

**STOKENHAM PARISH COUNCIL
MINUTES OF THE MEETING
HELD ON 17TH OCTOBER 2019 IN THE
STOKENHAM PARISH HALL**

PRESENT:**COUNCILLORS:****P. SPENCE (Chairman)****MRS P. DOUST****J. ANSELL****J. CHURTON****A. GOODMAN****J. GARDNER****J. BRAZIL (District and County Councillor)****C. ROGERS****MISS G. ADDISON****L. COWLEY****R. PAIN****T. LYNN****A. GHADIALI****Also in attendance:****Clerk – Mrs G. Claydon****APOLOGIES:****COUNCILLORS:****MRS. S. ROWLAND****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. Cllr Gardner declared an interest in item 9 Permissive Path.

2. MINUTES

The Minutes of the:

- (a) full council meeting dated 19th September 2019 were approved by all present and duly signed as a true and correct record.
- (b) Planning Committee meeting none held October 2019.

3. OPEN FORUM

No members of the public being present this was dispensed with.

DISTRICT AND COUNTY COUNCILLOR'S REPORT

Cllr Brazil had nothing more to update with regard to the recent Green Park Way application refusal. The applicant did contact him advising that they did not want to go to Appeal and asking what they could do. Cllr Brazil noted that the applicant had a policy time limit in which to lodge an Appeal but had explained to them that he was not the best person to seek guidance from as he was the Ward member for the area in question. Losing an Appeal would mean the applicant would have to return with a much changed plan dealing with all the outstanding aspects.

District was funding two extra planning enforcement officers to make this area more efficient. It was hoped to obtain some quick wins to send a message to applicants that South Hams District Council was not a soft touch. The problem with enforcement cases were that they took a long time to build and a lot of officer time to do this. Both District and County had declared a Climate Change Emergency but neither had an action plan in place at present. The Joint Local Plan had

been adopted back along but there was a Supplementary Planning Document in creation which would put the flesh to the policies and he wanted to improve these statements and mandate. The document would be out for consultation December time and cover every policy area which made this document more unwieldy. Therefore he advised councillors to pick their topic and consider! Cllr Miss Addison enquired how any development at the old Torcross butchers site would sit alongside Climate Change. Dist Cllr Brazil noted that perversely this site was not in a flood zone. Cllr Cowley advised that it was listed as a 'supplementary' flooding area. Discussion took place with regard to the butchers' site area, and the fact that some planning officers were unaware that the site had just recently been used as business land.

Cllr Brazil noted that he and the Beesands Village Green Group would be meeting down at Beesands along with Dan Field on 30th October at 3p.m to discuss possibilities with regard to parking in that area.

Cllr Brazil left the meeting after giving this report.

4. PLANNING & PLANNING MATTERS

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

- 2818/19/FUL Application for replacement garage Stokeley Manor, Kiln Lane, Stokenham – Response 25th October – The application provided information only for the wall materials but not the roof or lighting and this was required. It also mentioned an optional lean-to with no details and there was no tree report included. The roof was mentioned to be dark slate colouring but this was only a reference in the Design and Access Statement. This property sits within an AONB and did not appear to be like for like size wise and therefore parish council wished clarification on the current and proposed footprint and ongoing usage for this development for a property that appeared adequately served for such. There was concern how this would affect or contribute to increased highway use at a difficult junction for access to the property and main road.
- 2991/19/HHO Householder application for rear dormer, rear porch, and conversion of hipped roof to gable Holbrook House, Stokenham – Response 1st November – This was felt to be out of keeping with the locality creating a top heavy design for the scale of house which would be increasing to three storeys. Concern was raised with regard to overlooking of the school environment and neighbouring houses due to the setting and amount of windows proposed to the north and south from such elevated height looking down. With cabriolet roof lights, designed to be used as balconies, and the addition of a dormer roof the dominance in this setting would increase light pollution in an area of dark-sky unlit landscape.
- 3219/19/LBC Listed building consent for replacement of existing chimney Kernborough Grange, Kernborough – Response 15th November – No objection.

PLANNING CORRESPONDENCE

5. SLAPTON LINE

It was AGREED that;

(a) the following questions would be raised on the statement from the Slapton Line Partnership as well as this document being NOTED –

- **Question - Would the A379 road be maintained for access to the tank car park if the road went?** Cllr Spence believed from partnership meetings that the road would be maintained at the Torcross end because it was separately vital due to the settlement but the question would be put.
- **Question - When was the memorial planned to be moved due to its vulnerability?** It was advised that the move would be carried out before the storms this year and reinstated up at Stretgate in Spring 2020.

- **Question - How this would become a quotable document either within the Coastal and Shoreline Management Plan or in some other way so it could be used for future planning applications and plans?**
- The breadth of Stokenham Primary School catchment area was a concern with a need to raise awareness of the vulnerability of this road within an education life cycle of a child. The school catchment question debate continued as this was a major group, parents from Strete and Stoke Fleming side, who were unhappy the road could go. **Question - Devon County could not mandate where a parent wished a child to be educated but could they be asked to flag up the possibility of breach and ask that the parent(s) signs a disclaimer to state they could cope if the road was to go.** Land Charges document searches and information provided from schools should highlight parents' responsibility for journeys to Stokenham and Kingsbridge College filter when the road goes and the need to plan ahead. It was suggested there could be a link to the Shoreline Management Plan from the Joint Local Plan Supplementary Planning Document to inform planning decisions in low lying areas.
- It was pointed out that there were further afield sections of the A379 which were just as vulnerable such as Blackpool Sands. It was locally of concern that there might be downgrading of the road to a 'B' road but Cllr Spence advised that Highways had categorically stated this was not their intention. **Question – If breached would the A379 either side of the breach remain an 'A' road classification. If the road breached would the whole pollution strip of damaged tarmac be removed as the SSSI required or would what worked loose be taken away as and when.** The back roads would be repaired for better passing places in the interim so it was noted that just before Coles Cross at Venn there was a bad hole.

Cllr Brazil arrived at the meeting and gave his report here, as recorded above, then left.

- (b) participation in the ongoing maintenance of the Slapton Line Monument, presented by America, would be considered once County Highways had provided further costs. From information provided to date by the partnership, whilst joint responsibility with surrounding parishes was being considered, it was noted this was not a designated War Memorial so there was no actual DUTY on parish council to maintain.

6. LOCAL GOVERNMENT FINANCE

Government issued a technical consultation on the Finance Settlement for 2020/21, paragraphs 5.3.1 to 5.3.3 relating to Parish Councils with regard to referendum principles and it was AGREED to respond by 31st October 2019 as follows:

- This parish council wished the current criteria for precept setting to continue uncapped as a 5% increase at parish level was circa £1 per property increase and there needed to be a balanced understanding on financial increase at small, medium and large level. Invest to save projects could be considered although these often needed local funding to implement and it was suggested that the Open Spaces Sport and Recreation plan ideas (highlighting allotments) should be included. Parish Council would advise that with Local Government funding decreasing and more services being passed down the parish needed to be equipped to take on or support what was locally important for ongoing community wellbeing.

7. COUNTY AND DISTRICT BUDGET MEETING

Representation on Wednesday 4 December at the budget meeting to be held at 6.30p.m in Follaton House to include a County presentation on Climate Change Emergency Declarations was discussed and due to work commitments it was AGREED no one was able to attend this year.

8. DEVON ASSOCIATION OF LOCAL COUNCILS CONFERENCE

Attendance at this conference and AGM on Wednesday 23rd October 10-4p.m. at a cost of £25 per person was raised and it was AGREED that councillors were unavailable but noted the Clerk was already attending for Salcombe Town Council.

Cllr Gardner left the meeting whilst the following matter was discussed.

9. PERMISSIVE PATH

It was advised that the route of the path must be stopped at the Caravan Club gate and directed up along Kiln Lane to meet the Definitive Footpath across to the churchyard. The landowners of the wooded area and field were willing to reopen their sections as and when agreement could be obtained from the purchasers of the barn land to enable access across in front of the property to keep the permissive path running alongside the road, A379. Reg Rew had emailed to thank parish council for their understanding and advised that Mark Brooking would complete his land fencing by 1st December and would run this from the main road across the current permissive footpath to the corner of the cemetery.

It was AGREED to take this temporary route until discussions with a new owner could take place in order to not expend public money on creating an unsatisfactory and costly diversion. Quotes would be obtained to install temporary advisory signage.

10. REPORTS

- Cllr Cowley – Attended, along with Cllr Mrs Doust and the Clerk, Governance and Code of Conduct training. Most of the information imparted was common sense on what should and should not be said by elected councillors. Cllr Mrs Doust asserted that ‘you are a councillor first and foremost no matter where you go’ so if you have said something on social media years ago it could remain and could be referred to again. Cllr Cowley continued that parish councils should utilise all applications to get community messages out over media but this came with its own set of restrictions. The ethics were obvious but all must learn not to overstep on what they say and always keep an open mind. At present there were no grievance and complaint policy templates as parish council must deal with local matters inhouse and in case of future cases this should be considered.
- Cllr Ansell – Apple Day was cancelled due to weather conditions predicted so in order not to waste the apples collected some of the organisers did a press the day before, Friday. It would have been much more enjoyable with all the children there but at least the press was used and juice provided. He had attended the AONB Annual Forum which due to content overran by an hour. Ewan Cameron of Dillington covered the main points of an AONB review which included a proposal to bring AONB and National Parks together.

On the matter of the Beesands Village Green Committee Cllr Ansell felt that it was important to provide an overview, for those new to parish council, from the early 70s when there was a Kingsbridge Urban Rural District Council who was involved with the large caravan site at Beesands. The matter was later referred to the newly (then) created District Council along with some interested residents of Beesands who wanted to prove the area in question was a Village Green. Local people at that time acted as the main case representatives in a case which went to the High Court in London. Now a resident/committee member stated that the overarching law for a Village Green must stand per commercial business and parking usage. When the gales of 1979 threatened Beesands they built a sea wall and placed rocks to protect and District Council established a Beesands Village Green Group. The remit of this group/committee was to oversee management of the area and village green cuts. Now the area was disappearing into the sea and Beesands had lost 100 parking spaces along the front road and there had been inconsiderate parking around the village during the last summer season. Cllr Rogers noted that had the caravan site remained the owners would have maintained the gabion protection so there would not have been as much erosion. Now it was eroding fast and

some were for and others against parking but it had been decided at a recent committee meeting that if parking could be proven acceptable legally on a section of the Village Green then the committee member would accept this decision. So Dan Field, District Engineer, was attending a meeting down at Beesands to consider all options and put forward ideas.

- Cllr Doust – Received a complaint from a resident of Kernborough about the state of some of the hedges on entering the village. The names of the properties in ownership of these hedges would be provided so that letters could be sent. She had a call from Martin Nuttall-Smith who requested that an opening of the play area be held with Florence Rew in attendance to open it. An official opening by parish council was not felt warranted or needed as the community groups who raised the funds were the ones who were directly involved and therefore they should arrange such an occasion and ensure that those who contributed and worked together to achieve this wonderful play area were invited. Parish Council would send a representative and Cllr Cowley agreed to be such.
- Cllr Ghadiali – Enquired about the clearance of the outfall tunnel as the water was high and could flood. The locals had been shovelling shingle away from the sea end of the pipe to no avail. Cllr Rogers advised that newer residents should speak to older residents who knew how to do this as it was dangerous to achieve and no one wanted to be in front of the water when it finally let forth into the sea.
- Cllr Miss Addison – Asked for an update on matter relating to Chillington Playing Field as there was a forthcoming meeting. The parish clerk would provide these details to Cllr Miss Addison as soon as they were confirmed.
- Cllr Rogers – Attended the Highways Conference in Rattery to talk with the many representatives from various Highway departments in attendance. The road surface at Torcross bend would be resurfaced in January 2020.
- Cllr Pain – Noted the increased use of human sewage on fields as he had received community comments due to smell. Others noted that all farmers now do this and it appeared there were no rules, guidance or prohibition on using such.
- Cllr Mrs Rowland was not in attendance but had reported a dog which had been attacking other pets in Kernborough. She asked if anyone else had experienced trouble? Others were not aware of this.

CLERK'S REPORT

- Kingsbridge Websites had been asked to look at parish council emails because the problem with not being able to email to .gov.uk had reoccurred. I have been back and forth between outgoing server 25 and 587 and now neither works. Currently the system was a POP account with emails download the computer then deleted from the server. Kingsbridge Websites advises going to an IMAP account but the new IMAP account will only contain emails received from that time onwards. Access old emails would be on the old account unless the mail app overwrites the old account when setting up the new. The clerk enquired if she should convert to this and noted that there would be a cost from Kingsbridge Websites for these works but no doubt just administrative rate. She was advised to go ahead.
- A request was received by Coleridge Bus for letters to be sent requesting the hedges down to Beesands to be cut back. In the interim it was noticed that a significant amount of work was carried out although one section still required trimming.
- As the last parish council election did not go to poll the invoice to be raised by District for election charges post April 2020 would be £100.62.
- A post installation inspection report had been carried out with regard to the Stokenham Village Green new play equipment. The final snagging matters were to be addressed but the equipment was safe to use.
- Due to the weather no Apple Day event was held. This was agreed between the parties organising it. It was not felt that the parish council should organise an opening event as they

had not been involved with the choosing and installation of the equipment. Cllr Cowley offered to liaise with the two community groups and attend on behalf of parish council if required.

- Paperwork had been received along with an offer letter from Devon Air Ambulance Trust towards a night landing site in Chillington. The original quote to move the piece of play equipment was in the region of £4000 but a local contractor had quoted £943 plus VAT and this had been passed to Devon Air Ambulance who accepted this. No planning had been obtained, as yet, as this was being dealt with along with the drainage planning application.
- The Beeson Group had renovated the telephone box and purchased a defibrillator which had been paid out of funds held by parish council and were now only awaiting their training day on 28th November.
- The Clerk had also attended the Governance and Code of Conduct training with Cllrs Cowley and Mrs Doust who reported on this.
- A meeting took place with Western Power who advised that the Ash tree by the Chillington hall which spread its branches across the road needed to be taken back 3metres to the grow points along with the tree lower down by the pedestrian gate leaning over the park pathway. They would reduce this in height all over by 3m but ensure that the shape was kept. Up at the car park entrance the sycamore needed the side cut back for 3m to the strong points. All these works would be carried out by Western Power contractors in the next week so the quote from the tree surgeon would need reviewing.
- The overnight highway works in East Charleton outside Home Farm House proposed for 8/1 – 10/1/2020 Road Closure were not allowed as they conflicted with other works in the area and the new proposed dates were now 20/1-22/1/19 between 19:00 and 07:00 only.
- Mark Brooking advised of the recent AONB AGM held at Stokeley Farm Shop and commented on the current review that included a proposal to amalgamate National Parks with AONBs to make National Landscapes. This link was to be forwarded to all parish councillors as it had the following included.

Summary 3. Living in landscapes

Our system of national landscapes works best when it works with people on its side. We can all agree that a village that is lived in, with an active school, people who work, and who are part of a living tradition, is better than a sterile place that is full of shuttered homes, empty pubs and derelict shops.

If we are serious about demonstrating the value of ‘lived in’ landscapes to the global family of national landscapes, then we need to be serious about the people who live in them, and show how it’s possible to offer meaningful social and economic support for them.

Proposals

Proposal 17: National landscapes working for vibrant communities

Proposal 18: A new National Landscapes Housing Association to build affordable homes

Proposal 19: A new approach to coordinating public transport piloted in the Lake District, and new, more sustainable ways of accessing national landscapes

- In the light of the Living in Landscapes proposals Cllr Gardner mentioned Hastow who could advise on how to keep properties built at an affordable price and he would arrange for them to come and speak to parish council.

11. FINANCE AND CHEQUES

Balances were provided and the below transactions were approved:

Current £262.99

Savings £98,649.67

Received – None.

Payments in October:

HMRC – Tax & NI £181.93

Wages – £1149.87

DCC – Pension £360.43

PKF – Annual Audit £360.00

Play Inspection – Stokenham Village Green Post Inspection £354.00

Greenspace – Helmers cuts Aug – Oct 27 £330.00

Cheques: None

AUDIT 2018 – 2019

A clear audit had been received although comment was made that an administrative error was made in entering the figures on the audit form. These were corrected, signed and then a conclusion of audit provided with no further queries.

PART II

Members of the public and press were excluded from this part of the meeting as the item under discussion contained information exempt under the LGA 1972, Schedule 12(a) Part 1, Section 1 and the Public Bodies (Admission to Meetings) Act 1960.

12. PLANNING ENFORCEMENT MATTERS

The list of current enforcement matters within the parish was reviewed and these were NOTED with no further comment.

13. NEXT MEETING

The next full parish council meeting would be held on Thursday 21st November with a planning committee being meeting held on the first Thursday in November 2019, if necessary, due to additional plans being received that could not await full council. Both meetings commenced at 7.30p.m. in the Wesley Smith Room at Stokenham Parish Hall.

Meeting finished: 10.15p.m.

Signed Chairman Dated: 21st November 2019.