

**STOKENHAM PARISH COUNCIL  
MINUTES OF THE MEETING  
HELD ON 15TH FEBRUARY 2018 IN THE  
STOKENHAM PARISH HALL**

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

The Minutes of the:

- (a) Parish council meeting dated 18<sup>th</sup> January 2018 were approved by all present and duly signed as a true and correct record.
- (b) Planning Committee meeting none held February 2018.

**3. OPEN FORUM**

Len Moore noted that some properties in Kellaton had a flood problem and explained his reasoning. The recent flood had been reported to highways and they explained that below the drains the gullies were full up so they needed emptying to act as a sump. An operative attended over New Year and although he agreed such request had to go to a higher authority. Residents had since been told that County could not get a gully sucker down to his property as the vehicle they had was now larger. So Mr Moore's first question was if this was the case could County give a direct response that they would never be able to attend again.

He further noted that on visiting Beesands the gully sucker was there dealing with a property by the Crab Pot and did not seem to have a problem getting down there. Mr Moore wished to thank Cllr Ansell, who also lived in Kellaton, for personally dealing with clearing the road. Cllr Ansell noted that several other property owners also assisted but they were of an age that should have not been doing this. Villagers had been touch with the Environment Agency who advised they contact Devon Highways and if not them their Member of Parliament. Cty Cllr Brazil had then

accompanied Lisa Edmonds, Highway Officer, to review the problem and she was to provide a report. It was believed that the main problem was a blockage at the first property and then the flow ran down to the stream. Either a pipe had sunk or become dislodged. Cllr Rogers enquired if the drains were cleared would the water then not flood the properties and whether there were any buddle holes back upstream that would assist and the response was no. Only the underground pipes were the problem. It was suggested that there needed to be a camera sent down to see what the actual problem was. Mr Moore also raised a further concern that the residents needed to ascertain who could clean the drains where they were blocked, because if they needed to be cleared and drain covers were not replaced properly who was then responsible. The Chairman noted the personal risk for all urgent works and that everyone had to accept an element of responsibility when actions were urgent. It was felt that the drain was probably installed by highways but they now appeared to state that this was the responsibility of landowners. Cllr Rogers noted that whilst the gulley sucker was down at Beesands it was because Parish Council had been chasing Highways to clear the buddles there for years so this was probably just coincidence. It was also noted that around Christmas to New Year time the flooding down at Beesands nearly reached the chapel.

Alan Steer was in attendance and introduced himself as a 3<sup>rd</sup> generation resident at Beesands and that he was also representing Port Bou and Bay View owners as they were on holiday, with Steph Dean from Dolphins who was unable to attend. The reason for his presentation was to put forward objections to the application for the Crab Pot. A previous application had gone through splitting the existing property into two and no one objected at that point. That permission also specified in a report that the applicant would leave 2 wooden chalets in situ but they had now put in for one chalet to be knocked down and replaced with a 3 storey building and concrete viewing box on top which rendered the property 2- 3 sizes larger. This property would also overlook his father, Tony Steer's property and he went through all the reasons of objection providing a written report and comments. It was noted that the original chalets were used for holiday lets but were not permanent residences. One chalet was even used as a launderette for a while. The footprint was 140sq m in the plans but the second storey overhung the lower.

Peter Breach of Lower Widdicombe Farm, Widdicombe advised that he and his wife were not trying to stop enterprise but wished some other concept was being considered for the usage of the Widdicombe farm property near them. They would hear noise from this as would Beesands and it was suggested it would be within the audible distance of about 100 souls, including a number of young families. Noise issues would affect this community. Mr Breach continued that he was no noise expert but a great deal could be done to attenuate circumstances but he felt there should be a limit. This together with knock on highways issues made him a little surprised that County highways were not more concerned as he asserted the visibility splays needed looking at. He asked parish council if they could assist with these reasonable concerns. The Chairman advised parish council had considered the planning application in great detail and recommended refusal including comments on the complete lack of acceptable proposals for sound control and the extremely wide licence in number of occasions for events plus more points. If parish council were in due course asked to speak at District this is what he would take forward and represent very forcefully. Mary Sanders of Widdicombe Lodge noted that as one representative could speak for and one against at the District committee could the parish council also, yes if invited. Parish Council would ask Cllr Brazil if there was to be a site visit and if so could the Chairman attend.

#### **DISTRICT AND COUNTY COUNCILLOR'S REPORT**

Cllr Brazil was unwell and unable to attend but advised that the increase in County Council Tax would be 5% this year, 3% + 2% for adult social care. District budget meeting was the following week.

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

**The applications below were received for consideration and such observations forwarded to District Council.**

- 4092/17/HHO Householder application for conversion of attached garage into habitable accommodation and extensions to existing bungalow Sherwood, 9 Orchard Way, Chillington – Work has started and it had nearly finished. No objection.
- 4197/17/HHO READVERTISEMENT (Revised Plans Received) Householder application for erection of side extension on site of garage (to be demolished), first floor balcony, and erection of sun lounge extension to front elevation Beam Ends, Beesands – No objection.
- 4323/17/FUL Demolition of existing two bedroom chalet and construction of a two bedroom house The Crab Pot, Beesands – Objection as this was a chalet and had never been a long term living accommodation so this proposal to knock down what was akin to a shed for a new three storey house would impose a brand new development in an AONB where flooding was an associated a problem. This was not felt to be acceptable development within an AONB where this part of Beesands was situated in an area of vulnerable coastline where ‘no active intervention’ was detailed in the current Coastal Intervention Plan and thus unsustainable. It was also felt to be overdevelopment with massing and possible overlooking of adjacent lower properties. If permission was considered this proposal was still felt to be an unsuitable design in this location in view of the adjacent lower properties.
- 0147/18/FUL Change of use of part of field to provide external farm manure store, along with associated engineering operations Land At Sx777419, Winslade Farm, Frogmore – No objection.
- 0302/18/HHO Householder application for replacement of existing rear flat roof conservatory Cherry Gate, Kiln Lane, Stokenham – No objection.
- 0308/18/HHO Householder application for single storey rear extension, loft conversion with rear dormer window and roof lights Seaside Cottage, Torcross – No objection.

#### **APPEAL**

1768/16/OPA Appeal reference: APP/K/1128/W/17/3185418 Proposal: Outline Planning application (with all matters reserved) for the erection of 28 dwellings (including affordable/starter homes), creation of community allotments, accesses, highway improvements and associated landscaping. Location: Proposed Phase 2 Development Site Land At Ngr Sx77664245, Mill Lane, Frogmore, Devon.TQ7 2PA Appellants name: The Perraton Family. Appeal start date: 30th January 2018.

It was agreed that a further comment would be sent stating that Stokenham Parish Council objected to this proposal. They could see no justification for a development of this size within the AONB, where it would have a significantly detrimental effect on the landscape and the environment. Since it would do nothing to conserve the scenic beauty of the area, per NPPF para 115, and there was no demonstrable public interest for what was, in a village the size of Frogmore, a major development, per NPPF para 116, Stokenham Parish Council recommended refusal.

#### **5. CHILLINGTON PLAYING FIELD**

The Chillington Community Association meeting incorporated agenda items with concerns with regard to Parish Council and therefore Cllr Spence, as Chairman, attended and allayed these with a report as to progress on the drainage for the field, goalposts and the gas tank site. He also advised that the night landing site would be approved once the field was drained.

He also attended a meeting with John Grimes Land drainage engineer along with Cllr Lynn and the clerk. Cllr Lynn had agreement with a local surveyor who would provide a special rate for whole day analysing the levels in the playing field and consolidate this information electronically and work with John Grimes to provide the levels information but it would cost £300. John Grimes would then provide a plan at a further cost of £300. Both of these rates were in consideration of community goodwill.

The following was AGREED.

- (a) to obtain an expert survey of the levels within the field up to a cost of £300
- (b) to provide the land drainage surveyor with this information to allow a plan of works to be drawn up at a cost of £300 so that costings of the drainage works could then be obtained to apply for the section 106 funding to carry out the works.

## **6. NIGHT LANDING SITE PLANNING APPLICATION**

A meeting took place with Sue Jezzard from Stokenham School along with Anne Bowyer Stokenham Village Community Association, Toby Russell Devon Air Ambulance and the Chairman. During this discussion the school advised they would cover insurance and parish council would pay for bulb replacements and the planning application fee.

It was AGREED to approve the payment of the planning fee for this application of £117.

## **7. REPORTS**

- Cllr Lynn advised it had been a worthwhile meeting with John Grimes and with the expert knowledge provided along with surveys and plans he would like to get the project to drain the playing field in place by April or May 2018.
- Cllr Cowley had attended the TAP fund meeting and secured £1500 towards the cost of the Chillington hall car park entrance ramp and £750 for the Chillington History Society project.
- Cllrs Spence and Cowley also attended the examination of the Joint Local Plan at an initial session held at the end of January on items relating to overall housing number allocations wherein the split between Plymouth, West Devon and South Hams were considered. This meeting was held in Plymouth and both felt it was useful to have attended to prepare them for the second stage of the examination to be held at South Hams District Council with regard to Thriving Towns and Villages. The initial meeting illustrated that planning consultants, barristers and housing companies attended to challenge the draft plan to be faulty in order to increase the number of houses allocated to be built. These representatives were spending huge amounts of money on this stage of the examination as it benefitted house builders. Attempts to raise points not specifically in line with what the Examiner wanted to examine were considered ultra vires. With greater knowledge now of the format of such meetings, already held across England and attended regularly by these experts, it was hoped those attending would have more to input at the following meetings and locally all would be better prepared with policy arguments.
- The Chairman and Clerk, along with Nigel Mortimer, met with Richard Brown from the Woodland Trust. It was noted that there was to be a demonstration on Friday 23<sup>rd</sup> February at 10a.m. of the logging with heavy horses with the Great Wood along with sign carving down in the Chillington Hall for the Orchard sign. It was hoped that these two events would generate interest from residents to join an orchard/woodland maintenance group.
- Stokenham Village Hall Committee had advised that external works had been highlighted to utilise the additional funding within the Community Reinvestment Fund. A quote for such works had been forwarded to District.

- Richard Brown of Woodland Trust had contacted Cllr Mrs Doust with regard to taking school children to watch the horse loggers. She had also been in contact with Cllr Brazil as the recycling bin collection did not pick up all the bags recently. Advice received from District had informed that they were doing this to show people that they would not take the wrong kind of plastic. Dist Cllr Brazil felt District should be finding a way to recycle all plastic and Cllr Goodman noted that at least a warning should have been put out by District first before taking such action. Dist Cllr Brazil was following this concern up and had been noted as personally going around the parish and picking up the litter created by District operatives leaving the recycling bags.
- Cllr Rogers advised that the Chillington Hall roadside hedge had been cut. Torcross had not been done as Mike Hallett advised that he could not carry out these works whilst works traffic lights were in situ. He had however done the hedge past the Old School up towards Beesands as this had been highlighted by parish council as a problem area.
- It was further noted that from Torcross towards Stokenham there was an area of overgrown vegetation along with leaves and mud on the road narrowing this corner. The clerk advised that County had already served several notices on these property owners and all but one had complied. However the County edger was still awaited to clear the mud and narrowing of road. The non-compliant property owner would be addressed by county with regard to overgrown vegetation.
- The Chairman noted that he met with Cty Cllr Brazil and Lisa Edmonds Highways Officer with regard to farm muck on the road. However the farmer had addressed the issue before they arrived so this issue was dealt with. With regard to potholes identified they were noted but all that could be done was to add them to the list.

#### **CLERK'S REPORT**

- Eucalyptus tree had fallen on County Highway land adjacent to the Church House Inn pub. A resident was interested in helping others to remove the wood if a team would assist. An adjacent tree was in danger of coming down also and this should be considered. Removal of the fallen tree would be dealt with but works to the other tree needed to be discussed with County and the District Tree Officer as it sat within the Conservation Area.
- Attended a meeting with Richard Brown Woodland Trust, Nigel Mortimer proposed Volunteer Group for Chillington Woodland, Cllr Spence to discuss the forthcoming Horse Logging, Orchard sign making workshop and requirements for volunteers and enrolling.
- Attended a meeting with those listed to speak on behalf of Stokenham at the Joint Local Plan hearing to discuss the format of the hearing and input. Further discussion since and a follow up meeting planned for 22<sup>nd</sup> February.
- Meeting called by Cathy Aubertin District Car Parks to discuss overnight campers at the middle car park and Stretegate. Various problems and solutions were raised and discussed. It was proposed by the District Councillors that she research provision for camper van/caravan parking overnight in a designated area under the current Traffic Regulation Order. It was suggested that in considering this proposal the tank car park also be included in the same change.
- Attended a meeting at John Grimes office to consider what was required in order to instruct and commence works to drain the playing field.
- James Barker of Endurance Life along with the local police noted that the event had passed off well and requested to know if any problems had been encountered. It was noted within the meeting that no concerns had been raised at all and the event went off without any problems raised.

- Devon County Council had notified of a highways consultation due to commence on 1<sup>st</sup> March for a month to feed into a full review of the traffic sensitive network for road works. All councillors were asked to respond when sent the link.
- District Council had produced electronic fly tipping posters that could be printed out and posted around the parish at areas of concern. No areas raised at this meeting.
- Letter received from South Devon AONB advising that their Management Plan was being reviewed for 2019-24. Fliers had been produced to be put up on noticeboards along with a request that five parish council members completed an enclosed survey, to be returned to their team. Forms were given out to be returned.
- Lisa Butcher County Highways had informed that she had found the last No HGV's sign and a resident had offered to fit it for Kellaton.
- It had also been noted that the Highway edger had been seen in Charleton and should have made its way to Stokenham to do works along the A379.
- A drop in session to discuss the Beach Management Plan was to be held at Stokenham Village Hall Wednesday March 7<sup>th</sup> anytime between 3-7pm and all councillors were asked to attend along with all members of the public being invited.
- It was noted that drainage of Helmers attenuation pond had taken place and the areas around remained taped off awaiting new grass seed. An email exchange with a resident on this estate noted that this cleaning of the pond would have to be ongoing as every 2-3 years the surrounding mud and debris washed into this area required cleaning to be carried out.

## 9. FINANCE AND CHEQUES

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

Current £259.80

Savings (1) £72,501.20

Savings (2) £4,931.52

### *Received: Nil*

### *Payments in January*

HMRC – Tax & NI £956.60

DCC – Pension £346.44

Wages - £5872.32

PCA Consulting Engineers – Copy highway buddle maps £10.30

Stamps 10 x 65p First and 10 x 56p Second £12.10

### *Cheques:*

2285 South Hams District Council – Planning fee for night landing £117

## 10. NEXT MEETING

Any planning applications received that cannot await full council would be considered at a planning committee to be held on the first Thursday in January. The next full council would be on 15<sup>th</sup> March 2018. Meetings commenced at 7.30p.m. in the Wesley Smith Room at Stokenham Parish Hall.

Meeting finished: 9.15p.m.

Signed ..... Chairman      Dated: 15<sup>th</sup> March 2018.