

**STOKENHAM PARISH COUNCIL
MINUTES OF ONLINE MEETING
HELD 17TH SEPTEMBER 2020**

PRESENT:**COUNCILLORS:**

P. SPENCE (Chairman)
MRS P. DOUST
J. ANSELL
MISS G. ADDISON
D. COLLIVER

C. ROGERS
A. GOODMAN
A. GHADIALI
R. PAIN
J. BRAZIL (District and County Councillor)

Also in attendance:

Clerk – Mrs G. Claydon

APOLOGIES:

L. COWLEY

T. LYNN

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 Ansell declared an interest in application 2542/20/FUL.

2. MINUTES

The:

- (a) Minutes of full council meeting held 16th July 2020 were agreed ready for signature by the Chairman.
- (b) Delegated Planning responses and payments during August 2020 noted below.

3. OPEN FORUM

No members of the public requested to attend or wished to speak so this was dispensed with.

DISTRICT AND COUNTY COUNCILLOR'S REPORT

Cllr Brazil arrived at the meeting as indicated below and listened to discussion on planning matters but due to the Zoom meeting going down and needing to be recalled he was unable to get back into the meeting.

He emailed to advise regarding the change to rubbish collection day from Tuesday to Thursday commencing 5th October and this was covered in the clerk's report. He noted the parish council response regarding car park permits and totally agreed. He and Dist Cllr Foss were also keen that District Council increased the car parking capacity for the Slapton Line.

County had a new pot of money for additional road maintenance and this area would receive some, so he urged parish councillors to consider if there were any areas that required special attention to let him of the Highways Officers know.

4. CO OPTION

No application for co-option had been received but applications were expected for the next meeting so this was dispensed with for this meeting.

5. PLANNING & PLANNING MATTERS

The below application information was circulated during August for comments to be sent to the Clerk to inform a response which was sent under delegated authority as below:

- 1480/20/HHO READVERTISEMENT (Revised Plans Received) Householder application for proposed extension and alterations to two storey dwelling (resubmission of 0237/20/HHO) The Warren, Beesands – Response 28th August - No comment but, as previously stated, due consideration should be given by the planning officer to potential overlooking concerns and ensure that the height did not exceed its two storey neighbours.
- 2188/20/FUL Proposed ground mounted solar array of 20 panels on 2 Cornish rocker mounting systems Beeson Farm, Beeson – Response 28th August – No comment.
- 2236/20/HHO Householder application for proposed single storey roof extension 22 The Bungalow, Beesands – Response 28th August – It was felt that the sketch plan provided made consideration of detail difficult but if the planning officer was satisfied that everything was as stated then there would be no further comments.
- 2436/20/HHO Retrospective householder application for erection of deck area on roof of garage 1 East Park, Kernborough – Response 18th September - Objection. Whilst a patio area might be desirable the construction and materials are dominant and not in keeping with the rural area. Concerns were noted with regard to the overlooking into the garden area of the neighbouring property, The Grange. Whilst suggested by the Heritage report that this could be mitigated if the hedging between the two properties was allowed to grow back to its former height, would this provide any screening for privacy in view of the elevated position of this construction?

WORKS TO TREES IN A CONSERVATION AREA

- 2279/20/TCA T1 and T2: Conifer - Fell and remove. Trees are dying and blocking path. T3: Photinia - Fell and remove. Tree is suffering with die back pushing wall over and blocking pavement. T4: Acer - Pollard to 3m from ground level. Tree has outgrown garden and growing over pavement. T5: Viburnum - Fell and remove. Tree is dead. 2 Old Wheel House, Fairfield Way, Chillington – Response 8th September – No objection.

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

Cllr Ansell took no part in the discussion nor decision for the following application.

- 2542/20/FUL Provision of replacement dwelling and double garage with associated landscaping Greenhay, Beeson - Response 24th September – Greenway was at Muckwell and not Beeson as advertised.

Cllr Brazil joined the meeting.

Whilst Parish Council agreed that the existing building was in much need of redevelopment, and applauded the ecological and environmental benefits of the proposal, a numbers of concerns were raised. First, as both national policy and the Joint Local Plan required that development in a rural area should remain on its original footprint, they were concerned that any deviation could cause a ripple effect of building in the AONB. Second, light overspill from the south-facing windows in the proposed new dwelling could, unless carefully controlled, introduce light into a previously dark valley, further degrading our precious dark skies. Third, there was confusion over the ownership of the boundary hedge to the east, which could lead to the removal of screening vegetation and subsequent overlooking issues. Despite this, Council noted the absence of comments – for or against – from either of the immediately adjacent neighbours, and agreed that their concerns did not quite amount to an objection to the proposal. If the planning authority wished to approve this application then parish council requested that the "slate effect" tiles be amended to

slate and that only low-level external lighting be permitted in this light-sensitive area. Glazing on the east and west elevations should be restricted to protect the neighbouring properties from light intrusion and overlooking.

As the free time limited Zoom was due to run out following earlier long discussion it was agreed that going forward Cllr Spence would purchase the annual unlimited package for Zoom meetings. Councillors re-joined the meeting.

Cllr Brazil lost connection for the meeting and could not reconnect so emailed his report above.

- 2717/20/FUL Retrospective erection of timber shed used for storage and creation of small track over existing quarry rubble Pebble Cottage, Bickerton – Response 15th October – Objection this was agricultural land and its use presented domestic and was providing car parking. This was felt to be gross urbanisation with gravel driveway, parking and a shed.
- 2745/20/HHO Retrospective householder application for single storey rear extension 29 Green Park Way, Chillington – Response 8th October – No Comment.

TREE PRESERVATION ORDER – WORKS TO TREES

- 2619/20/TPO T1: Sweet Chestnut - Crown lift to 2.5m from ground level on all sides of crown to allow for headroom 12 Prospect House, Chestnut Park, Beeson – Response 21st September – No objection.
- 2641/20/TPO T1: Eucryphia - Remove, tree is dead. T2: Beech - Reduction of limb on East side at 2m from ground level by 2m to reduce stress on unstable fork Redlands, Kiln Lane, Stokenham – Response 29th September – No comment.

PLANNING CORRESPONDENCE - none

6. CONSULTATIONS

To consider and respond to the following consultations:

(a) Reviewing District Parking Permits – Response 11th September: Ratify as submitted.

Having reviewed the information received Stokenham Parish Council felt that increasing charges to somehow increase parking space for visitors and shoppers was not a solution unless the assumption was that local residents and business owners were taking up their permits as a luxury rather than as part of their core living/business running costs. It was not felt this applied to South Hams residents/business owners. If the aim of the proposal was support for the "vibrancy" of the towns, or rather to attract shoppers and visitors as a way to support local businesses how could increasing core costs for local businesses really support this idea. If the area wished to increase visitors' access to the towns why has District Council removed the 7-day parking permit from circulation? This was well used, particularly during peak season, and provided a great support to local businesses. District Council would do well to reinstate this as a way to increase revenue.

If a parking space is required then residents of Torcross will be forced to pay more, even if they can ill afford to, so this is unlikely to create spare spaces for visitors. Whilst the aim is to create parking for visitors and shoppers to support town centres and the local economy, if those who work in the shops, cafes and other businesses cannot park their cars there would not be places to visit anyway. The frustration for visitors finding a parking space may be alleviated slightly but this will only transfer to local people who are here all year round and whilst parking is always a contentious issue it was felt this proposal was not a fair one. If this is something that is largely only a problem at the height of summer then cannot a seasonal solution, in the way of temporary car-parking, be considered? The residents cars will not disappear if the parking permit charges are increased; they will still take up parking places. This will remain an on going issue that will not be solved easily as nearly every household now has at least two cars, by virtue of the area and lack of transport, so increased permit charges will not move them elsewhere but will affect low income families severely.

If the issue really was too many permits in the towns' car parks, this could easily be addressed by amending the list of car parks that permit-holders can access in each town, without increasing the price of the permits. Clearly, any increase in permit prices will negatively impact Torcross residents and business owners and create antisocial parking elsewhere affecting the community wellbeing all year round!

It was felt hard to see how the proposals, as presented, would address the core concerns that have been stated and thus Stokenham Parish Council wish to register their objection.

- (b) Licensing Act 2003 – District Licensing Policy Consultation –Response 16th October. This was felt to be a well written and good document and thus Approved with no further comment.
- (c) Devon's Updated Local Flood Risk Management Strategy Consultation – Response 15th October - The information contained in this strategy was good suggestions but no actual proposed actions. There needed to be inclusion for ways of slowing drainage through SUDs, flood plains etc. Unfortunately to date it was felt there was no proof of provision considering the response to planning applications for such as Green Park Way. Parish Council to respond that they wished to see such strategies followed rigorously and implemented in this area.

7. CHILLINGTON PLAYING FIELD

It was AGREED

- (a) to ratify the further works by Morty Sport and Play to provide heras fencing, slide wetpour and roll the field post drainage works (also includes turf cutter already approved) at a cost of £1432.72
- (b) to approve Morty Sport and Play to repair the edging of the wetpour around other pieces of equipment, when they attend to install the new slide, at a cost of £1591.20.
- (c) to obtain quotes on items in the feedback from the site visit carried out by Cllrs. Pain, Miss Addison and Rogers and forward the report so that actions required to achieve other works could be put in place.

It was noted that mud had been placed on the outfall/headwall opening and Cllr Rogers was asked to look at this as perhaps a cage was required.

The Annual Play Inspection Reports carried out on the reopening by Government of Play Areas had been carried out for Stokenham Village Green and Chillington Playing Field. The Stokenham Village Green Report had been forwarded to the Village Green Association but no response had been received. The Chillington Report had been considered but with the works from the working party report and completion of the slide installation the report works needed to be undertaken and then quotes obtained from play equipment providers. Currently the report did not raise any major concerns and many would be dealt with through ancillary works and then equipment considerations made.

Cllr Rogers asked whether a policy to state all dogs should be on a lead or banned due to some irresponsible owners leaving mess behind. It would need to be questioned whether this could be done and implemented.

8. ORCHARD LINK

It was AGREED;

- (a) to cancel the community Apple Day on 3rd October in view of the latest Government regulation that no group over the size of 6 people may meet

- (b) to continue with the hire of the press and a working group to do the pressing whilst inviting members of the community in a controlled manner to drop apples off to juice and collect the juice afterwards.

As many apples were early this year and there was a fear that they could all just rot the metal apple press had been secured from Orchard Link for this Saturday 19th October. This pressing would be hosted at the Parish Clerk's property and those wishing to drop off apples to be pressed could do so and collect later to ensure less than six people were present as per Covid guidelines. Those attending would be asked to bring bottles as there was a pasteuriser provided. There was also a pasteuriser included with the wooden press now so apple juice could be bottled and kept.

11. REPORTS FROM COUNCILLORS AND CLERK

- Cllr Ghadiali had approached a Torcross resident with regard to co-option and was hopeful she would attend the next meeting.
- Cllr Rogers – Referred to Bridleway 39 Marber Cross to Aller Cross and advised money was available at County so the officer was considering projects. Works on this path could be £4-5000 for a makeover. If there were additional funds available from parish this could be added. The Chairman asked about water incursion problems and noted this path was washed out a few years ago. These had been done and the officer may now look at this. Within Beeson there was a little track by the telephone kiosk which had become a dumping area and was where the defibrillator was sited and he enquired if there was any money and whether the parish might assist the project going forward.
- Cllrs Mrs Doust – Noted a reference in the Kingsbridge Gazette from the local Member of Parliament questioning the reform of the planning sector and saying it was not fit for purpose. He invited people to submit views and Cllr Brazil also said within this article that people should make comments to the consultation.
- Cllr Colliver offered to assist with the website updating which the Chairman gratefully accepted.

CLERK'S REPORT

- Saving Devon's Treescapes and was being run with Devon Wildlife Trust. Piers Spence could provide more information going forward, when received, being Tree Warden for Stokenham and part of this group.
- The same resident who had requested parish council to source a further public bin in Chillington had approached Cllr Brazil and he had asked for feedback from parish council.
- Cllr Brazil had provided an interactive map that indicated the collection day for Stokenham bin collections was changing to Thursday. The changes would take place from 5th October there would be no further change, at present, to bins and what was collected.
- The Highway Officer had advised that County were working with the property owner adjacent to A379 where the land had fallen into the highway. A design was being drawn up but they were unable to get a road closure for these works until 11th January 2021.
- When the works to the fallen land/wall took place it was hoped that with a road closure in place money could be found in the County budget to enlist a private contractor to address the overgrown trees and verge/vegetation along by the bus stop at Carehouse Cross below the Parish Hall.
- The new Planning Regulations consultation would have the link sent out as this must be considered at the October meeting. Did parish councillors wish to set up another meeting or Zoom to discuss beforehand.
- Adam Dennison District Officer had advised that iCivils would be on site 17th September preparing the surface around the Torcross tank for a resin bonded fine gravel finish (weather permitting to be undertaken 22/23rd) that had been agreed with Dean Small

representing the tank organisation and him acting on behalf of District Council. They had worked closely with the company to ensure that environmental impacts were reduced to a minimal level and that the final product was fit for purpose and produced an aesthetic finish that befitted a memorial site.

- The plaque from the friendship memorial at Torcross had been removed, renovated and its wooden Chestnut frame made, wood donated by Adrian Goodman, with works to remount the plaque being carried out voluntarily and it should be back in place shortly. An outcome on the mosaic repair was still awaited.

12. FINANCE AND CHEQUES

Balances were provided and the below transactions were approved:

Current £ 2,176.55

Savings £113,268.42

Received: Half yearly precept £21270.00

Payments:

HMRC August – Tax & NI £171.38

Wages August – £1158.63

DCC August – Pension £360.43

Morti Sport and Play Ltd – Third interim payment for drainage works £12162.96

Greenspace – Helmers playing field cuts £165.00

HMRC September – Tax & NI £171.38

Wages September - £1158.63

DCC September – Pension £360.43

Play Inspection – Annual Inspection and reopening following Covid – Stokenham VG and Chillington Playing Field £156.00

WvTreeServices – Works to tree for Air Ambulance clearance Chillington £60.00

Robert Matson (Electrical) – Electric socket at Stokenham Parish Hall £48.00

Tesco – Photocopy paper £14.50

British Telecom 190.04

Cheques: None

13. NEXT MEETING

The next parish council meeting would be held online on 15th October, subject to isolation restrictions for Covid 19, unless a member of the public requested the opportunity to speak to a matter when an online meeting would be set up so that all parish councillors and public could attend.

Meeting finished 21.20p.m.

Signed Chairman Dated: 15th October 2020.