

**STOKENHAM PARISH COUNCIL
MINUTES OF THE MEETING
HELD ON 19TH JANUARY 2017 IN THE
STOKENHAM PARISH HALL**

PRESENT:**COUNCILLORS:****P. SPENCE (Chairman)****MRS S. ROWLAND****MRS C. PEARCE****T. LYNN****J. ANSELL****J. BRAZIL (District and County Councillor)****L. COWLEY****J. GARDNER****MRS P. DOUST****C. ROGERS****A. GOODMAN****Also in attendance:****Clerk – Mrs G. Claydon****APOLOGIES: N/A****1. OPEN FORUM**

Tracy Daimant was in attendance to watch a meeting as she wished to apply to be considered as a councillor. She noted she lived in Slapton as a child moving onto Chillington and had lived there for eighteen years. Her family, young and old, also lived in the area and she provided a brief summary of why she was considering joining parish council.

POLICE – WPC Jane Gerrard Neighbourhood Beat Manager sent an email report to inform the consideration of parking outside Stokenham Primary School.

DISTRICT AND COUNTY COUNCILLOR'S REPORT

Cllr Brazil arrived later in the meeting as shown below and provided the following report. Over the month he had attended various meetings recently along with the Parish Chairman as they considered the planning application adjacent to Green Park Way and Stokenham Church for a service welcoming the new vicar. With regard to District Council their consideration of creating a Local Authority Controlled company arm had been set aside as not viable. Attendance at the TAP fund consideration was slightly disappointing in that Stokenham received 50% of each of their bids. However in view of their success in the past on other funds he felt that the level given was acceptable. District Council had just been given part of the Government £60million raised through the changes to stamp duty for areas with high proportions of 2nd homes, they had been allocated £1.88 million. There was one caveat in that Government were to decide how such funding would be spent and this information was awaited. The Council Tax was considered by Overview and Scrutiny Committee who had unanimously recommended to Executive and full council that District Council raise their precept meaning an increase of £5 per household.

County Council had provided a pot of money that parishes could now bid into called Highways Community Enhancement Fund. Cllr Brazil's view was that this was the way forward and that the lengthsman service would probably disappear and parishes would have to carry out minor works with maybe a lump sum offered to parishes for volunteers, road wardens or contractors. Applications for this fund must be in by March. It had £100,000 in the pot for whole the county. Cllr Rogers noted this was raised at the Buckfastleigh conference and those involved in the Road Warden Scheme were to have priority but only 22 parishes had signed up.

Cllr Brazil continued noting that there was a huge pressure on adult care services nationally and Devon was no different. Surrey Council was to increase their tax by 15% in view of this concern. Devon County would probably not pursue a Surrey route, although he advised Surrey was to put

theirs up by 15% which would increase each Band D property by £200p.a. County was overspending and would not balance their budget so were 'clawing' back funds from the school budget so £33 per pupil would be taken. On top of these constraints County had been campaigning to obtain fair funding for Devon as each pupil in Devon received £240 less than even those Counties with similar demographics. Government agreed to re assess and Devon County assumed they would receive more but sadly Cty Cllr Brazil felt it was a pittance as they received £200,000 extra across the whole of Devon. Therefore some schools were better off but others lost out and this included Kingsbridge Community College and Stokenham Primary.

He along with Cllr Rogers had met residents at Mill Lane due to their concern with regard HGVs driving along this road. When drivers arrived at Frogmore Bridge it advised press on along the A379 and therefore they turned at the first turning on the right and then got stuck. A Traffic Regulation Order would limit the size of vehicles but cost a lot of money to implement. Signs stating Except for Access would be removed so it now read Restricted Access. The same signage as at Frogmore Bridge would also be placed at this point, Tanpits Lane and the top of Molescombe Hill. Cty Cllr Brazil would also ask the police to in future prosecute any drivers ignoring this signage.

2. 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. Cllrs Lynn and Mrs Pearce declared an interest in the Hallsands matter.

3. CO OPTION

DEFERRED to the following meeting to allow the other two co-options to become available and thereby all applications considered at the same time.

4. MINUTES

The Minutes of the:

- (a) full council meeting dated 8th December 2016 were approved by all present with the amendment that Cllr Mrs Pearce was not in attendance and then duly signed as a true and correct record.
- (b) Planning Committee meeting no meeting held January 2017.

5. PLANNING & PLANNING MATTERS

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

- 0771/16/OPA READVERTISEMENT (DRAINAGE AND AFFORDABLE HOUSING DETAILS) Outline planning application for planning permission to erect up to 65 dwellings (including market, affordable and retirement housing) landscaping and associated works Land at SX 791 430 To Rear of Green Park Way, Chillington Objection. There were continuing concerns that the complex drainage requirements of this steep and frequently waterlogged site had not been properly addressed in the current plans. The proposed system of attenuation was less than convincing to locals who were familiar with the site: its elevated position meant that in period of high rainfall, increasingly frequent in this climate-changed part of the country, any overflows would disgorge into the brook to the south of Chillington, causing catastrophic flooding in properties at lower elevations and downstream, quite possibly with a knock-on effect all the way to Frogmore. Successful management of the flood risk from this site depended upon a long-term guarantee of viability of the proposed solution, and parish council were not convinced that

any such guarantee was on offer. Someone must take responsibility for the ongoing care and maintenance of such system: parish council wanted to see a named party – District Council or the developer – constrained by planning condition to ensure that residents of Chillington were indemnified and held harmless from damage caused to their property as a consequence of any failure of drainage arrangements within the development and along its discharge area for 50 years from the date of completion.

The sustainability of the development had not been demonstrated. Chillington was designated an Area Centre but had no additional parking nor public toilets nor other area facilities to support an increase in a community of this size. It had already been established that the road infrastructure was not amenable to widening. With only an hourly bus service terminating early evening a Section 106 allowance towards such would not compensate for the need to use private transport and thus an increase in vehicles. Although desirable, pedestrian and cycle access to the site, of which much was made in the plans, was likely to be ruled out on safety grounds except through the main vehicular entrance, given the narrow width of Port Lane and Coleridge Lane.

The site's position, in a pristine Devon field directly adjacent to and viewable from many footpaths in the AONB, should automatically exclude it from this kind of large development. There was no presumption in favour of development here; on the contrary, great weight ought to be given to the value of the landscape and its direct and unmediated relationship to the AONB.

The unprecedentedly large number of objections received from local residents to the scheme – more than ever previously seen by parish council – indicated the great body of opinion that regarded the development as the wrong answer to the wrong question. What was needed, as parish housing surveys had indicated, were 12-15 affordable homes for local people, not 65 unaffordable homes that would predominantly be sold to people moving in from outside the area.

For these and other reasons, parish council objected most strongly to the proposed development and urged district council to do likewise..

- 3688/16/HHO Householder application for side extensions to east and west elevations, removal of garage and rebuild in new location including extension of the driveway Ashcross, Kiln Lane, Stokenham – No objection but parish council deprecated the presentation of plans which made it difficult or impossible to give fruitful feedback and asked District Council to ensure better indication of measurements and details.
- 3763/16/HHO Householder application to demolish single storey white UPVC conservatory on the north elevation of the Farmhouse and rebuild a modern kitchen breakfast room extension, internal alterations, construction of a detached double garage to be built into the sloping ground Lamacraft Farmhouse, Chivelstone – No objection.

Dist Cllr Brazil arrived.

- 3811/16/FUL Retrospective use of land for storage of one caravan for a period of 6 months and construction of a storage building Dunstone Cross Water Storage Tank, Dunstone Cross, TQ7 2EP – Objection. This proposal was felt to be an inappropriate use of this site with a building which in turn altered this land designation and the footprint of the previous usage and as such was not in keeping with the locality. Its use was not felt to be plausible nor sustainable from its description and distance from Kingsbridge and would be situated in an Area of Outstanding Natural Beauty and as such an unsuitable business for this location. The unit was not felt to have been created for storage use as it clearly had been being used as a residential unit.
- 3964/16/LBC Application for Grade II listed buildings consent for insertion of en-suite bathroom, change of door to window in former cider room. Replacement of windows in

rear extension to painted double glazed windows and doors. Alterations to fireplaces, relocation and design of internal doors Well Farm, Chillington – No objection.

PLANNING CORRESPONDENCE

- An observation was noted with regard to stables having been erected in a field around the corner at Oddicombe in the adjacent parish and parish council questioned whether permission had been obtained. The adjacent parish would be advised.
- Work to Tree Preservation Order – 3947/16/TPO Proposal T1 Monterey Pine – Shorten branches marked B1 and B2 by approx. 4.5 metres constituting approximately 8% removal of crown. Location: Trenear, Dunstone Cross to Kellaton Cross - No objection but the applicant makes reference to Dart Tree Consultancy although no report was attached to the application and in view of the fact that any branch removal would be permanent as this species does not regenerate and the limbs concerned were at such a height that made working on them impractical and unsafe without specialist equipment a condition be made that the proposed work would be acceptable only if carried out with care by a qualified tree surgeon, removing the minimum to clear the building, telegraph pole and wires.

Cllr Brazil gave his report above at this point in the meeting.

Cllrs Mrs Pearce and Lynn left the meeting whilst the following item was discussed.

6. GRANT

It was AGREED that a request for a grant, by a group of Hallsands residents arranging a 100 year commemoration, towards provision of a bus service to ease congestion would be provided at £552.90.

7. PARKING BY STOKENHAM PRIMARY SCHOOL

A complaint raised by a resident with regard to inconsiderate parking along the school end of Kiln Lane had been circulated to parish council. The police, County Highways and County Councillor had all been included and responded that this was a highway matter and there was nothing that could be changed without a Traffic Regulation Order made by County Council. The County and Police had considered the matter and of paramount importance was the safety of children. Cllr Brazil was present and explained that he had discussions with the police, County Officers and school and nothing further could be done that has not already been done with regard to this matter.

It was AGREED that this matter rested in the hands of the competent authorities and there was no need for action by parish council.

Dist Cllr Brazil left the meeting.

8. WEED SPRAYING AROUND PARISH

It was AGREED to enlist a trained District operative to weed spray with glyphosate around pavement areas of the parish at a cost of £105 each time per annum.

9. ANNUAL PRECEPT

A verbal report was provided with regard to the accounts and the precept to request for the forthcoming financial year AGREED as £37,320.

10. HELMERS PLAYING FIELD

A request made by the Chillington Table Tennis Club to allow a temporary table to be installed on the playing field supported by four plastic matting slabs was AGREED for a trial period, whilst acknowledging that any insurance or liability (relating to theft, damage, injury et al) for such structure rested with the Club and as such it would be reviewed following the summer period. It should be sited behind the hall toward the goal posts. It was noted that a basketball hoop along with stand had appeared adjacent to the play equipment and this should be questioned with regard to insurance and distance from the correctly installed play equipment.

11. DRAINAGE

It was AGREED to accept the informal advice of John Grimes Engineering Consultant and formalise such report by engaging them to carry out the exploratory works at a cost not exceeding £3500 plus permeability and water level tests at £100 and £130 per visit. In view of this decision such cost would be requested out of the Section 106 monies currently held at District.

12. REPORTS

Various issues raised around the parish:

- Cllr Lynn noted that the lantern walk at Hallsands was due to take place and therefore two lumps of steel sticking up along the access to the coastal path would be removed to ensure safety. The Chairman noted that the latest timetable was now on the Hallsands website.
- Cllr Cowley attended the District TAP Fund meeting and 50% of both TAP grants applied for had been approved.
- Cllr Rogers had attended a meeting at Mill Farm along with Cty Cllr Brazil and other highways officers and such actions were agreed as within the County/District Councillors report.
- The Chairman noted a meeting took place on 4th March with Neil Martin and Greg Chambers of the Chillington Community Association. They advised that they would hold a coffee morning and hoped to continue this as a future fundraiser. They were also interested in securing a booking to replace a gap and considered Luncheon Club and Mens shed. They intended to take the parish council prepared OSSR board and invite people to comment on it, also hoping to use the Post Office as a venue. This would all feed into a plan to be prepared by parish council with regard to parish requirements for future projects.
- Kellaton bus shelter– the base of wood was sterling board and water ingress had made it soft. Currently there were 4 children who went by bus from this point but if it was raining the parent took them by car. Cllr Ansell would further consider the structure but at present it was not a high priority for repair.

CLERK'S REPORT

- Following a meeting with Adam Keay County Highways arrangements had been put in place for Ploughing & Sweeping - Coleridge to Sherford Cross; Ditching – as before as well as Beeson Pool; Jetting – Beesands to include District Council car park; Hedge cutting – HMPE part of A379 Stokenham and 9 hedge cutting letters sent to private residents that lived alongside the A379 in Stokenham and Torcross. Coleridge Lane flooded area County was to dig ditches and make buddle hole clean and remove bank of earth by gate. If that caused a problem that persisted they would consider a soakaway in the field which the landowner had agreed to. The three buddle holes on Summerye Lane where Mark Brooking, as landowner had agreed would have works to clear them done by volunteer councillors as water collects and this would stop erosion.
- Estuary Officer was intending extending the 'yellow fish' project to Stokenham parish to highlight to people and educate them that tipping chemicals, concrete or even cigarette stubs down the drains eventually got into the system. Whilst water treatment might kill bacteria it did not necessarily filter out contamination and people needed to understand not to use the drains in this way.
- First Annual Inspection report from Play Inspection Company forwarded to all parish council. Concern was raised with regard to disabled access unless someone was accompanied. Finger trap issues on the gates, speed of closure and excess thread on bolt. A number of timber slats required replacing on the fence and the surface had eroded in some areas. Play equipment mats were silted up which may affect impact absorption, suggested lifted and relayed. The cable runway required in depth inspection by dismantling and currently the seat needed to be higher than 400mm when loaded with

130kg. Various items of equipment showed evidence of rot and should be monitored whilst the climbing frame required the algae/moss treated. A question was raised as to compliance with regard to head or neck entrapment in the net and this should be raised with the supplying company. Holes excavated adjacent to the Basket Swing should be infilled. Climbing net required the ropes to be tensioned to provide stability and is worn in places. The ground anchor was a trip hazard and should be addressed. Bench seat fixings are loose so secure all. Cllr Rogers would return and look at the gate. The mats appeared to have failed but the play company advised such installation and therefore they would be contacted about these and also questions on the upkeep of the play equipment.

- Parish Council's old laptop had been loaned to the Stokenham 25 Club in order that they could use it with their projector for talks. As this computer was no longer fit for purpose for meetings and it was suggested that this be given to the club in the form of a grant so that they had ongoing access to it whenever required. This was approved.
- Su Beswick from Mill Lane advised that the residents there had a couple of bags of salt left from last winter they could use at their junction, if required, but enquired if there were salt supplies allocated to Stokenham should they need more before the end of winter.
- Funding available for National Sheds Grant Fund (£250 - £1000) from the Royal Voluntary Service to tackle social exclusion and loneliness amongst older people.
- Not obtained quotes for the repair of the Stokenham Noticeboard at present. A contractor would consider and offer a quote.
- Due to work commitments Cllr Mrs Doust could no longer continue as Stokenham Parish Hall Committee representative but Cllr Mrs Rowland agreed to replace her.

13. FINANCE AND CHEQUES

Balances were provided and the below were noted and agreed for transfer or signature:

Current £609.55

Instant savers (1) £59,777.44

Instant savers (2) £4,928.83

Transferred £2500.00

Received – Nil

Payments to be made in January:

BT Telephone – Calls up until new package together with new package charge £401.88.

Wages £1077.76

HMRC £190.83

DCC Pension Fund – Pension payment £334.11

Concorde Copiers – Photocopy quarterly £5.32

Kingsbridge Websites – Parish Council website hosting £60.00

P. Spence – travel expenses June to December 2016 £40.50

The Play Inspection Company Ltd – Annual Inspection Helmers Play Area £66.00

G. Claydon – Electricity meter at hall £20.00

Tally Ho – Grant for Hallsands Commemoration bus service £552.90

14. NEXT MEETING

The next full parish council meeting would be held on Thursday 16th February 2017. A planning committee would be held on the first Thursday in February 2017 if applications were received that required consideration before next full council. Both meetings commenced at 7.30p.m. in the Wesley Smith Room at Stokenham Parish Hall.

Meeting finished: 9.35p.m.

Signed Chairman Dated: 16th February 2017.