

**STOKENHAM PARISH COUNCIL
MINUTES OF THE MEETING
HELD ON 17TH JANUARY 2019 IN THE
STOKENHAM PARISH HALL**

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

2. MINUTES

The Minutes of the:

(a) Parish council meeting dated 13th December 2018

(b) Planning Committee meeting none held January 2019

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

3. OPEN FORUM

Anne Bowyer thanked Cllr Mrs Doust for researching the play equipment proposed for the Stoken Village Green. The Stokenham Community Village Association loved the equipment suggested. One comment from their meeting was that maybe some swings in materials that were in keeping with the area could be included. Anne advised that the group would now fund raise and try to get the Village Green Committee on board for this project.

Anne Bowyer left the meeting.

DISTRICT AND COUNTY COUNCILLOR'S REPORT

Cllr Brazil noted there was not much news since Christmas. County were working with the Slapton Line Partnership on traffic management of the line if the road was to go again so this would be discussed at the forthcoming partnership meeting and then, maybe, there would need to be formation of a small group of parishes Slapton, Strete and Stokenham to consider traffic movement through the back lanes.

There was concern from some property owners along the back lanes that did not want roads widened as this would encourage more cars along them. Cllr Brazil noted these concerns but as they were here to serve all of the community there would need to be a balanced decision. County was going into the budget process so Cllr Brazil asked that if there were any points of interest or concern on cuts please mention them now, particularly with regard to funding for children.

Likewise at District on Thursday there was to be a joint meeting of Overview and Scrutiny and Development Management discussing proposals so he urged every to look at the District website for details and send comments to him. It was noted that many documents accompanying the Agenda were often not available to parish council or the public ahead of meetings.

District as well as the budget was outsourcing rubbish collection and cleaning to FCC, who already covered West Devon, from 1st April. There would be no changes to the service till September as FCC had a different regime. Out would go the clear and blue sacks with plastic baskets being provided to residents for all recycling. It would be the same frequency but eventually go to three weekly for refuse but weekly collection of the compost bin. Property owners were soon to be charged for big the brown bin containing garden refuse. When asked if any rubbish got burnt at Plymouth he responded yes the black bin.

It was noted that District Council had now outsourced rubbish and cleaning of toilets but they felt competent to become property developers.

The Salcombe Harbour Board and Salcombe Town Council were looking into taking over toilets along the estuary there. Kingsbridge Town Council had indicated they may come into this group also. Cllr Brazil noted that Dunstone Cross was reported and there was an enforcement notice on this site along with the rubbish which he was watching.

Cllr Rogers noted that County had highways work down at Beesands which blocked the access to Beesands for one day. The road had been planed from Vinsters to the junction and although they had completely blocked all access to Beesands on both the Beeson and to roads all they had succeeded in doing was scraping hedges both sides. Cllr Brazil acknowledged that Skanska had found they had some good and some bad crews and now had someone in post to analysis reports of all the teams going out to sort the good from bad. Skanska were definitely visiting all the buddles/grips/easements etc but were only clearing the outside of the holes but not pushing through to ensure clear flow.

4. PLANNING & PLANNING MATTERS

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

- 3716/18/HHO READVERTISEMENT (Revised Plan Received) Householder application for provision of an extension, double garage, window alterations and landscaping Spindrift, Holmleigh Road, Torcross – No objection.
- 3796/18/HHO Householder application for erection of a single-storey rear extension with bi-fold doors, side-door elevation and three roof lights. Small window to left of bi-folds (RETROSPECTIVE) Trengilly, 3 Longbrook, Chillington – No objection.
- 4003/18/HHO Householder application for proposed rear facing dormer, front and rear facing roof lights, alterations to rear openings Seaside Cottage, Torcross – No objection.
- 4039/18/FUL Change of use of part of field to provide extended external farm manure store, along with associated engineering operations (Resubmission of 0147/18/FUL) Land at SX776416, Winslade Farm, Frogmore – Objection. Insufficient detail had been supplied

with this application, but on the basis of what parish council could see they could not support it for the following reasons:

Size and location in the AONB. It was noted that the location of the proposed store had moved, and that the area covered had increased by one third since the previous (withdrawn) application. Notwithstanding the stipulations of the NVZ legislation, any proposal to site a 6-foot deep slurry lagoon the size of Wembley football pitch next to a main road in the South Hams AONB – an area entitled to the highest level of protection from environmental and scenic degradation – seemed extremely problematic.

Odour and atmospheric pollution. The proposed slurry pit was apparently uncovered, which would cause a major odour nuisance for miles around. More seriously, anaerobic fermentation in the slurry would result in the formation of large concentrations of noxious gases, including ammonia, a major cause of childhood asthma, which would quickly evaporate over such a large surface area and be readily airborne. Defra's Clean Air Strategy paper 2018 https://consult.defra.gov.uk/environmental-quality/clean-air-strategy-consultation/user_uploads/clean-air-strategy-2018-consultation.pdf holds agriculture responsible for 88% of UK emissions of ammonia, with dairy farming the largest single contributor, and recommended that slurry stores were covered, as they were by law in the Netherlands and Denmark, where ammonia emissions had been halved since legislation was introduced.

Run-off management. No detail was given on what measures would be put in place to prevent run-off/overtopping of the slurry pit in the flood conditions experienced ever more frequently in these parts.

Safety and security. Such a large uncovered expanse of slurry at a depth of 2 metres presented a major safety risk, yet there was no mention of any form of barrier or security fencing to prevent accidental entry.

Previously raised concerns. Stokenham Parish Council would be grateful for clarification on the additional points raised by Frogmore and Sherford Parish Council in their response.

- 4073/18/FUL Construction of new dwelling house and integral garage Proposed Development Site at SX794426 Home Close, Chillington – Objection. Permission had previously been refused on this site for the very good reason that the site was in Flood Zone 2/3. The field concerned acted as a natural floodplain for exceedance flows from the streams to the north and south and was known locally to flood at times of high rainfall.

Since there were many other locations in the village, both built and to be developed, that were less prone to flooding, the sequential test implied they should be preferred to the proposed site. There were no mitigating factors in terms of sustainability or wider community benefit that would support the application of the exception test.

The landscaping/conservation/biodiversity measures proposed by the applicant did not make up for the destruction of wildlife habitat that the development would entail, much of which had already begun prior to planning permission having been granted.

The proposed vehicular access ran across Public Footpath no 12 at an oblique angle and was likely to interfere with public access to and enjoyment of the footpath.

- 4083/18/HHO Householder application for widening of vehicular entrance, lowering of boundary walls and replacement of existing wall coping (resubmission of 3125/18/HHO) Coombhay, Chillington – No objection, however, the resubmitted application calls for the felling of an additional tree (T2, mature beech), apparently because of infection with honey fungus. In view of the significance of this tree in the landscape and the affection in which it is held locally, parish council would be grateful if the Tree Officer could visit and confirm to parish council the need for it to be felled.

Cllr Rogers left the meeting while the following application was considered.

- 0005/19/FUL Replacement dwelling and use of land as domestic curtilage Higher Farm, Beeson – No objection.

PLANNING CORRESPONDENCE

- Following the parish council enquiry as to why additional designs of houses were not on the planning website when the application was considered District Planning responded “We can confirm that the revised plans were submitted to the Council by the agent, in response to concerns raised by consultees regarding space standards, on 9th January and were indexed to the website on 10th January.

The submission of revised plans is not uncommon during the life of a planning application such as 3193/18/ARM. It is the Officer’s view that the revised details submitted do not substantially alter the nature or detail of the application and therefore there are, at the time of writing, no intentions to re-advertise the application. However the Officer anticipates that further revisions to the scheme may be submitted to the Council and will review the need for re-consultation when they are satisfied that no further revisions are expected. Whilst the public consultation period may have formally ended the Council will continue to take into account any representations received up until the point of a recommendation having been reached.

In regard to [the resident’s] e-mail this will be recorded as a letter of representation and will be indexed to the website”.

5. DISTRICT PARKING CHARGES

The proposals from District for revision to parking charges at Torcross, in place of pay on entry to public toilets, were considered and it was AGREED that parish council welcomed this proposal as an alternative to pay on entry toilets. It was also requested that the parish council seek an updated report on weekly and residents’ permits at Torcross as this was important to residents.

7. ENDURANCE LIFE EVENT

The District Emergency and Events Officers had also communicated with Endurance Life and a Health and Safety report due to the movement of the cliff was carried out and Endurance Life stated those taking part would be advised on safety issues. Endurance Life had also advised that they were 102 bookings down on 2018 and their website predictor stated this was 10% down on last year.

From information provide by Endurance Life on the 2019 proposals for parking around Stokenham Parish it was AGREED that there were no further comments at this stage.

8. PRECEPT

The working group proposals were copied to all councillors and discussed and it was AGREED to approve the precept for submission to District Council at £41680 to include £920 Government Grant.

An old quote for the bus shelters being repainted had been updated to include the removal of the Kellaton shelter and the contractor would be advised to go ahead with the decision to be ratified at the following meeting in order to ensure safety due to the state of the Kellaton one.

Cllr Brazil arrived at the meeting.

9. PUBLISHING MINUTES

The current protocol with regard to publishing Minutes of meetings was discussed and it was AGREED to trial providing draft Minutes ahead of full council meetings.

10. ROYAL GARDEN PARTY

Devon Association of Local Councils' requested all parish and towns' to nominate two representatives to be put forward for selection to attend the Royal Garden Party on the 29th May 2019 and it was AGREED to put forward Charles Rogers and his wife.

9. REPORTS

- Cllr Lynn – The farmer at Hallsands had advised of an increased problem with people leaving dog muck along his footpaths in bags. Cllr Lynn noted the pictures send of the cliff slippage and advised some of the old village had gone too.
- Cllr Churton – Referred to the various signs for diverted traffic and issues at Beesands. He had dialogue with Richard Payne, an architect, who then contacted someone at Open Reach on this matter.
- Cllr Fletcher-Neal – Had reviewed the Torcross parking charges and raised the earlier issue with regard to local parking permits.
- Cllr Spence – Advised of the Woodland Voles Volunteers work day and that new tools had been provided. He also noted that Woodland Trust had done the works through the wood and it was not possible to walk through on their newly provided path.
- Cllr Ansell – Had looked at the hedge by Helmers field and along the road. He did not feel it was big enough to lay at present so suggested flailing the roadside and a working party get together to deal with the inside. A date was to be arranged. He had also walked the footpath the other side of burial ground up to the Orchard wood. The climb up from the road was hard as was the stile into the wood which needed some maintenance. Cllr Spence would mention this repair work to the Woodland Trust agents at their Woodland Voles work day.
- Cllr Mrs Doust – Attended Devon Home Choice training this day. She learnt about the criteria for letting of the social housing and that such could be detailed within the Section 106, within small villages. Those applying had to have a local tie and then allocation cascaded out. Local tie usually was within Bands A-D but this often excluded local residents as Band E covered the private renting and often housed those struggling to afford such rents. Dist Cllr Brazil noted that the Reserved Matters application could pick up on these points and lamented that Affordable Housing definition was 80% of the open market price which was not affordable to many. Those in such housing paid a proportion and the remainder was on Housing Benefit so theoretically the tax payee subsidised landlords. Cassandra Harrison stated at the meeting that District Council had their 5 year housing supply so were in a strong position to stop speculative building. Dist Cllr Brazil noted that as the Stokenham allocated site had been removed it meant development in the AONB was a lot trickier. A point of interest was that those needing housing must put their name on the Devon Home Choice list to be able to bid and it was a myth that if applicants did not accept a house offered that they went to the back of the queue. If they had put their name down they would be deemed to have been on the list for a long time so locals should do this in anticipation of housing behind Green Park Way. Cllr Mrs Doust advised there was a lot of information on the Devon Home Choice website.

Cllrs Mrs Doust and the Chairman had attended a meeting with Father Michael at Stokenham as the church were proposing to close their churchyard in hope that parish council would take the responsibility on. They only had 10 spaces left. The church had been offered another section of land and with the ongoing cost of grass cutting together with health and safety matter they did not want it. Cllr Spence noted they had approximately 6-8 months of spaces

left before they were full then had a one off chance to rid themselves of the ongoing liability by closing the churchyard. He continued that this then fell to District Council and the church must make a decision before they churchyard was full. They then wished parish council to take over the new site to run it as a public cemetery. The parish clerk was asked to place this matter on the March Agenda to consider burial provision for the parish.

Cllrs Mrs Rowland – Had attended the Stokenham Parish Hall meeting and advised that on 26th January 2019 there was to be a Quiz night and tickets were.

CLERK'S REPORT

- Sunday 20th January 10-3p.m there was to be a Woodland Voles Task Day. Others were welcome to join the group.
- Tools had been received from Woodland Trust for the Chillington Voles Group to carry out maintenance works. These included a First Aid kit x1, Pruning bowsaws x 5, 24” bowsaws x2, Loppers x 4 (3x telescopic), Pruning saws x2, Tool bags x2 and a Pole saw x1
- The play equipment company carrying out maintenance works to Chillington Play area also had bespoke landscapers who they used to install all their equipment with correct drainage. They had been down to survey Chillington Playing Field and asked whether 200-250 tons (nearer 350 as it will rise when out the ground -16 8 wheelers or 33 dumpers) of soil could be disposed of around the land or left in an adjacent field to reduce the transport and removal costs. They noted that the specification had removed most soil but they would keep back 100mm to top surface as a football pitch was required and this would assist the grass. The pipe specification was expensive so they were also going out to check a range of companies and would quote for rigid but also look at flexi pipe to assist costs. Hydrorod who were working on The Church House Inn, Stokenham had also agreed to visit the site and give a quote. It was felt that the excess soil could be used around the playing field.
- The Chillington AONB Entrance sign was highlighted in relation to where it could be sited.
- Further information had been received that the piece of land offered for burials was offered directly to the church. The extent of the gift of land would go as far as the house below and behind the first one on Kiln Lane and provide 70 grave spaces. This land would require a Historical Dig/survey and planning permission.

10. FINANCE AND CHEQUES

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

Current £439.42

Savings (1) £94645.87

Savings (2) ACCOUNT CLOSED

Received:

SHDC – TAP Grant for Chillington History Society £750

Devon County Council – County Councillor Grant to Combination Goalposts £444

Payments in January

Start Bay Inn – Chairman's Allowance £136.30

Cartridge Save – Copier Ink 77.58

Kingsbridge Websites – Hosting £60.00

HMRC – Tax and NI £178.32

DCC – Pension £348.66

Wages – January £1109.10

Hawthorns Accounting Sers Ltd – Wages June 2018 – January 2019 £72.00

Postage 30 x 1st and 2nd Class £36.30

Electricity - £30.00

Chillington History Group - TAP Grant from District paid out £750

Cheques: None

11. NEXT MEETING

A planning committee would be held on the first Thursday in February if plans that could not await full council were received. The next full council would be on 21st February 2019. Meetings commenced at 7.30p.m. in the Wesley Smith Room at Stokenham Parish Hall.

Meeting finished: 10.05p.m.

Signed Chairman Dated: 21st February 2019.