

**STOKENHAM PARISH COUNCIL
MINUTES OF THE MEETING
HELD ON 15TH NOVEMBER 2018 IN THE
STOKENHAM PARISH HALL**

PRESENT:**COUNCILLORS:**

P. SPENCE (Chairman)
T. LYNN
MRS P. DOUST
C. ROGERS

J. CHURTON
A. GOODMAN
MRS T DAYMENT

Also in attendance:

Clerk – Mrs G. Claydon

APOLOGIES:**COUNCILLORS:**

L. COWLEY
W. FLETCHER-NEAL
R. JACKSON
J. BRAZIL (District and County Councillor)

MRS. S. ROWLAND
J. ANSELL
J. GARDNER

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) Parish council meeting dated 18th October 2018
- (b) Planning Committee meeting none held November 2018

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

3. OPEN FORUM

Chris Brook, District Assets, attended to share thoughts with regard to Beesands. He advised that District Council wished to support the economy and provide a play park at Beesands. They would do this by building a row of “high specification“ beach huts for rent on the piece of council-owned land. The proposal was for seven units each accommodating 2.5 people and letting for about 170 nights per year. ‘Visit Britain’ said every £1 spent directly in hotel/beach hut accommodation translated into £1.90 spent in the wider economy as these visitors were going to eat in pubs and cafés which often were stocked from locally sourced produce and was good for tourism. This would bring a piece of land back into use and provide District Council with an opportunity to build a new park and do something with the public toilets. He needed parish council’s view to take to the Executive and wanted to capture these thoughts into a report for December. The chairman asked if District Council were to be developer, owner and lessor of these huts and Chris confirmed they were. The internal area of each let was 25 to 30 square metres with a mezzanine. Cllr Rogers noted that beach huts normally had no sleeping or cooking facilities so these were to capture sleeping nights so how much parking was provided for them. Aesthetically Chris felt there should be no parking but being practical they had provided one bay per beach hut within the

hut grounds. District Council would be knocking the existing public toilets down and relocating the facility near the huts. Asked whether these public toilets were to be shared with Britannia Café, Mr Brook replied that they were. Each beach hut also had its own kitchen, toilet and shower room. Cllr Rogers asked whether there was disabled access; Mr Brook had not considered this and would take this question back. Cllr Rogers said that, speaking personally, he liked the idea and saw it working.

Cllr Mrs Doust asked how big the play area would be and noted it was not to the scale of the previous provision. The District Council architect placed it in the top corner of the plot so it was not on top of the sewerage tank. Mr Brook advised that £25,000 had been set aside within the capital program for a play park at Beesands contingent on Parish Council assuming the maintenance once constructed. Parish Council would be upset to see development of beach huts as the sole aim of the scheme; the Chairman asked Mr Brook to acknowledge that this would bring revenue to District and he hoped this would enable them to dispense the idea of introducing pay toilets to Beesands. There had to be a balance and a decent park with public toilets must be included. Mr Brook said he would come to the question of toilets later – at first he wanted to get responses to the idea of the beach hut development. The Chairman asked whether sustainability was not an issue with these beach huts. Parish Council had recently opposed a new development in the village due to its location at a similar site. It was noted that the former proposed community housing had been shelved due to the encroaching sea level in this area. Mr Brook advised that he had only sat down with a planner and looked at this in principle and acknowledged the last application that was turned down. These huts would be in seasonal use only, although they could accommodate winter weekends. Parish Council reaffirmed their concern regarding the sustainability of this project, especially since public monies were at stake, and pointed out that the flood risk maps used by District were out of date in terms of the extent of the flood zones and because of loss of foreshore. This community had been deemed unsustainable by the Inspector at the Joint Local Plan. Mr Brook said that this project would be sited behind a sea wall maintained by the Environment Agency.

Highlighting the existing lack of parking at Beesands due to loss of foreshore, Cllr Rogers noted that bringing extra people into the village year-round would put enormous pressure on the restricted amount of parking remaining. He was of the view that parking should be extended into the Village Green. Mr Brook responded that if the Village Green Committee agreed District would turn a blind eye but could not permit it officially due to the Village Green legislation. Cllr Ansell noted the cost of maintaining the public toilets and asked if the revenue from this project could support the provision and maintenance of the toilets. Mr Brook deflected this question and continued to press for views on the principle of the development before considering finer details and asked if he could put to the Executive that Parish Council was broadly supportive.

The Chairman replied that he was struggling to sound enthusiastic for a number of reasons: he had doubts about the sustainability of the proposed development; there were questions over the proposals for the playpark, its size, location, and ongoing maintenance; and in particular he was concerned about the provision of public toilets at Beesands. The beach hut development appeared to involve the demolition of the existing toilets and the implication was that the upkeep of the new toilets would be the responsibility of Parish Council. Certain town and parish council had assets from which they could raise money for maintenance and repairs; but a parish such as Stokenham had no income and was solely reliant on the annual precept. The Chairman therefore proposed that, as District would have a revenue stream from the beach huts, some of that income should be set aside for upkeep of the playground and toilets.

Mr Brook responded that this was not an option; if the scheme went ahead the existing toilets would be demolished, and they would only be rebuilt if parish council agreed to take them over.

He intended to take this proposal to District Executive in December where they would make a decision and then, if approved, a design would be drawn up and planning would follow fairly quickly by spring with possible build maybe next summer. The Chairman thanked Mr Brook for attending before he left the meeting.

DISTRICT AND COUNTY COUNCILLOR'S REPORT

Cllr Brazil was not present but had emailed a report. For County the Slapton Line was now repaired and open and he gave thanks to all the local communities on being so patient and also all those who assisted in getting it reopened.

Following the budget there would be an extra pot of money for potholes etc. If this provision was the same as previously each area would be given a set amount and he would be asked where it should be spent. Therefore he urged councillors to consider anywhere in the Stokenham Parish that required work and let him know.

For District, despite the attendance and discussions, at the last parish council meeting by the Leader, John Tucker, the District plan was to introduce a paddle gate (further District document stated pay on entry) system for the toilets at Torcross. The final decision would probably be made at the Executive meeting on the 22nd November. The decision on outsourcing refuse collection would be at Full Council on the 6th December. He also advised that the planning department now had a record number of outstanding applications being 595.

4. PLANNING & PLANNING MATTERS

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

- 2914/18/FUL First floor extension, fire escape stairs, alterations to existing conservatory façade and internal changes to bar area Church House Inn, Stokenham – No objection.
- 3365/18/HHO Householder application for extension and alterations Landfall, Chillington – No objection.
- 3388/18/HHO Householder application for single storey front extension Anchorage, Beesands - This application was WITHDRAWN before consideration.

PLANNING CORRESPONDENCE

- 3193/18/ARM Proposal: Reserved Matters application for the development of 64no. dwellings (including market, affordable and retirement housing), landscaping and associated works following grant of Outline consent 0771/16/OPA land to the rear of Green Park Way, Chillington. This application had been received and it was agreed that drop in sessions for residents of Chillington to view the paper version would be provided in Chillington. The parish clerk would arrange and advise of dates and times.

5. BEESANDS

Councillors continued to discuss the Beesands proposal and many questions were raised. What had happened to the notion that Britannia Cafe would share the cost of provision? What would happen to the area if the development did not go ahead? Could there not be a playground on that land in interim? What would be the effect on Beesands if there were no public toilets?

Consideration was given to whether the park at Beesands was used predominantly by locals or visitors. It was felt that many locals used Beesands but this was before Chillington Park with the zip wire was created. Further there was a proposal for some younger children's play equipment to be installed on Stokenham Village Green by the Stokenham Village Community Association and there was the beach at Beesands.

It was AGREED that the proposal appeared to offer less to the local community than they might have expected, given the financial gain to District. Some councillors felt they had been soft-soaped into expressing approval for the idea of the beach huts by Mr Brook's persuasive advocacy. Others were outraged at the sting in the tail – that the toilets would not be rebuilt unless Parish agreed to maintain them. It was RESOLVED that the Chairman would write to Mr Brook and put the Council's views across.

6. CHILLINGTON PLAYING FIELD

It was AGREED:

- (a) to accept the Greenspace quote for the erection of the combination goal posts for £340
- (b) to invite John Grimes to revisit the drainage specification and advise that the maximum payment for works could only go to £20,000.

7. JOINT LOCAL PLAN

The amendments were reviewed and no further comments were raised for this consultation.

8. REPORTS

- Cllr Lynn – The proposal by residents to install a sea wall at Hallsands had been left to one side. South Devon Channel Fishermen had met and someone wanted to create a seaweed farm in Start Bay. The assertion was that this would be good for sea defence and a discussion took place wherein the applicant was advised of the need to apply to the MMO. It was proposed to be 50m wide and 300m long as a test panel. The fishermen were against it due to possible entanglement of equipment. This sort of farm was already done off the coast of Scotland and Northern Ireland. It was put forward that if it were to go ahead then it should go to the top end of the bay, half in the fishing area and half in the tourist area.
- Cllr Churton – Noted ongoing issues on the repair to the Bickerton lane and the quality of the work and his further correspondence interaction with officers. He was awaiting a response but felt he must correct the facts.
- Cllr Rogers – Referred to the drains above Tanpits that were reported blocked and he had rodded them but they would probably block again due to leaves. He would need to take a digger and remove the leaves. The Friday of the recent storm he cleaned Beeson Pool and nearby and then went down to Torcross and noted that the sea was coming across the road so the tide was close. Down Lannacombe Lane there was a lot of seaweed, plastic and rope but he noted that the whole lane had white lines and criss cross paint indicating that highways were going to mend the lane. As a road County were thinking of not adopting he was surprised at this. On the road above Prideaux House it was noted by a resident that a buddle gully was blocked so Cllr Rogers spoke to the architect for this land. The architect advised that this had been done as the water was washing the bank away and would undermine the road. On entering the site with Lisa Edmonds, County Highways officer and the clerk he found the area was a bog/pond/running stream so could not get close enough to see the blockage but it was obvious there were serious drainage problems and the bank was being undermined by the stream. This was the responsibility of the property owner and he had returned to the architect and not heard back since. On speaking to the previous contractor he could confirm that the Chillington Hall gas pipe ducting ran to the left hand gate post and if anyone dug down they would find it ready and prepared.
- Cllr Mrs Dayment – Parents had asked if their children could ride bicycles along the stretch of footpath from Longbrook to Gratton Drive. It was advised that they could not ride but could wheel bikes along to join where they could ride.

- Cllr Mrs Doust – Attended Apple Day along with lots of people and thoroughly enjoyed the day. The History Society display for World War I was at the church and was fantastic with a lot of work having gone into a very interesting study. She had laid the wreath on Remembrance Sunday and there was a good turnout for the commemoration service.
- Cllr Spence – Noted that there was £360 raised from the Apple Day to go towards the next project by Stokenham Village Community Association. He agreed the Apple Day had been well received but it was unfortunately very waspy which meant children could not touch the press in case of getting stung. They pressed 600litres of juice and there were loads of apples left over and they needed to work out a better start and finish time next year. Chillington Wood Voles were meeting the Woodland Trust the following day at 2.15p.m. and there was already a new path installed as Woodland Trust had promised they would do.

CLERK'S REPORT

- A Woodland Management meeting was taking place with the Woodland Trust representative, Nigel Mortimer and other Woodland Voles members on Friday 16th November at 2.15p.m.
- The southerly winds had brought a lot of shingle up to the top of the door of the outlet below Cove House, Torcross and highways had been notified that this could make the road flood.
- Precepts must be submitted to District Council online by Friday 1st February 2019. Council Tax Support Grant would be £920 for this coming financial year.
- The Peer Review Challenge at District Council was to be Wednesday 28th November 2 – 3.30p.m but no one was available from Stokenham.
- Attendees for the Town and Parish Event on 10th December 6.30p.m. at Follaton House to include budget, commercial property strategy, public conveniences – future proposals and the Joint Local Plan update. Cllr Spence would attend and Cllr Cowley would be advised of the meeting but he would only return from holiday the previous day.
- Quotes from Playdale February 2017 covered all mats and other items but quoted just over £10,100 for this work. Mort Sport and Play would repair the Rota Bounce mats and Cradle and flat swings matting shrinkage at the edges with wet pour, tension zip wire and install a new button seat for £1050. The PI report seemed to cover lots of bolt tightening on seats and replacement parts but also indicated the climbing frame needed work. On the basis of the quote from Mort Sport these bits and pieces would be added and an updated quote brought forward to December.

8. FINANCE AND CHEQUES

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

Current £184.00

Savings (1) £98,891.69

Savings (2) £00.01

Received: Devon County Council - £504

Payments in November

HMRC – Tax and NI £178.32

DCC – Pension £348.66

Wages – November £1109.10

Electricity meter £30.00

Play Inspection Company – Chillington Play Equipment £60.00

Royal British Legion – Remembrance Wreath £17.50

Cheques: None

9. NEXT MEETING

There would be no planning committee held on the first Thursday in December due to the earlier next full council which would be held on 13th December 2018. Meetings commenced at 7.30p.m. in the Wesley Smith Room at Stokenham Parish Hall.

Meeting finished: 9.30p.m.

Signed Chairman Dated: 13th December 2018.