

**STOKENHAM PARISH COUNCIL
MINUTES OF THE MEETING
HELD ON 17TH SEPTEMBER 2015 IN THE
STOKENHAM PARISH HALL**

PRESENT:**COUNCILLORS:**

P. SPENCE (Chairman)
A. GOODMAN
T. HOEKSMAN
C. ROGERS

T. LYNN
MRS S. O'DWYER
MRS P. DOUST

Also in attendance:

Clerk – Mrs G. Claydon

APOLOGIES:**COUNCILLORS**

MS. S. BLADON - Illness

J. GARDNER - Personal

J. BAVERSTOCK - Personal

L. COWLEY - Personal

J. ANSELL

J. BRAZIL (District and County Councillor) - Bereavement

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. OPEN FORUM

Lee Johnson was in attendance on behalf of Chillington Housing Action Team (CHAT), along with Paul Farrier, to hear what had been discussed at parish council's informal meeting with Acorn Property Group. The Chairman advised that Acorn had invited parish council to hear feedback from their meeting with District Council, which, they said, had gone well. Parish councillors questioned the Acorn representatives on how the various District officers had responded to matters of concern raised in the public meeting, including sewage disposal, ground water runoff, road traffic capacity, and so on. Their response in every case was that their expert advisors were looking the issues and would obviously have to satisfy the relevant planning and building codes. It became clear during this discussion that Acorn was applying initially for outline planning permission only. One councillor expressed his surprise at this and pointed out that any detail given at this point could be regarded as conjecture as layout and numbers of houses could be varied thereafter. Acorn responded by saying that they wanted a go-ahead from District in principle for the development of up to 70 houses and if, as was likely, the actual number was smaller, then drainage, sewage and road services would if anything be over-specified for the development. Acorn wanted to know whether parish council would support their proposal. Councillors made it clear that they could not give any response until they knew exactly what they were responding to. Lee Johnson felt from this resume that the discussions had not moved on much from the public meeting held and the Chairman agreed that this was so.

Parish council had asked if Acorn would be prepared to talk to CHAT before their public consultation meeting and it was noted that CHAT had already been in contact with Acorn's PR. Acorn seemed to want to hold the public consultation at the earliest opportunity, but it became clear that a lack of venues ruled out a meeting in September. CHAT were keen for the consultation to be held in Chillington Hall, preferably at a weekend, but Acorn had indicated that getting six of their team to give up a Saturday might prove difficult.

The Chairman suggested that two members of parish council should attend the public consultation on a rota all day to ensure that parish council were aware of the opinion emerging from a neutral position. CHAT welcomed this suggestion. Lee said there were companies out there who were developing for local people i.e. Village Housing Initiatives. The criterion for this was different to a large development and this was explained and discussed. The Chairman urged CHAT to prepare for all eventualities and to consider how the proposal might be turned to the benefit of the village. Lee said CHAT had done a village-wide questionnaire and asked to meet with the parish council to present the results when they were ready. The Chairman agreed to this suggestion but cautioned that the poll would have had more credibility had it been independently written and organized.

Paul Farrier felt that some specific infill fields could be looked at for smaller developments rather than one large one. Cllr Rogers advised that Stokenham Parish Council had put out a 'call for sites' for Village Housing Initiatives around all of Stokenham Parish a year or so ago. Only the owners of land could put forward the sites and these current landowners did not put this site forward as a VHI. There were other ways to provide local housing, for example through an exception site, such as the one at East Portlemouth. Paul opined that the company building in Frogmore seemed an ethical company.

In summary, Acorn had yet to put forward dates for a meeting with CHAT and thereafter a public consultation. Cllr Rogers reiterated the Chairman's view that the community group should get together and think about what they might do if permission was granted – what community projects would they like to go into the plan?

A lady parishioner from Stokenham hoped that parish council would support her concern with regard to the current traffic congestion on the road and secondly the increase of use of the health centre as appointments were so hard to obtain. The school was full so she asked where the children were going. These she felt were strong arguments to limit the amount of houses. The Chairman noted that, in theory, school provision was reactive and if more people moved to an area the local education authority had a duty to respond by increasing school places. Health provision was similar, and would respond with extra resources when lists grew larger. The County highways officer had taken the view that the roads and traffic could cope. Lee Johnson advised that CHAT had done a lot of background work and would be able to produce statistics from their traffic survey. The Chairman urged them not hold these statistics back: if they had evidence, they should provide it now so that Acorn had to respond. Cllr Hoeksma noted Acorn were to provide access into the proposed development in such a way that it could not be increased in width to loop around the parish and felt this was not looking to the future. Cllr Rogers on a last point noted he did specifically ask Acorn if it was true they had considered linking to the adjacent industrial estate and they responded categorically no. Cllr Rogers felt residents certainly would not want lorries going through the estate although he was advised that they did already rather than going up the narrow section from the A379.

On a related point, Lee Johnson felt strongly that any mention of the development in Green Park Way on the parish website should read ‘proposed development’. The Chairman did not disagree and advised he would review this.

The three residents in attendance with regard to Green Park Way left the meeting.

Charlotte Pack was also in attendance with regard to applying for co-option onto the council.

Police Report – Written report provided by PcsO O’Dwyer.

In the last 60 days there had been 2 crimes reported. The first was an incident in Beeson with regard to a dog not under proper control, which caused concern to a minor. This had been dealt with by a voluntary control order to keep the dog under control when in public.

The second was a theft from a motor vehicle with a rear number plate being stolen from a van in the centre of Chillington. No further information being available this case had been closed as undetected.

Elsewhere around the area there had been an increase in marine crime with eight outboard engines being stolen from around the estuary and therefore the police reminded boat owners to remove their outboard engines to prevent them becoming a victim of crime.

DISTRICT AND COUNTY COUNCILLOR'S REPORT

Cllr Brazil sent his apologies.

3. MINUTES

The Minutes of the:

- (a) Full council meeting dated 16th July 2015 was approved by all present and duly signed as a true and correct record.
- (b) Planning Committee meeting dated 6th August 2015 was approved by all present and duly signed as a true and correct record.

4. CO-OPTION OF COUNCILLOR

The Chairman allowed the meeting to be stood down whilst Charlotte Pack expressed her wish to join the parish council.

It was AGREED unanimously to co-opt Charlotte Pack. The Acceptance of Office was duly signed and the Declaration of Interests would be completed in due course.

5. PLANNING & PLANNING MATTERS

- 1776/15/F Householder application for demolition of existing extension on east elevation, replacement with new terrace over. Removal of all windows and external doors, replacement with new. Raising external wall boundary on east elevation 6 Lily Terrace, Torcross – No objection.
- 1799/15/F Retrospective householder application for erection of 1.82m height timber along roadside boundary Cherry Trees, 7 Orchard Way, Chillington – Objection. Policy for fences adjacent to a highway were one metre in height and the current installation by virtue of its height and design had a detrimental visual impact, was unneighbourly and out of keeping with the street scene.
- 1903/15/F Single storey extension to rear to form new dry store/office with balcony over relocated kitchen duct and cooler units Open Arms, Chillington – No objection

subject to satisfactory neighbourly siting of ducts and fans due to any concerns with regard to potential noise from fans and cooking smells.

- 1904/15/F Householder application for single storey flat roof extension to rear of property 45 Coombe Meadows, Chillington – No objection.
- 1968/15/LB Listed building consent to repair exterior rendering, replacing windows in existing openings, replacing quarry tiles internally and re-render chimney stacks Thrift Cottage, Torcross – No objection.

PLANNING CORRESPONDENCE

- Email from District Planning had advised that the new prior application notifications now fell under Part 3W of the General Permitted Development Order 2015 and did not require them to consult Parish or Town Councils. Ugborough, Milton Abbot and Bratton Clovelly Councils had suggested to District that consultation should still take place especially on change of agricultural buildings to residential use. Stokenham to support these assertions.

6. TAP FUND

It was advised that parishes no longer had to work together but where possible applications should try working together to solve local issues. A decision on allocation of funding would now be made by a panel of County and District councillors at the Cluster meeting on 14th January 2016. Suggestions for application were:

- Den building and outdoor wildlife day
- Falconry or medieval exhibit/fun day/rural skills day especially for children
- A Stokenham Village Green Celebration day to include Scarecrow festival on the green around Easter – May Day. Parish Clerk to ask the Village Green Association if this was permissible.
- It was also noted that 2017 would be 100 years since the village of Hallsands was lost to the sea.

It was AGREED to pursue funding for the Scarecrow Festival idea to encourage more focus and use of the Stokenham Village Green.

7. HELMERS PLAYING FIELD

Chillington Community Association was planning to hold a fireworks evening at the hall (No bonfire) and had priced up for a professional organiser to come in to run that side of the event as they felt it was the much safer option and may even be a better display etc.

They requested the Parish to consider allowing them to hold the event on the 31st October (Saturday). This would be the first event of the new committee and they were trying to work it slightly different by doing the following:

- External organiser for the fireworks
- External food catering van - split profit
- Open Arms to do the bar - Split Profit
- Live small band for the evening.
- Raffle with main prize a £300 voucher from Brittany Ferry

They wished to work with local people that live in the village so they each got little and also gave a little back. CCA had already approached all concerned to see if it was viable and all had agreed. If the parish council gave it's the blessing CCA would start to pre-sell tickets for the night along with raffle tickets. They had been advised that currently they still needed to apply in the normal way to South Hams District Council Licences.

It was AGREED to allow the Chillington Community Association to use the playing field for various activities as listed above along with hosting a firework evening.

8. GRATUITY

It was AGREED to accept the gratuity forecast and approve transfer of such sum to the pension fund if this was found to be possible.

9. MAINTENANCE

It was AGREED that the following maintenance works be considered for before and/or over the winter period.

Weed spraying of pavements would require spraying licence.

Bus shelters – no longer regularly pro-actively cleaned so Iain Randall as he was currently under contract for open space maintenance was to be requested to jet wash them.

Noticeboards – were believed to be satisfactory but would be checked

Buddles etc – needed monitoring but Chapter 8 operational certificates and agreement of County were required.

Chillington Playing field gates, hedges etc should be covered by the precept.

Stokenham to Torcross Permissive path should have one more cut week before half term.

Tarmac footpath from Chillington to Stokenham needed to be cut regularly as it was used for walking to school. Paul McFadden County Footpaths Officer would be asked to advise on such hedge cutting responsibility for this footpath.

10. WEBSITE

It was AGREED to enter into an annual maintenance agreement with the current website provider, Ian Judge, in order to allow further development and enhancements to be enabled up to a cost of £120 per annum. The current agreement was: £399 (including design, domain purchase/set up, hosting for 1 year, editor tuition). Ongoing cost after the 1st year payment was £49 p.a. for hosting.

11. REPORTS

- At Beeson Pool on the Stokenham to Start Point road contractors kept filling the hole with tarmac but the repair should be done once and for all properly. The surface had exploded again and it was felt that BT was responsible for this patch.
- There was some funding available for the South West Coast Path further around the coast. Cllr Hoeksma hoped to obtain an idea of costs for around this area to assist with improvements to bridleways and cycle paths. There was currently a project starting in Cornwall to join up circular walks to link with the coast path walks and encourage use of pubs and local attractions. He was looking from Start Point to Torcross, Widewell and round to various other locations. (Middlecombe to Batton Barn Hallsands Charles asked about linking this one.) Had a conversation with Alan Denbigh, Slapton Line Partnership about some of the pathways to link around back of Slapton to here.
- Cllr Rogers advised that the permissive footpath refurbishment works from Stokenham to Torcross had been completed with the aid of the Community Reinvestment Fund and he would do one final ‘roll in’ of the surface on Monday. With regard to Helmers Playing Field he had been in contact with Landmark, a local drainage company, who were prepared to provide a quote for draining Helmers Playing field and he asked if this was acceptable to parish council for him to seek advice and prices? The intention was to ascertain whether the whole field could be brought back into use as a recreation space and perhaps this could be a better alternative for the current open space but however he felt drainage was a necessity even if a MUGA was in place.

- Out of the Community Reinvestment Fund the Permissive footpath work had been carried out and bearing in mind Cllr Hoeksma's report earlier with regard to the coast path Cllr Rogers felt there were three footpaths where, if there was funding, could be bought into better use. At Middlecombe to Huccombe Barn along the tarmac path to the farm then the access dropped all the way down to Hallsands. There were legal issues to address but it would be a good project. From Butchers Lane (variously called Chuckacheese or Summerye Lane also) this needed renovating up to Coleridge Cross. Also from the stream by the back of Gratton Drive up the bridleway to the Millennium wood the path needed work to the surface and a bigger pipe to drain excess runoff into the stream.
- Cllr Mrs Doust expressed concern with regard to the continuance of Stokenham Guides as Kate (the Leader) had noted there could be a gap in 18 months due to the age group of girls and no new members coming forward. It was requested whether a call for new members could be placed on the website and the Chairman agreed to do this himself.

CLERK'S REPORT

- Gambling Act 2005 Consultation on draft Gambling Statement of Principles due for response by 23rd October 2015 and Draft Licensing Policy consultation due for response 6th November 2015. An overview was obtained from District with regard to the updating amendments. These changes appeared in line with requirements and there was no further need to comment.
- Devon County Minerals Plan consultation due for response by 16th November 2015.
- WPC Jane Gerrard had stepped in to advise the contract manager at Grist Mill with regard to concerns about on street parking and hazards this development was causing. Cllr Lynn advised that there was a statement within the contract stating there must be parking provided on site for the construction. As no Traffic Management Plan had been forthcoming nor any response from District or County the parish clerk was asked write to Dr Sarah Wollaston MP to ask for assistance in dealing with this matter.
- From the Locality Officer's initial 'Engagement Timetable' it appeared he would be in the parish in future on the first Thursday in the month at the Stokenham Lunch Club and third Tuesday in the month at Stokenham Mothers & Toddlers Merry-go-round. Whether these venues would change was to be seen. Another mention of Stokenham was made on the second Thursday but although Stokenham was mentioned there was no venue in the parish included.
- Devon County had provided an update on their grass-cutting and weed management. Basically they would only do a low amount of cutting back for visibility at certain times of the year or it was necessitated for road maintenance. Some hedges may be cut in visibility areas. If a verge was no longer cut and volunteers wished to do such works they could do so once clearance was given by highways and they were encouraged to take the clippings home to compost or speak to their local allotment society. They do not treat unsightly nor noxious weeds unless weed spraying for some drainage systems. They continued to promote self-help schemes wherein those participating must have taken appropriate training or entered into a Community Road Warden Scheme. Dist Cllr Baverstock had agreed to attend the Devon Highways Parish and Town Council Conference 14th October at Cullompton.
- Report received by website note from a resident that the road signs on entering Chillington from the Stokenham end as the road narrows was obscured by greenery on the left hand side of the A379. Highways to be advised and also to be asked to take down the 'new layout' sign on the post at the narrows in Chillington.

12. FINANCE AND CHEQUES

Balances were provided:

Current £1938.01

Savings (1) £31447.65

Savings (2) £4925.53

Transferred £2000.00

Payments below were ratified and had been remitted electronically during August:

Grant Thornton - External Audit 2015 £480.00

Dart Surfacing - Orchard Way to Helmers Way access £1644.00

HMRC - Tax & NI £158.42

Wages - £1072.93

Peninsula Pensions/DCC - Pension £330.81

Greenspace - Helmers/Tanpits grass (May - July) £330.00

Eclipse Internet - Internet £12.56

Stokenham Area Primary School - Public Meeting hire of hall for Acorn to present Green Park Way £18.60

H2 Environmental - Helmers/Tanpits Playing Field Fencing £2684.68

Further payments to be considered and approved to be remitted electronically or by cheque were:

HMRC – Tax & NI £158.22

Wages £1073.13

Peninsula Pensions/DCC – Pension £330.81

Charles Rogers Building Contractor – Permissive path section caravan site to farm shop entrance £234.00

Charles Rogers Building Contractor – Creation of permissive path Orchard Way to Helmers Way £420.00

Hawthorns Accounting Services Ltd – Payroll April – September £45.00

Concorde Copiers – Copies used payment £4.80

BT Telephone – Council phone £213.38

13. NEXT MEETING

The next full parish council meeting would be held on 15th October 2015 and a planning committee meeting would be held on the first Thursday in October 2015, if necessary, due to plans being received. Both meetings commenced at 7.30p.m. in the Wesley Smith Room at Stokenham Parish Hall.

Meeting finished: 9.34p.m.

Signed Chairman Dated: 15th October 2015.