

**STOKENHAM PARISH COUNCIL
MINUTES OF THE MEETING
HELD ON 21st NOVEMBER 2019 IN THE
STOKENHAM PARISH HALL**

PRESENT:**COUNCILLORS:****P. SPENCE (Chairman)****MRS P. DOUST****J. ANSELL****A. GOODMAN****A. GHADIALI****J. BRAZIL (District and County Councillor)****C. ROGERS****MISS G. ADDISON****R. PAIN****T. LYNN****MRS. S. ROWLAND****Also in attendance:****Clerk – Mrs G. Claydon****APOLOGIES:****L. COWLEY****J. CHURTON**

The Chairman advised that Josh Gardner had resigned. Josh had enjoyed his time with the parish council and wished to pass on his thanks to all but at his young age, now had ventures and goals to pursue. He did not however rule out returning to local government later on.

Cllr Lynn advised that Cllr Churton was home and recovering from his heart operation and all were pleased to hear how well he was doing and passed on best wishes.

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) full council meeting dated 17th October 2019 were approved by all present and duly signed as a true and correct record.
- (b) Planning Committee meeting none held November 2019.

3. OPEN FORUM

Simon Garner along with four other residents from Torcross was in attendance to speak to the Old Abbatoir planning application. Concerns were raised with regard to the village flood risk if this field was developed. A drainage consultation response noted an objection and highlighted the applicant needed to meet attenuation tank requirements. Item 11 on the application said the assessment of flood risk was that it would not increase flood risk elsewhere. Simon Garner had earlier sent video clips of previous flood movement and a plan of a stream that ran around and through the field. His property was situated at the top end where the water travelled through and down past other properties to eventually go under the road to the west end side of Florence Cottages. He then explained his opinion of the layout of the terrain and referred to three major storms in the last 10 years. Winter storms flowed into one stream beside the lodge to the abattoir

field which was a giant soakaway. However the storm in 2015/16 took place when it was dry and had a flash flooding effect which broke the bank above the Lodge and nearly flooded them all out. Robin Rose-Price added that the drive on the approach to Greyholmes often got washed out and in 2015/16 the water went diagonally across the field about 12feet wide and parish council had in fact held a site visit to observe this. Robin Rose-Price provided further pictures and talked council through these illustrating that a huge attenuation tank 13m x 6m x 1.2m deep would sit right on top of the bank leading down to Florence Cottages. Cllr Rogers clarified that in fact an attenuation tank was a holding tank and not a soakaway so could allay the damp fear as it would gradually release and Cllr Lynn advised it included a hydrobrake. The downside was amount of water sitting in the tank up above. On another matter the reference to a stream outside the existing hedgerow was in fact a Devon bank and stream which vanished into another area. This stream was actually 8feet below the Devon bank and should undermining of the bank continue and water flood over it would fan out over the whole site. A reinforced new hedgerow which the applicant was misinterpreting and calling existing would have no possibility of maintenance to the dip in the stream and needed to remain exposed to be able to be cleared as illustrated by outside Linger Lodge already being blocked from the recent rainfall.

Sue Miller was also in attendance and lived in the house opposite Coleridge Cottages. Her house did not flood but she turned out in the rain and flooding to help others. The residents were promised a new larger drain last year but when the A379 Line went these works were cancelled to allow traffic to access through Chillington. She wished an update on these planning flood works. During the recent flood many sandbags got used, damaged and they needed replacements. She had got to get sandbags but was told they were no longer held at Torr Quarry and residents must travel to Totnes to collect. This needed to be rectified as people needed them locally accessible.
Two ladies from Torcross left the meeting.

DISTRICT AND COUNTY COUNCILLOR'S REPORT

Cllr Brazil provided this report when he arrived later in the meeting.

He had already been advised that sandbags were no longer held at the District Council Torr Quarry depot and he along with Dist Cllr Foss were dealing with this. With regard to the Chillington flood scheme Devon County were still negotiating with the landowner. It was proposed to run a pipe or culvert through the business park area to alleviate flooding for Coleridge Cottages. Last year there was a fixed date to start but there continued to be issues with legalities which were delaying works as no signature had yet been put to the document. There was resistance from the owner at present but Devon County did have powers to do the works but were hoping it would not come to that. Devon County had agreed to re tarmac all the private parking area once the works were completed and it was hoped that the new date for works would be February 2020.

All other members of the public left the meeting.

District and County were in purdah pending the General Election to be held 12th December. At District Council they were pushing forward with a new Housing Policy to bring forward genuinely affordable housing. They were also working on a Climate Change Action Plan but he was awaiting further details of the content on 5th December.

For County he noted that the A379 road was closed at Stoke Fleming but signage all around did not state whereabouts the blockage for motorists was. At the moment he advised that drivers could turn up Cinders Lane so it was only a short detour. From the end of the week it would be further along so he advised drivers going to Dartmouth to take the Gara Bridge route. The works were for optic fibres and he was disappointed with the poor signage which seemed to happen with most contractors. Shuttle buses were being run.

Cllr Lynn raised concern with regard to the Dunstone Cross fly tipping as the owner was just chucking rubbish over the hedge. The matter had been reported and enforcement was dealing with this site.

Cllr Brazil left the meeting after taking part in below discussions and providing this report.

4. PLANNING & PLANNING MATTERS

The applications below were considered at this meeting and the following observations submitted to District:

- 2818/19/FUL READVERTISEMENT (Revised plans received) Application for replacement garage Stokeley Manor Kiln Lane Stokenham – There was concern that the boundary appeared to have changed significantly and this made consideration confusing on a radically differing boundary to previous. As this property sat within an AONB parish council was concerned how development would affect or contribute to increased highway use at a difficult junction for access and onto the main road, when the property appeared well served for such, so there was concern what usage need there was for this structure.

Cllr Brazil arrived at the meeting.

- 3422/19/FUL Erection of 2no. semi-detached dwellings and 2no. semi-detached bungalows with access roads, garage, parking and landscaping land at Sx 821 420 adjacent to the Old Abattoir Church Road, Torcross – Response 28th November –

Standing Orders stood down to allow members of the public to speak.

The question was put as to what others felt would be acceptable on this site. Discussion took place and whilst some felt that four smaller houses would suit the area others believed it would be too dense and the site should only accommodate two properties. It was advised that out of the 28 houses along the seafront only 6 were lived in full time so the assumption was that this proposal would become holiday properties. An increase in impermeable surfacing was a concern but balanced with this as it was already a solid surface an attenuation tank might assist as there was a need to manage water in such a sensitive flooding area especially in view of Climate change. Another view was that if not maintained an attenuation tank would fill with silt and lose effect. A full tank was weighty sitting behind a wall but drainage aside there was concern about overlooking but bungalows might mitigate this. Any entrance off the top road where water would run down through the opening would invite water to take new path into the village. On any highways concern, as the previous planning inspector did not find this a problem highways withdrew their objection.

The meeting reconvened.

Concern was raised with regard to drainage and the effect on neighbour properties and the AONB and whether such could be mitigated by a local need. Parish Council questioned how this proposal sat with development policies DEV 8 and 24 and whether these houses were required as they would not be marketed as affordable.

- 3473/19/HHO Householder application for new roof covering to existing narrow walkway between house and existing double garage 22 Helmers Way, Chillington – Response by 13th December – Concern was noted for parish residents as the District Engineer advised of a flood risk should this route be blocked for water running through Helmers, as it sits within a flood zone 2/3, and could cause neighbour flooding.
- 3488/19/FUL Application to carry out works to drain the playingfield area and install night landing equipment for an Air Ambulance landing space Village Hall Play Area, Chillington – Response 13th December – No comment as parish council's own application.

5. SLAPTON LINE

A response was received with regard to the statement from the Slapton Line Partnership along with ongoing maintenance of the Slapton Line Monument and duly read out. It was AGREED to await further information from the Slapton Line Partnership and Field Studies Council.

6. TORCROSS LEY OUTLET TUNNEL

Cllr Ghadiali advised that there had been water over the A379 road and the ley tunnel was blocked. The Slapton Field Centre ranger had been down and they had paid for a digger, costing £700, to get it flowing again. Rangers Lee and Tom from the Field Centre believed there was a verbal agreement between Devon Highways and the Field Studies Council (FSC) that FSC let the ley during summer but Devon County would do this during winter. Cllr Ghadiali had recruited a new generation of residents, male and female, to assist clearing the tunnel in emergencies.

Standing Orders stood down.

Robin Rose-Price advised that historically the exit to the tunnel blocked every time there was a good southerly storm and if this shifted north east the tunnel cleared on its own. However the beach was now so low that in order to get a digger around to the tunnel the operator had to build shingle into a ramp in order to drive around there and this had to be done between tides. It had been suggested that doors be put on the end of the tunnel but any shingle building up against this would compound the problem. Due to the diameter of the outlet the level of the ley took two to three days to go down so another suggestion was increasing the size or installing another tunnel. Robin Rose-Price advised that the tunnel was already large enough to walk along so increasing the size would not assist. Questions were then raised as to who would be responsible if a volunteer got swept out to sea and Cllr Brazil cautioned that to formalise any local assistance took on liability. If there was a working party to call around then the FSC could work with them to coordinate clearance.

It was AGREED as indicated below;

- (a) the operation of clearing the ley tunnel outlet and any training or awareness needs required in order to alleviate possible flooding on the road and to properties – Cllr Brazil to speak with Highways and report back as to any responsibility.
- (b) what action to take – Deferred pending report.
- (c) if actioned, who should be approached and involved – Deferred pending report.

Robin Rose-Price flood noted the increased water going down Widewell Lane behind Hannaford Butchers site due to a metal plate being placed over the buddle hole. This service water now came straight into the village. The developer had stated this was a new buddle hole but villagers were ready to attest that this was a historic easement that needed to be maintained.

7. OPEN SPACE EMERGENCY LOCATION DETAILS

The cost for each sign in PVC along with artwork was advised and it was AGREED to obtain three for Chillington and two for Stokenham Open Spaces at a cost of £73.29 plus VAT.

8. CHILLINGTON PLAYING FIELD

In the light of recent flooding locally along the main A379 consideration was given to this project and whether to proceed with the playing field drainage. This was to provide the community, especially the children, with an open space area that could be used for a longer period during the year. It was felt to be a good use of money being the most intensively publicly used community space in the parish. The soil was clay and although drained would still hold water but all present were Unanimous this scheme would benefit the users and include an emergency landing area.

September 2019 DCC Land Drainage Consent amended! Gemma Cater referred it back to

It was AGREED to;

- (a) ratify the additional expenditure for submission of the planning application £135.60
- (b) approve Greenspace to carry out works to clear the stream of vegetation at a cost of £300
- (c) approve an informal survey to be carried out by a tree surgeon of the boundary vegetation to advise on a programme of future works.

9. PERMISSIVE PATH

The quotes for such signage with regard to temporarily diverting the route of the path were advised and it was AGREED to purchase five in PVC at a cost of £66.52 plus VAT. These would be installed along with the erection of further footpath signs, for clarity, provided by County Footpaths. The broken wooden sign indicating the public houses would be removed.

10. STOKENHAM PARISH HALL COMMITTEE

It was AGREED that Cllrs Ansell and Cllr Churton would be put forward as the parish council replacement representatives for this group

11. STOKENHAM ARCHAEOLOGICAL DIG

This item was DEFERRED awaiting further information from the person requesting parish council support a funding application to enable a dig on land adjacent to the current church burial ground.

12. CLIMATE CHANGE

With the increasing risk of flash-flooding in a Climate Emergency consideration was given to whether there was more Parish Council could do to assist resilience and adaptation around the parish. It was AGREED that parish council continue to keep watch and ensure that streams were cleared along with buddles, grips and easements as work done by parish in the past was working well. The Emergency Plan would be reviewed with regard to flood risk and updated accordingly.

County was trialling studies elsewhere in Devon on Natural Flood Management and this would be monitored. Also on the Devon County website was information with regard to Flood Risk Management along with an application for Property Flood Resilience (PFR) Funding. Successful application could provide up to £5000 towards a property survey and defence measures such as removable flood doors and air bricks that do not allow water flow back in.

13. DATE OF NEXT MEETING

The date for the December meeting to be held, in view of the forthcoming General Election being held on Thursday 12th December, was AGREED as Monday 9th December.

14. REPORTS

- Cllr Ansell – Had attended the woodland voles meeting with regard to works at Chillington Wood.
- Cllr Doust – Advised that the Stokenham Play Area opening had taken place.
- Cllr Miss Addison – Met in the Chillington Woods with other woodland volunteers and the representative from Woodland Trust. Sadly all ash trees had ash die back and the Woodland Trust were going to get the larger trees removed by a qualified contractor but the volunteers would be go in to deal with the smaller ones. The volunteers needed someone to assist with advice on pruning apple trees. However there was enough diversity in the wood so other trees and plants would come through.
- Cllr Lynn – Was asked to take councillors best wishes to John Churton.
- Cllr Pain – Had heard that Father Michael was being moved by church authorities to another parish.
- Cllr Mrs Rowland – Discussed concern surrounding dogs in Kernborough which had attacked other dogs and the problems surrounding their ownership. The matter was discussed and the fact that there were only powers if the animals were attacking a person. The police had been notified but nothing done.

CLERK'S REPORT

- The consultation documents for the Plymouth and South West Devon Supplementary Planning Document (SPD) and Statement of Community Involvement (SCI) had been received with any comments to be sent by 6th January 2020.
- Stokenham Village Green had the overpayment of funding for equipment repaid but had queried the payment. Cllr Cowley had provided a resume and parish council had not expected any further expenditure.

15. FINANCE AND CHEQUES

Balances were provided and the below transactions were approved:

Current £738.20

Savings £94,654.07

Received – None.

Payments:

HMRC – Tax & NI £181.93

Wages – £1149.87

DCC – Pension £360.43

Royal British Legion – Remembrance Sunday Wreath £18.50

Lidl – Extension cable £6.99

Buy a map - Planning application map £15.60

Play Inspection – Quarterly inspection for Helmers £60.00

Information Commissioner – Data Protection Subscription £35.00

SLCC Subscription shared with Salcombe Town Council half £127.00

Money for Electricity meter £30.00

Cheques: None

16. NEXT MEETING

The next full parish council meeting would be held on Monday 9th December with no planning committee being meeting held on the first Thursday in December 2019. Meetings commenced at 7.30p.m. in the Wesley Smith Room at Stokenham Parish Hall.

Meeting finished: 10p.m.

Signed Chairman Dated: 9th December 2019.