### **PLANNING CORRESPONDENCE**

Nothing further arrived.

### **6. AGREEMENT FOR USE OF PARISH COUNCIL LAND**

It was AGREED to approve the document setting out terms, conditions and charges for use of parish council land for events together with the application form as drafted.

### **7. ENVIRONMENT AGENCY PUBLIC SAFETY GATES**

The Environment Agency wished to amend the original Agreement dated 23<sup>rd</sup> October 2007 so that it now referred to four public safety gates at Torcross. The EA would be responsible for the construction of the Safety Gates and ongoing maintenance. Currently the Agreement was for 20 years from 23<sup>rd</sup> October 2007 and thus it would expire in 2027. The EA asked whether Parish Council wish to end the Agreement then or extend it. Arriving at the date does not however end the Agreement but it allows a get out clause if wished.

The variations proposed by the Environment Agency to the existing Beesands Safety Gates Agreement to now include the volunteers for the Torcross gates were considered and it was AGREED to proceed with this arrangement but remove Clare Simmons for Torcross as she had now moved house.

### **8. DRAINAGE**

It was felt that the proposal report received appeared above the need of the location. It was noted that if the drain plans were acceptable and the engineer would agree that it was their design this did give protection. The attenuation pond to stop erosion and water going into the stream was felt should just be a pipe. Cllr Rogers suggested that parish council respond and ask for a set of specifications and plans to give to three or four contractors and for them to price.

The open space report and such proposals for drainage were tabled and it was AGREED a sub-committee of Cllrs Lynn, Rogers, Cowley and Spence meet with John Grimes to discuss.

### **9. SALCOMBE AND KINGSBRIDGE ESTUARY MANAGEMENT PLAN**

The plan submitted was noted and parish council AGREED to endorse the aims and objectives therein.

## 10. REPORTS

- Cllr Fletcher-Neal noted that he still needed to provide things for the website. In Torcross the pottery had been sold to someone who owned Holding Ground and the Post Office/Store was up for sale and would close soon.
- Cllr Cowley asked what the feedback was with regard to drainage routing behind Beesands public toilets and was advised that Robin Steer confirmed that there was plenty of room for the play equipment.
- Cllr Ansell noted he had attended the Beesands Village Green Meeting and also that the memorial seat installed for the Queen's 25<sup>th</sup> Anniversary situated in Kellaton was falling apart. It was agreed that for safety reasons Cllr Ansell should remove it.

### DEVON COMMUNITY RESILIENCE FORUM

Cllr Rogers attended the forum run by Devon Community Resilience group. He did this because he had heard they were carrying out a flood survey in Beeson. Three people had given case studies but not mention was made of Beeson so he approached Kate Pearson EA. Within other presentations they did mention night ambulance which Stokenham is already researching provision of. The meeting was all about do it yourself in the environment but nothing new pertinent to Stokenham. Following the approach to Kate Pearson and after the meeting it was advised that Devon County was carrying out the flood survey.

He had been attending to the buddles as per the funding but strangely all the others were also being cleared and it appeared to be the lengthsmen were also cleaning long forgotten areas.

### ORCHARD LINK BENCH MAKING WORKSHOP

It was noted that following the successful bench workshop for Chillington the Beeson bench had been made and installed today.

### CLERK'S REPORT

- A letter had been sent to Remus with regard to the Helmers Way Management Company and the long term arrangements for general maintenance and upkeep of the public open space and attenuation tank.
- The Completion Notice for Beeson telephone box had been received and thus the volunteers were able to move to purchase materials and renovate/repaint it to install a Defibrillator. Parish Council had assisted with an application to the Lottery Fund and would receive and pay out any grant monies obtained.
- Hallsands Portaloos had been added to Parish Council insurance and a request had been made for the final payment for hire and therefore the area to be used needed to be prepared.
- Cathy Aubertin District car parks advised that with regard to Slapton Line the overnight parking seemed to be what needed to be addressed. She intended to recommend to the Executive that all day-time parking charges were left as they currently were but that they increased the overnight charge to £3. This would meet the 2% increase in income that District required. It was unlikely to have any effect in respect of discouraging overnight camping which they would need to address in another way.
- Works had been agreed with Paul McFadden for the Community Reinvestment and TAP Fund grants and these were being carried out by the County chosen contractor Charles Rogers.
- Tim Pollard Locality Officer at District who used to be in charge of playground inspections had advised that he would not think that grass matting would need to be replaced after only three years unless damaged. He noted that reports noted the mats and occasionally requested that the mats be lifted and the ground de-compacted and new grass seed laid before the mats

are returned. This was often a debate between different practitioners. He noted that District had not replaced any in recent years unless it was damaged.

- Gemma Cater of Devon County Flood Team had advised that their surveyor would be carrying out a report of Beeson flooding and would be visiting for an initial today.
- It was noted that Armed Forces Day was the 24<sup>th</sup> June and the Merchant Navy Day was on 3<sup>rd</sup> September.
- On 21<sup>st</sup> June 2017 the AONB Planning Guidance would be launched at Stoke Fleming Village Hall from 4 – 6.30p.m.
- It was intended that on the 25<sup>th</sup> July 3pm – 7pm the Shoreline Management Agreement Consultation would take place in Stokenham Parish Hall.

## 11. FINANCE AND CHEQUES

### *Balances were provided and the below transactions were approved:*

Current £655.66

Savings (1) £63036.34

Savings (2) £4929.86

Transferred £6500.00

### *Received –*

Payment for hire of Chillington Field for Bouncy Castle £20

Payment for hire of Chillington Field for wedding £150 plus £250 refundable deposit

### *Payments:*

G. Claydon – Sundry payments for events sustenance £111.29

Event Hire Solutions – Balance of hire charge £486.00

HMRC – Tax & NI £186.20

Wages - £1095.45

Devon County Council – Peninsula Pension £346.44

BT – Internet and phone £149.47

Charles Rogers – Travel to Devon Community Resilience Forum £33.75

Eddie Church – Orchard Link Project Bench Making Workshop x 2 £700.00

### *Cheques: None*

## 12. NEXT MEETING

The next full parish council meeting would be held on 20<sup>th</sup> July 2017 and a planning committee meeting would be held on the first Thursday in July 2017, if necessary. Both meetings commenced at 7.30p.m. in the Wesley Smith Room at Stokenham Parish Hall.

Meeting finished: 9.20p.m.

Signed ..... Chairman      Dated: 20<sup>th</sup> July 2017.