

**STOKENHAM PARISH COUNCIL
MINUTES OF THE MEETING
HELD ON 18TH OCTOBER 2018 IN THE
STOKENHAM PARISH HALL**

PRESENT:**COUNCILLORS:****P. SPENCE (Chairman)****T. LYNN****MRS. S. ROWLAND****L. COWLEY****C. ROGERS****J. BRAZIL (District and County Councillor)****J. ANSELL****A. GOODMAN****W. FLETCHER-NEAL****J. CHURTON****Also in attendance:****Clerk – Mrs G. Claydon****APOLOGIES:****COUNCILLORS:****J. GARDNER****MRS P. DOUST****R. JACKSON****MRS T DAYMENT****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 declared an interest in application 2849/18/VAR– Britannia Shellfish.

2. MINUTES

The Minutes of the:

(a) Parish council meeting dated 20th September 2018

(b) Planning Committee meeting none held October 2018

were tabled and after consideration approved by all present and duly signed as a true and correct record.

3. OPEN FORUM

Having requested to speak Chris Brook, District Assets was unable to attend the meeting and would attend the following meeting.

Fran Ansell and Jan Clark attended on behalf of Stokenham Community History Group. They extended an invitation to everyone to visit a display to be hosted in Stokenham Church commemorating men who had lived in the parish who died in WW1. Jan had created a wonderful display layout from the information that Fran had, researched and collated, of every soldier within this parish who died during this war. She had researched every individual in depth and obtained masses of information to be presented at the display from the 1st November to 17th November. The day before Armistice Day would be a special display to enlarge upon everything learnt with slide shows, artefacts, certificates (things that could not be left on display on their own). A Stokenham map had been created indicating where those profiled lived. This event had been publicised by the church and was going to be in the Gazette and everywhere else they could find

to put posters up. Opening hours were when the church opened, 10a.m., till dark. The Chairman offered assistance to spread the word and offered the parish council projector to provide a rolling display. He gave congratulations for a fantastic achievement and work of scholarship. Jan noted that they wanted to eventually publish this information in a booklet. There were 38 people on the War Memorial, all who had links to the parish, and they had found some names of people not listed on the memorial because their parents were dead and/or surviving wives lived elsewhere. They wanted to continue to capture information on all in the parish that went to war, not just those who did not return. As July 19th 2019 was peace day, when the end of this war was actually celebrated they might focus on that day as many did not celebrate till then when they were sure the war was over.

DISTRICT AND COUNTY COUNCILLOR'S REPORT

Cllr Brazil had no further news on the toilet review. On the 8th November there would be a briefing session at Follaton House for local members on the pay and entry proposals. Varying reports were coming through but there had been no information provided to all his parishes.

At County Council there had been an extensive meeting on Slapton Line Partnership. They would be opening passage along the road next Tuesday or Wednesday with the official opening Friday 26th October. The back roads, once the A379 was open, would never be an alternative route but County would upgrade the passing places by further tarmacking. About £1million had been received and they had £600,000 over from road works but there would also be some excess to sheet pile along from Torcross. With some left over £500,000 would be spent in and around Slapton Line as the partnership were keen for this money to be ring fenced. Cllr Rogers requested a feasibility study for other routes but Cllr Brazil said there would be no other routes possible whenever the A379 went.

The agreement was to now start to look at what would happen when the road went and build in resilience and he hoped that estate agents in the area were telling people to look to Dartmouth for their facilities and this side towards Kingsbridge. If people bought a house in Torcross and were working in Dartmouth, County would not guarantee that there would be a road there in future. With £2.5million from Government they wanted to come up with a contingency plan for recovery for the businesses affected, expanding car parking facility spaces, cycle tracks etc so everyone must have a plan in place to be able go to Government and seek this money to regenerate the area. Cllr Rogers felt everyone was being short sighted in not looking at putting in place another route for when the road did go. Cllr Brazil countered that if no one could sort a new railway line at Dawlish to serve the whole of the peninsula they would not put money aside for a road around Slapton. Cllr Rogers felt a feasibility study should be carried out otherwise funding would never come forward. Asking County highways to prepare a plan that crossed over private land, the ley, AONB land etc would not be feasible stated Cllr Brazil. Cllr Rogers however felt that driving up Five Mile Lane it would not take much to move hedges back and widen the road. Cllr Brazil felt he had misunderstood the original proposal and believed the suggestion was meant as an alternative route along the same path as the A379 and not as an improved link up to the Totnes Road. He responded with renewed understanding that he would look at this and bring it up at the Slapton Line Partnership but was not sure how it could make it quicker to get from Torcross to Dartmouth. Cllrs Ansell and Mrs Rowland both expressed the view that it was important to have a better route that would go directly up towards Totnes and the A38 from this area, especially if the Slapton Line were to go, and supported Cllr Rogers. Cllr Rogers advised he had spoken to farmers who would support being able to get larger vehicles more easily through to their farms and would discuss usage of their land for such.

Moving forward though the future plan message was ‘after the road goes’. The Slapton Line Partnership was to come up with a variety of scenarios and then go out to public consultation.

At County he attended a briefing on ash die back. It was quite sobering as 90 to 99% of all ash in Devon was affected. Cllr Spence noted that at the last meeting of Tree Wardens many of those attending had not seen any die back around this area so felt this warning could be alarmist. Cllr Brazil noted that at County they were mainly worried about the effect on the road network due to trees on the side. Cllr Churton advised that in Bickerton a farmer had reported a lot of ash die back. Those with such knowledge asked if this was the fungus and had it actually been identified? Cllr Lynn knew of one tree within Brooking Wood which could be just an ash dying but should be checked. Cllr Brazil continued that 20%, which was one in five of trees in Devon, were ash so if this fact it would be devastating. Woodland Trust had won a lottery grant for tree replacement so if a farmer was losing trees he could go to them and see about obtaining saplings.

At District, following the attendance at parish council last month, it was felt that John Tucker must have spoken to Chris Brook with regard to the play park at Beesands which was why Chris Brook now wished to attend. District had agreed to give itself a borrowing limit of up to £60-£75 million in order to invest in commercial property. This would only be used on properties within South Hams but Cllr Brazil still had issues in that the District officers had far too much control over usage of this money. There were no Minute decisions being taken by council or elected members that could be stood up. He agreed where they were developing, on District land such as the Health and Wellbeing Centre in Dartmouth, and that decision would be taken at Executive and Scrutiny could call these in. Where the officers were being ‘fleet of foot’ and needed to buy when they saw it this was something that had been delegated to the officers with consultation with executive members. Only consultation and no decision to be called in by scrutiny and at the next District meeting the actions would be for noting purposes only. Cllr Brazil felt that when dealing with public money everything should have proper scrutiny. The Chairman enquired which officers were responsible and was advised the Chief Executive, the Section 151 officer (Finance), Head of Commercial Services and Head of Investments all of whom were on the senior leadership team. Cllr Brazil wanted a mechanism in place whereby a decision of this sort could be called in.

With regard to waste collection District were still pursuing outsourcing with a decision to be taken in December saving circa £360,000 pa. The problem was that members were not being told the details of how the officers had arrived at these savings numbers. As a member of the Audit Committee he had asked for external auditors to examine this. He accepted District needed to make savings but any private company would also need profit for shareholders and this was what concerned him.

Cllr Lynn thanked Cllr Brazil for chasing up the provision of life jackets for channel fishermen and asked for an update. He had spoken to Dist Cllr Mrs Pearce and awaited further information.

4. PLANNING & PLANNING MATTERS

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

- 2235/18/FUL Demolition of existing doctor’s surgery, extension of existing bungalow and building 2no. new houses Langholm, Chillington – The reference to recent highway use within the Design and Access statement was questioned as this had not been a surgery for over 30 years. Objection on the grounds of unsuitable access for such an increase to three large dwellings set in a prominent high location with overlooking to neighbouring properties. The proposal had an overbearing size and at such elevation made them very visible in the landscape and there was concern of possible increase of height of the

ridgeline compared to the existing cottages. The layout drawing was misleading as access was on the main A379 road village pinch point but was not clearly annotated. Parish Council suggested that highways should specifically visit and review this concern raised of access onto the main A379 at a narrow point with poor visibility for oncoming traffic with such an oblique turning point, possibly removing an important highway juncture used as a passing place. It was noted that that online access could not be obtained to the block plan on the planning website which displayed a blank page. No paper version was provided either.

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

- 2849/18/VAR Variation of condition 2 (approved plans) of planning consent 2825/17/FUL (Proposed replacement building and store) Britannia at the Beach, Beesands – No objection.
- 2930/18/HHO READVERTISEMENT (Revised Plans) Householder application for alterations and extensions to dwelling, new garage and parking area Byley, Beeson

The Chairman stood the meeting down whilst a councillor raised concern with regard to the statement in the survey or no bats and felling of trees during nesting season. It was stated that bats were known to inhabit this property. The applicant, Mr Mitchell, advised that he was aware from everyone in the village that bats had been seen in the building. Before they applied for planning permission, he explained, they were new to this so did not know process but were advised to obtain a survey. They tried a number of people locally to ask them to survey the building and were unsuccessful so were given the name of a registered/licensed person who came in with an opinion. They had no sway or influence over what he said. When they purchased the property the building had been stripped out internally by the person who was selling, the ceilings were down in bedrooms and the owner had spent time reroofing then fallen off the roof and sadly died. The basement was empty prior to the auction. They were putting in an open fronted garage in oak to assist in anything that might in future want to inhabit it. With regard to the trees it may look like they had blatantly slashed and cut them but they had not. There was a row of thin sycamores on which they took advice and due to being so close to the property and skinny it was felt they could fall on the house as they were on a hill. They therefore decided to act now rather than in two years' time when they had finished the house. Having cut back there were 35 stumps remaining which would grow and can be coppiced and they were installing a Devon bank and buying indigenous trees for a shield and new habitat. When cutting took place there was pigeon nesting and another bird nesting so these trees were left and still remained. With regard to the beech trees the wind had snapped them. The Chairman advised that the standard time for tree works was to leave it until the end of August but agreed that they would grow back. He thanked him for the open explanation with regard to the bats and works and the councillor who questioned agreed that the place was stripped already. The Chairman enquired whether they would be prepared to take bat mitigation measures. Mr Mitchell responded that they were not doing anything in the roof and it would remain as a cold roof so bats could access through the soffits as a non-usable space. They would also put bat boxes up. The installation of a Devon bank on the lower road was questioned and an engineer's report to ascertain if this would be structurally safe above the road requested. Mr and Mrs Mitchell both noted that the Devon bank was brought in 6-8 feet in from the existing bank and trees which remained so would not destabilise. This was only to soften the end down and the bank would be planted as they had a structural engineer working with them

No objection but parish council would like to see some bat mitigation measures installed as this is a known historic roosting site for bats.

This application was taken first and Cllr Brazil arrived at this point.

- 3125/18/HHO Householder application for new vehicular entrance to replace existing and replacement of existing wall coping Coombhay, Chillington – No objection. Three trees and states removing middle tree but the Holm Oak and Beech must be retained.
- 3126/18/LBC Listed Building Consent for new vehicular entrance to replace existing and replacement of existing wall coping Coombhay, Chillington – No objection

PLANNING CORRESPONDENCE

- District had notified that the following had been re-advertised for procedural reasons to add that the application affected the setting of a Listed Building. There were no changes to the original application. READVERTISEMENT (Affecting Setting of Listed Building) Change of use of part of field to provide external farm manure store, along with associated engineering operations Land At Sx777419, Winslade Farm, Frogmore, TQ7 2PA

5. DISTRICT PUBLIC TOILETS

This was DEFERRED due to no information received on the Pay and Display parking proposal from District Council and whether such introduction could mitigate Pay as you Enter charges to the public toilets at Torcross.

6. CHILLINGTON PLAYING FIELD

An update on the hole needed to be dug to install the calor gas tank was provided and the Chairman advised that Calor required independent proof of where the pipes were as that was within their policy.

Therefore a hole must be dug halfway along the length and photographic evidence of the pipe provided. In order for the Chairman to provide this he needed a string line on the exact route of the pipe. Thereafter there was now a three month waiting list for Calor to attend and install.

It was AGREED that the contractor who installed the pipe would be asked to indicate its route.

The combination goal posts had been delivered to Stokenham School as the lorry could not get to the playing field to deliver. It now needed moving and installing. It was AGREED to seek costs for such transfer and installation.

7. BEESANDS

This was DEFERRED awaiting the proposals from Chris Brook, District Assets, for consideration with regard to play provision and District projects at Beesands.

8. REPORTS

- Cllr Lynn – Apologised that he did not attend the Salcombe Kingsbridge Estuary forum as he was at a Bass fisheries meeting.
- Cllr Churton – The Muckwell to Bickerton contractors arrived three days late and finished two days early to carry out the road works which took two days. He advised that the quality of work was pretty poor and was not sure who signed such things off but asked Cty Cllr Brazil to look into this. Cllr Brazil asked him to take photos and he would look into this complaint.
- Cllr Cowley – With regard to the application at Beesands he attended the Development Management meeting at District and raised concern with regard to a potential problem for the future. Development boundaries for those areas needed to be redrawn as at the moment the one published for Beesands was not up to date for new flood arrangements. When any planning application came out to consultation parish council must pay particular attention to

this detail. If boundaries were redrawn all those houses beyond the sea wall would now be in flood zone 3 which was classified as ‘imminent danger of flooding’ and could affect property insurance. If the boundaries were allowed to stand the authorities would be allowing houses to be built in areas that locally were known to be at risk. Perhaps all villages along this coast would fall within this and this was why no money had been spent in determining what the new flood risk areas were. Plans for planning purposes still showed the road in situ along the front edge and as far as the Environment Agency plans were concerned there would be no danger for some time. The proposed house at Beesands would no doubt return for planning consideration but Cllr Cowley questioned whether parish council should pressure the Shoreline Management Group to acknowledge the new circumstances. The new planning framework stated authorities should not approve a building if it was not expected to last a lifetime i.e. 100 years. Would parish council allow building at Hallsands and Beesands would they think it would last? Hallsands was not considered a sustainable settlement so there would be no boundary line. The meeting appreciated possible property insurance problem but not saying anything meant not informing people of things they should know about. District wished to develop land situated behind the Beesands public toilets and they would want to put a boundary around to state it was suitable whilst locally it was known not to be. Cllr Brazil advised that he asked at the planning meeting what the officers’ impression of the changes to the emerging Joint Local Plan for the removal of the housing allocation in the AONB. Whilst they no longer counted the officers stated that everything included before still stood! Cllr Brazil believed the inspector had knocked back the District Strategic Planners in stating if you allow 10 houses in this area you would have £1million houses built so this was not affordable and they must be local houses in the AONB only. Any new build in the AONB would be stricter to satisfy housing need in the local community.

- Cllr Spence – Having been reviewed earlier he would not repeat the Slapton Line Partnership meeting. However he noted that it was quite sobering looking at the graphs provided by Dan Field, District Engineer, which showed the vulnerability of the beach. Along with Plymouth University they had calculated how many storms it would take to breach the road at various points along the line. The brand new section about to open would only take between one and two repeats of Storm Emma to breach so the roads position was precarious. North of Slapton where the road now turned there was no more land for future repairs and permission would not be forthcoming for redoing the road. So consideration should be given to educating people where they should be orientating themselves to for health care, schooling, shopping etc, whether this change of habit was encouraged overtly or subtly. The road going was inevitable so there would be lots of consultation towards the end of the year and next year to introduce new business ideas for such changed circumstances. It was very unlikely that Natural England or Whitley Wildlife Trust would allow any more work behind the SSSI as there was no waste land there. Storm Callum was a southerly storm in the last 2 weeks and whereas there had been a 6 metre buffer between the road and tideline this was reduced by 2 metres from this one storm.
- Cllr Ansell – Attended the Conservation Forum which threw more light on flood risk management. The management was largely done as a desk top exercise and until Ordnance Survey moved the coastline it was not changed and this had not been done. South Devon Catchment Partnership touched on this topic but not much else discussed was of interest for around here. A group of specialists came from the University to monitor red tides and this year was an exception as there were none, so they seemed to be interested in this fact. Nigel Mortimer was concerned about barbeques on the foreshore highlighting residents taking action.
- Cllr Mrs Rowland – Attended the Chillington Community Association meeting and those present were thrilled with the car park access resurfacing. Neil Martin and Greg Chambers were both to step down next May although it was believed Greg wished to go earlier so the

committee were looking for people interested in taking over. She also attended Stokenham Parish Hall Committee and advised they had a bingo 22nd November, quiz in January and would be approaching the parish clerk to seek option for funding the stage curtains.

- Cllr Fletcher-Neal – Torcross was now without a shop or Post Office after the closure. It was unlikely anyone would take over and there were rumours the property might be left empty for 3 – 5 years then it could be develop into flats. Noting the road closed through to Dartmouth many people in Torcross felt it was a good thing and perhaps should remain closed and there had even been a bike hire business in Torcross over summer.
- Cllr Rogers – Thanked those present for noting his points put in last month. With regard to the overgrown hedges these needed urgent attention and he enquired whether anything had been heard about the blocked drains at Widewell. It was noted but the highway officer had not yet visited and Cllr Rogers would chase this.

CLERK'S REPORT

- Dean Small had advised that there was growing interest from representatives in France and the USA with regard to attending the 75th D Day Anniversary at the tank memorial next 28th April. He wished to ensure that arrangements were in place to welcome these visitors and had turned to the parish council for advice. This needed a person who would organise this and funding could be sought.
- Woodland Trust had advised that their contractors would be putting in a surfaced path from the main gateway through the orchard to the other gate as was discussed some time ago. They were not at present sure of the date they would be carrying out the works.
- A free one-day event at AccessLab in Plymouth had been offered to help people learn how to access scientific research useful for their work. Attendees would look at where scientific research was published and how it was funded, along with media case studies - tracking the headlines back to the original research to see how reliable the articles were. Then participants would pair up and go one-to-one with science researchers (PhD or above) to research together any topic of interest to the participants. The skills and knowledge picked up would then be directly applied to a question that was useful to the participants, but could also then be used in future for researching other questions. Free lunch provided for anyone from parish council who might be interested in attending. AccessLab run in partnership between FoAM Kernow (a non-profit based in Cornwall) and the British Science Association (a national charity), and funded by the Natural Environment Research Council (UK government-led environmental research funders).
- The landowner where the Coleridge Bus was currently parked overnight had advised that he allowed such parking over 20 years ago and for the last three years nothing had been paid. He now felt the time was right for this space to be used by those who had and wanted work units. As their businesses increased the need for parking did and he had given this concession and now it was someone else's turn. This had been advised to Frogmore and Sherford Parish Council had had wanted a meeting to request continued use with an annual payment.

8. FINANCE AND CHEQUES

Balances were provided for October and the below transactions were approved:

Current £830.95

Savings (1) £98,033.49

Savings (2) £00.01

Received:

Chillington Community Association – Contribution to Combination Goal Posts £440

SHDC TAP Grant Fund 2018 – Chillington Hall car park entrance resurfacing £1500

Payments in October

Totnes Fire Protection & Signs Ltd – Apple Day Signs £51.66

HMRC – Tax & NI £178.32

DCC – Pension £348.66

Wages - £1109.10

South Hams District Council TENS – Alcohol Licence £21.00

Jewson – Gorilla tape for Apple Day postponement notices £10.87

Cheques: None

9. NEXT MEETING

Any planning applications received that could not await full council would be considered at a planning committee to be held on the first Thursday in November. The next full council would be held on 15th November 2018. Meetings commenced at 7.30p.m. in the Wesley Smith Room at Stokenham Parish Hall.

Meeting finished: 9.40p.m.

Signed Chairman Dated: 15th November 2018.