

**STOKENHAM PARISH COUNCIL
MINUTES OF THE MEETING
HELD ON 20TH FEBRUARY 2020 IN THE
STOKENHAM PARISH HALL**

PRESENT:**COUNCILLORS:**

P. SPENCE (Chairman)
MISS G. ADDISON
J. ANSELL
A. GOODMAN

C. ROGERS
R. PAIN
T. LYNN
J. BRAZIL (District and County Councillor)

Also in attendance:

Clerk – Mrs G. Claydon

APOLOGIES:

L. COWLEY
J. CHURTON

MRS P. DOUST
A. GHADIALI

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.

2. MINUTES

The Minutes of the:

- (a) full council meeting dated 16th January 2020 were approved by all present and duly signed as a true and correct record.
- (b) Planning Committee meeting none held February 2020.

3. OPEN FORUM

The Chairman noted the extent of the Green Park Way planning application changes so suggested this application be deferred to the March meeting to allow everyone enough time to consider it.

Alyson Cadd was in attendance and asked Dist Cllr Brazil which Development Management Committee it would probably go to. He advised that as a larger scale application the consultation period would be 12 weeks from validation so it would not go to the March one but possibly April, however his inclination was that it could be May. He then explained what a delegated decision was as this would have an impact on whether it went to committee. It was also noted that Acorn wanted to Appeal the last application as well as applying for this new one. This was not a continuation of the earlier application but a new Reserved Matters application as the outline was already permitted. Alyson Cadd advised that there were no planning notices in the street.

Alyson Cadd continued that the new plans appeared to ignore any comments made previously by Dr. Bennett with regard to flooding implications. Various points such as soakaways, misleading rainfall data, route for drainage after leaving the site, Coleridge Cottages and South West Water were raised. The Green Park Way group were concerned as they did not want to work against the Coleridge Cottage flooding group jeopardising their badly needed flood alleviation project and cause them to be put on hold. Cty Cllr Brazil did not think that County would allow any more water to come down Coleridge Lane into this scheme. The Chairman suggested that some of

these points should be put directly to the planning officer in charge, Adam Williams. In particular, he pointed out that Devon County Council's own Guidance for Sustainable Drainage Systems (Version 1.6, January 2017) imposes in Paragraph 10.2 a requirement on developers to provide a specific list of information for Full, Reserved Matters, or Discharge of Conditions Planning Applications. These include, among other things: Evidence that the site has an agreed point of discharge; Evidence that the capacity of any receiving watercourse was sufficient to receive concentrated flows from the site; and a Residual risk assessment to account for a failure in any part of the system. Since none of these conditions had been met, the Chairman wondered how the proposed drainage system could possibly be acceptable to officers and to the LLFA.

Andrew Harlington reviewed comments from Dr. Bennett that advised the attenuation tank was 750cu metres from empty to full and could only take 100mm of rainfall in 24 hours. This would then take 3.5 days to empty if no further rain fell. From the rainfall on this day it would have been half full and if it rained the following day it would flood. Last Sunday in South Wales 142mm had fallen so if 100mm would cause a flood, it would blow drain covers along the back of Green Park Way due to its pressure.

The Chairman expressed surprise that, despite the recently declared Climate Crisis, very little attention had been given to the proposed energy efficiency of the development: there wasn't even a mention of what fuel would be used to heat the new homes. Since there was clearly no provision for oil or gas tanks to be installed, how were they going to be heated? The developer had earlier made a passing reference to ground source heat pumps, but this was clearly a non-starter given the complex drainage and topology. In his view the development would fail to meet the JLP's Sustainability criteria if Officers failed to interrogate the developers on this point.

Mick Garrod advised he would list down his points and where they were located in the document so that parish council could consider these. The developers were also still talking about safe pedestrian and cycling access down Port and Coleridge Lanes but these were felt unsuitable. As highways had given consent that a tank could be used to discharge into it was questioned who paid for a pipeline from Green Park Way to Meadowside.

Chillington Community Association had provided the hall Free of Charge to use but the group were awaiting a date for the plans to be made available to the public. They had also requested a meeting with Cty Cllr Brazil.

Members of the public sat in the meeting from commencement until Cllr Brazil arrived and then left after the above discussion.

DISTRICT AND COUNTY COUNCILLOR'S REPORT

Cllr Brazil arrived later in the meeting as indicated below and open forum was taken at this point along with his report and questions from those present.

Cllr Brazil advised that the County had increased the budget by 1.99% with an additional 2% for adult social care. There was more money for adult social care but due to the age range of Devon whether it was enough only time would tell. Special education needs overspend was £20million this and would be £25million next year but Government advised to put that aside and it would be discussed another year!

At District there was a 5% budget increase with car park charges going up 4% across the board. They had attempted to save the payment to Community Voluntary Service but he was not sure if they had been successful as CVS must meet various criteria before the money would be released. There would be a Coleridge meeting next Wednesday which included not just a discussion on the Torcross memorial relocation but also climate change and District Council changes to waste collection. The Chairman suggested for climate change that there could be no more building in

these areas as DEV 32 said they should be building low carbon development with 20% renewable or insulation. DEV 26 said there should be a biodiversity net gain. Cllr Brazil agreed that there were many obstacles to plans but Slapton and South Pool were keen on sustainable ideas as were Stoke Fleming. The aim was to consider an Action Plan for all parish councils and not have 10 different plans and this gathering was really just an avenue for those interested to drive it forward.

The clerk advised that she had received a call from a Torcross resident to advise that the Ca'an memorial plaque had come off its stand and she had this safe. Rob Sekula would be the person to contact regarding its repair.

4. CO OPTION

No applications for co-option having been received this was dispensed with.

5. PLANNING & PLANNING MATTERS

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

- 4156/19/HHO Householder application for alterations to windows and doors to lounge, and formation of front terrace Crinnis Coleridge Lane Chillington – Response 28th February – It was acknowledged that alongside this application sat 4157/19/CLP which if permitted together would be an increase of a third of the property footprint. The increase in glass would produce light pollution and it was felt that the proposals would impact on the rear neighbours. There were also concerns with regard to shared drains and sewage outlets. South West Water would normally require notification and discussion with regard to any works within 3 metres of their drains and this proposal was such. If permitted there should be a restriction on external lighting as this application would trigger a wildlife report. On the whole parish council would endorse the comments made by Stephen Rush.
- 4157/19/ CLP Certificate of lawfulness for proposed construction of single storey rear extension Crinnis, Coleridge Lane Chillington – Response 28th February – A resident had highlighted that this application was online so it was added to the agenda. The Planning Officer had advised that ordinarily CLE's (Existing) were sent out for consultation but this was a CLP (Proposed) in that the applicant believed they did not need planning and was asking for confirmation via this application.
- 0150/20/HHO Householder application for conversion of hipped roof to gable and general alterations to fenestration (resubmission of 2991/19/HHO) Holbrook House, Stokenham – Response 21st February – Parish council welcomed the changes made with the removal of the dormer removed. Light emissions from such a visible dominate property in this landscape remained a high level concern and it was hoped that conditions would deal with this.
- 0237/20/HHO Householder application for proposed extension and alterations to two storey dwelling The Warren, Beesands – Response 28th February – Objection due to overlooking which was unneighbourly and being of a design that was not in keeping with the area. This development would provide an intrusion of light pollution due to its increased glazing and situated along a dark coastal seaward frontage being contrary to Policy 7.37.
- DEFERRED to March meeting - 0265/20/ARM Application for approval of reserved matters following outline approval 0771/16/OPA (Resubmission of 3193/18/ARM) Field To Rear Of 15 Green Park Way, Port Lane, Chillington – Response 20th March

6. COASTAL FOOTPATH

A consultation on the report to the Secretary of State on Coastal Access - Improvements to public access along the Devon coast between Cremyll and Kingswear had been forwarded to all councillors to respond with any comments by 11th March. It was AGREED to respond that whilst the works at Hallsands and Beesands were welcomed there seemed no justification for the cost

(circa £43,800) to reinstate the cliff path by the old pill box/Torcross Apartments. An adequate route could be provided if walkers turn to the left and went through a garden past the houses, although this might be private land.

There continued a discussion with regard to the ongoing viability of the coast path if the A379 Torcross to Stretigate disappeared. It was advised that the tarmac road might disappear but the shingle ridge would remain with back washing of salt into the ley but an intact footpath access.

7. TORCROSS MIDDLE CAR PARK MONUMENT

It was AGREED that

- (a) following an update, regarding the intended ongoing responsibility of the monument when moved to Stretigate as outlined at the Slapton Parish Council meeting, the proposed terms of involvement would cover solely the path from the car park to the monument and around it. The maintenance required would be minimal cutting back and occasional (2-3 years renewing of shingle on the path). All present agreed that parishes named on the memorial should contribute to the cost. It was further questioned at this meeting who would insure the actual monument and believed it would be the Field Studies Council, to be confirmed following the Coleridge meeting.
- (b) any restrictions on the proposed terms of area covered and involvement of parish council together with break clauses would be set in line with the current council term turn around (i.e. 4 year council term) and
- (c) either an annual ceiling would be placed on the Stokenham contribution or a method be included in such agreement to allow any future increases or additional projects to be negotiated and accepted before implementation of any contribution.

Cllr Brazil arrived at the meeting at this point and gave his reports above before leaving.

8. ANNUAL PARISH MEETING

The date and format together with theme and possible speaker for this meeting was discussed and it was agreed that the meeting be held in the latter part of April and that a possible topic for a guest speaker was the forthcoming changes to South Hams Waste Management.

9. CHILLINGTON PLAYING FIELD

Currently the basket swing piece of play equipment was being moved to allow space for the Air Ambulance 50m circle for landing. Air Ambulance electrical contractors had installed the tower and were awaiting connection. Due to the short notification and tight installation time Will Vosper had been asked the, previous day to actual tower installation, to cut back the overhanging trees to allow installation and this had cost £60.

Following planning permission being permitted for an Air Ambulance landing site, drainage to the field and installation of a slide it was noted and RATIFIED that District Council had offered grant funding for the chosen contractors. It was APPROVED that the first staged deposit payment for these works be paid to Mortis Sport & Play Limited for £12,162.96.

10. EMERGENCY PLAN

Feedback was received from this working party and changes/additions to be made were AGREED as follows:

- Update Parish Councillor names
- Landline and mobile phone numbers (the Chairman asked all present if their mobiles could be used)
- Pubs and Farm shop to remain once the Clerk had confirmed the new landlords agreement and to remove the reference to the Crepe van as this was no longer available

The Chairman would place the final version on the website and email everyone to advise it was in situ.

11. MEDIA EQUIPMENT

It was AGREED that a spend ceiling of £1800 be allowed for Cllr Cowley and the clerk to enter negotiations with providers to obtain the best deal at the point of purchase to provide equipment for paperless planning consideration and additional use of this equipment within meetings.

12. REPORTS

- Cllr Rogers – At the previous meeting he was asked to produce a map plan with an indication of drains over last the three years that had to be concentrated on. The parish involvement in this drainage had generally worked. Last year Devon County cleaned the highway drains regularly but this did not appear to be being done this year. Cllr Rogers had done all the usual flood areas Island Farm, Beeson Pool Withery Well, Marber Cross and between Wotton Hill and Marber along with the end of Kiln Lane. He asked if he could use three days work to concentrate on the areas done in the past. The Chairman noted this was effective intervention and as it was budgeted for it should be done. Cllr Lynn asked if contact could be made with David Fraser, farmer, as at Muckwell there was water lying that needed attention. At the top of Hollowcombe Head to South Hallsands there were three or four drains there but as this was too much off the beaten track clearance was not necessary. From Island Farm Caravan Park and along would be included and as the Area Highway officer had provided some road planings more works could be completed. All present gave the go ahead for this work. It was noted that within the catchment of the Kingsbridge and Salcombe estuary not allowed to offload slurry but a farmer was putting some on a steep hill which was running down.
- Cllr Miss Addison – With regard to footpaths she had looked at the Definitive map and made sure that all historic footpaths remained, which they did. The Chairman asked if she was going to walk them and make a note of works and repairs required. She would do this but noted that there were in fact not that many footpaths as most in this parish were the Coast Path. It would be good to work towards a connecting route through the parish.
On another matter she had received an email from a resident at Torcross who had two issues. One was a concern with speeding in Torcross as they still maintained the speed was unacceptable. This concern had been raised with the police who carried out a speed check. The other was that now the post office had gone there was nowhere within Torcross to display any notices and a noticeboard was requested. Historically a site within the village had not been found but maybe if a bus shelter was installed one could be erected within. With regard to holding the Apple day in Chillington the Chillington Community Association would be delighted to host this and would like the press booked for Saturday 3rd October.
- Cllr Ansell – As the new Stokenham Parish Hall Committee representative he attended the recent meeting. He acknowledged that the Hall Committee gave permission for the parish council to install a monitor and electricity point and questioned the insurance cover. Parish Council would put this equipment on their insurance. The committee were having a problem with the hall dishwasher and may in due course ask for a grant contribution. All other items covered were normal day to day matters and their AGM would be 23rd March.

CLERK'S REPORT

- Endurance Life had held their event on 1st February and it appeared that entrants were using as much unpaid parking around the community that they could find. Whilst this was a concern it had not been an issue but the actions of the entrants to this event continued to need to be watched.
- A request had been made by a resident of Coombe Meadows for a tree that was covering the bus stop to be removed and trimming works to be carried out. Cllr Spence had agreed to take a volunteer team down to do some annual trimming and agreed the other tree could be removed to give adjacent ones room to grow. County Highways had since responded that this was a healthy tree and not a safety issue at present. As such, it did not fall within County remit for tree works. The bus stop was also evident by road markings alongside and thus the

obscured sign did not matter. County would therefore be taking no action regarding this tree at this time. If the tree had branches overhanging a neighbour's garden it was their common law right to cut back any branches which were overhanging and interfering with their property, as long as their actions did not affect the health of the tree as a whole.

- Adam Davison of South Devon AONB had recently joined the team and been handed the Torcross tank car park hardscaping works from funding obtained. There had been consultation with the Memorial Tank Committee and others in Torcross and works were to begin in early March 2020. This was the first that parish council had been advised of what was intended but they welcomed the work.
- Following an email received from Lynne Maurer introducing herself as the parish and town council representation on the South Devon AONB Partnership Committee a response had been sent inviting her to attend a parish council meeting but nothing had been heard back.
- Paul McFadden, footpaths officer, had enquired about arrangements for clearing the Torcross culvert when it was blocked. It was already a saturated landscape and may be some time before water levels receded significantly and the footpaths, birds and vegetation were suffering. A call to Robin Rose-Price advised that the tunnel was in fact running full bore and if blocked the whole of Torcross would have been under water. He suggested later in a phone message that Cllr Rogers could drive from Beesands and unblock the tunnel more safely from this side. This was not necessarily supported as the distance to travel would hamper work.
- The quote for the drainage works at Chillington playing field had not included reseeding with grass or laying turf and once the works were completed this would need to be considered. Also if the matting for the swing had been damaged at all then replacement matting would be required.
- The website accessibility report had been forthcoming but there had not been time to consider it yet and therefore it would come to the next meeting.

13. FINANCE AND CHEQUES

Balances were provided and the below transactions were approved:

Current £1496.33

Savings £125,779.22

Received

SHDC Section 106 Grant – Playingfield drainage and slide £33,786.00

HMRC – VAT Reimbursement £4,808.78

Air Ambulance Grant was being sent.

Payments:

HMRC – Tax & NI £285.53

Wages – £1149.87

DCC – Pension £360.43

Various - Councillors Allowances £823.40

Will Vosper – Chillington playing field trees for Air Ambulance £60.00

Greenspace – Chillington brook clearance £300.00

Claydon – Cartridge Save Photocopier ink £20.82

M.J. Hallett – Hedgetrimming at Torcross and Chillington £210.00

Morti Sport & Play Ltd – Deposit for land drainage £12162.96 (Materials into our title).

SLCC – Regional Training Seminar £90.00

Arcticonline (Brendan Piater) – Website accessibility report £175.00

Cheques: None

14. NEXT MEETING

The next full parish council meeting would be held on Thursday 19th March 2020 with planning committee, if required, being held on the first Thursday in March 2020. Meetings commenced at 7.30p.m. in the Wesley Smith Room at Stokenham Parish Hall.

Meeting finished: 9.55p.m.

Signed Chairman Dated: 19th March 2020.