

**STOKENHAM PARISH COUNCIL
MINUTES OF THE MEETING
HELD ON 19TH MARCH 2020 IN THE
STOKENHAM PARISH HALL**

PRESENT:

COUNCILLORS:

P. SPENCE (Chairman)

MRS P. DOUST

T. LYNN

C. ROGERS

A. GOODMAN

J. BRAZIL (District and County Councillor)

Also in attendance:

Clerk – Mrs G. Claydon

APOLOGIES:

MISS G. ADDISON

L. COWLEY

A. GHADIALI

R. PAIN

J. ANSELL

It was advised that in the current climate John Churton had resigned due to the need to protect his health and thus felt unable to carry on with parish council duties.

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 Lynn declared an interest in application 0677/20/HHO10 Port Lane, Chillington although it would be deferred for delegated decision to keep this meeting very short.

2. MINUTES

The Minutes of the:

- (a) full council meeting dated 20th February 2020 were approved by all present and duly signed as a true and correct record following the acknowledgement that Cllr Rogers had stated that farmers were not allowed to spread slurry within the Kingsbridge Estuary area, so it was allowed outside this area going down towards Beesands.
- (b) Planning Committee meeting none held March 2020.

3. OPEN FORUM

No members of the public in attendance.

DISTRICT AND COUNTY COUNCILLOR'S REPORT

Cllr Brazil noted that the Green Park Way developer had lodged an Appeal on his earlier application and kept saying they were confident they were going to win this and get costs. Delegating a decision on this current application could stop that. He felt the revised application was an improvement on last one in relation to overlooking of properties further down Green Park Way but acknowledging those few who were badly affected.

The Chairman felt that this was in fact a threat with the developer stating do you prefer this or the other one. The Chairman continued that the parish had strong objection and they had read the information. The drainage was not good; the overlooking was bad so would there be negotiation to sort these matters out. Cllr Brazil had received an email from the owner of the affected property and felt it would be best to put her in touch with architects' main contact. The Chairman continued that there was the fact that the developer was now building higher than before, but the drawings deliberately did not show this. Cllr Mrs Doust noted that the flats still remained bad for overlooking.

Cllr Brazil advised that the applicant was still stating that the drainage was a pre commencement condition, so they do not need to approve these in a Reserved Matters application. Cllr Brazil's opinion was that the drainage was interlinked with any layout but it depended ultimately on what an Inspector thought. Mick Garrod attended the Frogmore and Sherford Parish Council meeting and the photographs from adjacent to the Frogmore estuary when it flooded illustrated the knock on effect of drainage. The Chairman again noted that the National Planning Policy Framework covered mitigation of flooding. The size of attenuation tank at the south eastern corner, if bigger would factor less risk of it filling as the expert had illustrated it would fill with extreme rain. It was noted that the County Flood Officer was still objecting on the grounds of flooding. Cllr Brazil said that he would follow the community wishes and take this application to committee the Appeal would come and go. If it went to committee, with the current Corona Virus outbreak, that could be July or later. The Chairman enquired if it would assist for Dist Richard Foss to be briefed to sit down and negotiate with the applicant as Cllr Brazil was chairman of Development Management, but Cllr Brazil said no he was the local member and it was his decision to take it to committee.

Cllr Rogers asked what the possibility was that District Council would 'roll over' because they could not afford legal costs. Cllr Brazil noted an Appeal would be written a representation so there was no real cost. Ultimately a lot could change in the next few months due to what is happening now with the Corona Virus.

Regarding the moving of the monument to Stretgate he had advised Strete Parish Council that all parishes named on the monument would support with a grant for maintenance, but he had yet to hear from East Allington. In the light of parishes not holding meetings he would contact them and explain that all other councils were involved.

Regarding Corona Virus the parishes were way ahead of Government and Local Authorities in their preparations for a support network. People were getting together to identify vulnerable people and he asked for one point of contact to pass on to cascade information through and this would be Gill Claydon as parish clerk. Currently parishes were looking at collecting food, walking dogs and delivering prescriptions. In future they might need to consider how to assist emptying hospitals for new patients to be able to go in, emergency beds in the parish could be needed. Cllr Mrs Doust did not know how anyone was going to police it but it had been noted that holiday home owners had come down to this area diagnosed with Corona Virus and were not self-isolating. Cllr Brazil noted that unless Government closed all roads, they could not stop people coming so it would spread through the community.

Dist Cllr Brazil left the meeting.

4. CO OPTION

Due to the current Corona Virus isolation no applications for co-option had been received and this was dispensed with.

5. PLANNING & PLANNING MATTERS

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

- 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
Parish Council had hoped that the resubmission of this application might have addressed some of the egregious defects of the original. After rigorous examination they had concluded that their hopes were misplaced: they could not support the development in its current form, and their objections were based on the following grounds:

Surface Water Drainage Management scheme.

Although substantially revised, this still retained many of the weaknesses of the previous application. The sizing of the scheme – and in particular the 740-cubic-metre tank in the south-east of the development, which took surface water from a substantial portion of the site – was questionable. It was based on FSR rainfall data from 1975, when best practice recommended the use of the much more recent FEH13 data. In this area of South Devon the latter dataset predicted up to 60% more rainfall. The tank was simply not large enough to manage the extra run-off that this more intense rainfall would generate. No exceedance route plans were indicated should the system not be able to cope.

The tank had no agreed point of discharge: instead, two options were given, both of which were in their own way problematic. And in further contravention of Devon County Council's Guidance for Sustainable Drainage Systems (Version 1.6, January 2017), which imposed, 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, the developers provided no evidence that the capacity of the receiving watercourse was sufficient to receive concentrated flows from the site.

The same paragraph also called for a Residual Risk Assessment to account for a failure in any part of the system. Not only had no such assessment been seen, but the maintenance plans that had been put forward required in some cases weekly intervention. Any plan reliant on such high-frequency interventions was extremely vulnerable to neglect, leading to premature failure. Any failure in the system would lead to inundation of the properties to the south in Green Park Way. Thus, the scheme failed to adhere to the fundamental principle enshrined in the NPPF, that flood mitigation in one area should not increase flood risk in another. OBJECT

Residual issues of Massing and Overlooking

Parish Council acknowledged the improvements the developers had made in removing some of the worst-offending incidences of overlooking along sections of the development's southern boundary. For reasons that are unclear, however, building heights had actually increased in the south-east corner, although it was noted that the sections provided by the developer's architects actually obscured this important fact, and could even be said to be misleading on the issue. This point was made very effectively in Alyson Cadd-Harlington's objection. As a result, the redesigned houses now loomed over the gardens of the houses in Green Park Way below in a highly oppressive manner, greatly increasing the issue of overlooking, and, crucially, failing to meet the developer's original

undertaking that they would be set into the hillside in a way that would not detrimentally affect the setting of the AONB opposite. OBJECT

Is this Sustainable Development? Despite the recently declared Climate Crisis, very little attention had been given to the sustainability of the development. Leaving aside the usual greenwash of the “highly efficient glazing”-variety, there was no mention, anywhere, either in this application or the one that preceded it, of the primary fuel-type used to heat the new homes. There was clearly no provision for oil or gas tanks to be installed – these fuels would in any case be outlawed for new-builds within a year of the development coming online. So how were these houses going to be heated? There was insufficient space for Ground-Source Heat given the complex drainage and topology; and Air-Source Heat had its own issues, with noise and spacing. Given this, it was doubtful that the development could meet the Joint Local Plan’s Sustainability criteria. OBJECT

- 0677/20/HHO Householder application for extension to dwelling 10 Port Lane Close, Chillington – Response 10th April DEFERRED but then considered under email delegation on 31st March. Parish Council questioned within the response to materials on the application form that there was nothing included for windows or doors but they appeared to both to be provided along with lighting. The ‘stone’ was a somewhat unclear proposition with invisible jointing and similarly the comment on ‘timber.’ It was difficult to see from the lack of detailed site plan how the extension, which doubled the size of the present house and thus lost the garage, would affect parking on the site and potential unneighbourliness from overlooking. With regard to the Wildlife and Geology Trigger Table, and this proposal involving demolition of a building, did this just apply to the garage?

TREE PRESERVATION WORKS

- 0686/20/TPO T2 Oak - Lateral reduction by 1-2m on South West and North West sides to reduce dominance of property and gardens and reduce end loading land adjacent to 10 Chestnut Park, Beeson – Response 31st March DEFERRED but considered under delegation on 31st March. No objection.

PLANNING CORRESPONDENCE

- All responses emailed relating to the Green Park Way application had been forwarded previously to all council to take into consideration in their response above.
- No other matters received.

6. EXTRAORDINARY DELEGATION TO THE PARISH CLERK

In the light of the current outbreak of Corona Virus and Government requirements on isolation it was AGREED

- not to hold regular meetings and thus permit the absence of councillors under the six month rule LGA 1972 s85 due to isolating and social distancing, and
 - to approve delegated authority to the Clerk to respond to planning applications received,
 - to approve delegated authority to the Clerk to make BACS transfers and
 - to approve delegated authority to the Clerk to deal with communications
- following input from councillors on matters within (b) to (d) and then discussion with the Chairman or Vice Chairman as to such approval or action to take.

A leaflet of all the services being provided by businesses and groups around the parish for meals, deliveries and prescriptions along with up to date links for Corona Virus information was to be hand delivered to every house in the Parish. A list of volunteers for each community, together

with a deputy for prescription collection and delivery would be compiled, in agreement with the surgery. Cllrs Mrs Doust, in her work for Chillington Post Office/shop deliveries agreed for that telephone number to be given for those making contact with regard to prescriptions.

The Chairman urged everyone to mail anything to him that could be added to the latest information being regularly updated on the parish council website.

7. TORCROSS MIDDLE CAR PARK MONUMENT

The Chairman advised that every parish named on the monument would be asked to contribute pro rata to population size so that contribution would probably be £300p.a for Stokenham and any surplus raised would go into a sinking fund. Following this discussion at the Coleridge Association meeting it was AGREED County would produce a draft document and this information was awaited.

8. ANNUAL PARISH MEETING

It was AGREED to suspend holding this community gathering in view of the Corona Virus isolation requirements.

9. EMERGENCY PLAN

The final version of this document had been updated following some changes. However the things put in place would be completely inadequate for such event as a Corona Virus so it was AGREED this would be placed in abeyance to see what lessons learnt were learnt to inform any future document.

10. SOUTH HAMS DISTRICT COUNCIL CLIMATE CHANGE AND BIODIVERSITY EMERGENCY -CONSULTATION DOCUMENTS

Response DEFERRED whilst actions needed relating to the Corona Virus took precedence. Delegated email responses received 31st March. Tree Planting was well covered in section 12 (land use change for carbon saving) of the climate change and biodiversity action plan but there did not appear to be any balance with nature except to consider reducing cuts and promoting wild flowers. It was questioned why composting from waste collections, tree planting, investigating suitable areas for allotments to encourage food production with fewer food miles and other such issues had not been included. The natural environment was a key component to reducing 'our' impact and carbon emissions. An entire section devoted to the exploration of how strengthening local food production, distribution and retail initiatives could assist both to reduce carbon emissions (by reducing food miles) and develop local resilience against climate change.

No 5 (Scope 2) stated No in the 'Doing Now' column to 'Investigating procuring of renewable energy' and appeared on the whole sketchy. Why had investigations not yet started in an area of green energy which had been around for some time such as solar panels? Two years seemed excessive time to implement the exploration of installing low water delivery taps (Scope 2).

Apart from 'Litter, packaging and waste to be in key messages' in the Behavioural change spreadsheet, there appeared no plan to deal with reducing or abolishing use of single use plastics. This could be achieved through changes to Council suppliers and other procurement routes. More specific detail around waste collections such as frequency of collections, receptacles, and collection lorries, local tips and landfills was required. More information about where waste was going (i.e. to landfill, to China) would assist residents making more informed decisions. If, as was suggested, we were moving towards a circular economy as per English Waste Strategy, could any aspects be facilitated at local/parish level (e.g. composting) as a way of reducing transportation

and strengthening community engagement?

Operational Carbon Reduction Plan – It was not clear where it stated ‘No’ in the ‘Doing Now’ column whether the exploration was a No or the outcome of the exploration was a No because District had not commenced this action. E.g., 1.2 (Scope 1) was to Explore ‘reducing grass cuts and promoting wild flowers’ was a ‘No’ to ‘Doing Now’? Parish Council felt that this small action with a High biodiversity outcome should already be in hand. The Plan went on to mention exploring the formation of a non-profit green energy company. This should be incorporated into and developed as part of Section 11 (Community Engagement) of the Climate Change and Biodiversity Action Plan, with particular emphasis on how a district-wide green energy company might be anchored in communities across the district (much like the parish councils). With energy producing companies owned at this local level and aggregated at the district level this would offer a more meaningful platform of community engagement than any messaging campaign could ever hope to achieve.

Section 7 of the Action Plan (New Developments) made no commitment to, insisting on zero carbon housing solutions, only to moving forward and it was questioned why not? As a clear area where District Council had the ability to make change in the face of impending climate breakdown failure to do so now would mean future generations would pay the price.

11. STOKENHAM CHURCH CEMETERY

It was AGREED to

- (a) write a letter of support for an application by the Parochial Church Council to Heritage Lottery Funding to carry out a community heritage project and
- (b) offer community help in kind towards this project when required.

12. REPORTS FROM COUNCILLORS AND CLERK

Dispensed with due to the need to terminate the meeting as swiftly as possible and allow social distancing/isolation.

13. FINANCE AND CHEQUES

Balances were provided and the below transactions were approved:

Current £2046.52

Savings £114,351.58

Received: Devon Air Ambulance Grant £4068.02

Payments:

HMRC – Tax & NI £181.33

Wages – £1149.87

DCC – Pension £360.43

SHDC – Permissive Path Diversion Signs £117.34

British Telecom – Phone and broadband £191.96

PCA Consulting Engineers – Copy A3 maps £10.80

MATT Electrics – Air Ambulance landing lights £7269.48

Elliott Hire Ltd - Play equipment groundworks for move £943.00

Hawthorns Accounting Sers Ltd – Payroll Oct – Mar £150.00

Anne Bowyer – Photocopy paper for Corona Virus leaflets £16.74

Charles Rogers Building Contractor – Highways gulleys works detailed on invoice £307.20

Cheques: None

14. NEXT MEETING

It was uncertain when the next full parish council meeting could be held due to isolation restrictions for Corona Virus but measures had been put in place within this meeting to allow the parish council to continue to support the Parish. In these challenging times the draft Minutes would be circulated and the Chairman's signature and date appended to allow them to be published.

Meeting finished: 19.55p.m.

Signed Chairman Dated: 2020.