

SOUTH HUISH PARISH COUNCIL

Minutes of Parish Council Meeting;

Date: 14 th March 2018		Venue & Time: Fishermans Reading Room, 19.00hrs
Present: Cllr Paul Green Cllr Jo Hocking (in the chair) Cllr Ann Rossiter Cllr Alan Rundle	In Attendance: Kathy Harrod (Clerk & Minute taker) Dist. Cllr Judy Pearce County Cllr Rufus Gilbert Part meeting 7 Parishioners	Apologies: Cllr Penny Hibbert Cllr Bruce Williams Dist. Cllr Simon Wright WPC Jo Pengilly PCSO Paul O'Dwyer

REF 2017/18 MINUTES

92/18 Declarations of Interest – Cllr Green declared an interest in respect of finance and withdrew from these discussions.

93/18 Minutes of Previous Parish Council Meeting: 10th January & Approve Planning Committee Minutes 14th February 2018

- 10th January minutes approved without alteration.
- 14th February minutes approved subject to deletion of Cllr Hocking from list of those present.

94/18 MATTERS ARISING from the 10th January minutes

- a) Dog waste bin (South Milton Beach) – The land belongs to National Trust and SHPC will approach the National Trust to request a dog bin be provided. **ACTION: Clerk**
- b) Weekend Building Works – The planning team have investigated this and advised they can find no reason for restricted work hours to be in force. Noted SHPC can request a condition re work hours on future planning responses.
- c) Bandstand Repairs – awaiting a response from SHDC. The bandstand is in a state of disrepair and in danger of washing away. A parishioner has been adding in concrete to prevent further damage from the elements.

95/18 OPEN FORUM

- a) Can we add a sign re no bonfires on the beach? Each year the fires and BBQ result in dangerous hot coals and large nails being left on the beach. Cllr Pearce will ask the legal team for options and depending on the response will finance a sign for Mouthwell Beach if the SHPC obtain and erect it. **ACTION: Cllr Pearce/Clerk**
- b) A parishioner requested gloves for the beach cleans he undertakes. **ACTION: Cllr Gilbert to obtain.**
- c) The land next door to the chapel has been flattened and the soil has been mounted up against the wall – at some points this is six feet deep. It should have had planning in place for this. The area is now very sodden, the church have strong concerns about the potential damage. **ACTION: Cllr Pearce to bring the issue to the attention of the planning team.**
- d) Grand View Road - last year the road sign was replaced and now shows Grand View Road leading to Cliff Road with no mention of Weymouth Park. Can the sign be modified or replaced with the original? Cllr Pearce advised she will investigate the situation and will advise accordingly. **ACTION: Cllr Pearce**

96/18 POLICE BUSINESS & NEIGHBOURHOOD WATCH

The police report for the last 30 days is good news in that there have been no crimes reported for the parish! This reflects the same figure last year for the same period. That said, police have been busy dealing with non-crime related incidents around the area including road traffic collisions, domestic's and a serious burglary in Salcombe town.

The bad weather had a massive impact on everyone locally and police worked hard to respond to several incidents within the parish. Naturally we were hampered by the snow and conditions but

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made good use of our 4x4 police vehicle to aid our response. It's fair to say that the public were amazing in supporting us during this difficult time and we even had a local resident who is special constable volunteer his own 4x4 vehicle to aid us in responding to emergency calls. It's at times like this when communities really come together, and this parish really stepped up to the mark. On behalf of Devon and Cornwall Police, please could you kindly thank the community for its understanding and support during the recent bad weather.

PLEASE NOTE: The Parish require a Neighbourhood Watch Co-ordinator, if you would like to be involved please contact the clerk at clerk.southhuishpc@gmail.com

97/18 DISTRICT & COUNTY COUNCILLORS REPORTS

South Hams District Council:

The examination in public is ongoing re the New Local Plan following a slight delay due to the weather. The recommendation is for areas covered by the AONB to build ten buildings per parish. The priority being for local housing need. The examination in public will finish at the end of March after which it will go to consultation. It is hoped that the new plan will be adopted by year end.

- a) Post Box at Kiln Field – Having investigated the situation, the applicants proved that the building had been there for the required amount of time. An application has now been received to regularise that dwelling.
- b) Parish Toilets – during this financial year SHDC will establish a plan to maintain those toilets that will not be pay on entry. A full breakdown of costs was requested. The toilets in Hope Cove have very high use and are right on the SW Coast Path. **ACTION: Cllr Pearce to provide costings for future discussion.**

Devon County Council:

Lower Galmpton Road issues will be dealt with via Cllr Gilberts pothole allowance. Galmpton Cross drains also in hand. The poor weather has led to a delay in works being undertaken, the works teams will be catching up with this and dealing with the resultant degradation during spring/summer.

Invest in Devon funds will shortly be available - if there are any community monies required apply to Cllr Gilbert, this comes into effect in April.

Council Tax bills have now been issued, the increase was 2.99% plus an additional 2% which will be ringfenced into the care community.

£6.5m monies in the budget has been allocated to potholes.

£600k per year spent on maintaining public rights of way – covering 5,000km.

Noted at the bottom of Weymouth Road the road was freezing into sheet ice and the gritter team was overloading the area with grit to prevent significant problems. The drain has been blocked for over 6 months. **ACTION: Clerk to report to Cllr Gilbert specifying this as a safety defect.**

- c) Beachcomber Road Surface, it has been viewed and it is marked for attention but due to the size of the works required a budget will have to be allocated before the works can commence. Noted that once the hole fills with water the depth is not apparent and has caused at least one person to fall.
- d) Road Marking at The Cove junction, 17th January, Adam Key reviewed the road markings and advised they are not more than 70% faded so we can't have them remarked. See 97/18 e) for action point.
- e) Grit Bin – Adam Key has advised that given the ongoing reduction in our budgets, we are not able to add additional bins. Other parishes have provided their own bins and fill them with salt

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from the road warden allocation. Adam would accompany the clerk to agree locations and the clerk then places and fills them. **ACTION: Clerk to send Adam Keay an email to say new grit bin and road writing approved by Cllr Gilbert.**

- f) Burleigh Lane Update – Cllr Hocking advised that the response received from John Hart was not acceptable and SHPC will not be letting the matter drop until a satisfactory response has been received. **ACTION: Item to remain on the agenda**

Cllr Hocking asked about a 3 mile stretch of road near Newton Abbot that is due to be resurfaced, the cost of which exceeds £20m and includes payment to Stover Golf Club of all expenses as well as a total redesign of the golf course. Cllr Gilbert assured the councillors that this is not a DCC project and will have been authorised by Central Government Funding.

98/18 PLANNING –

(i) Planning Applications Received:

4303/17/HHO – Newhouse Farm, Refurbishment and extension to farmhouse/garage – SHPC No Objections.

0435/18/FUL - Plot adjacent to Homefield, erection of new property – SHPC Objection.

The plans are out of keeping with the character of the surrounding properties in an AONB, the building is the same footprint as previous applications, and this is felt to be far too large for the plot it is to be sited on.

0431/18/HHO – Little Fancy, demolition of conservatory and replace with single storey extension – SHPC no objection

0439/18/FUL – Coastguard Cottages, alterations to the wall – SHPC original objections stand

Why is the gap in the wall required? The steps do not go down to the garden they only go to the outhouse. SHPC ORIGINAL OBJECTION STANDS to the gate opening as it serves no purpose, the grass verge should also be reinstated as it does not belong to the applicant. A site visit for SHDC Planning will be requested to include a SHPC councillor in attendance, photographs of the site will also be forwarded to the planning officer.

3104/17/FUL – 3 Armada House, roof alteration to add larger dormer and balcony- SHPC Objection

The propose plans will break up the symmetry of the building. It is considered that the plans are not in keeping with local distinctiveness and the cottages opposite will suffer reduced privacy. The proposed development is in the Coastal Conservation Area and would be highly visible from the coastal footpath

0505/18/FUL – Hope Cove Hotel, Replacing redundant hotel with 5 dwellings – SHPC Objection

Cllr Pearce has spoken to the planning team. The policy planners have evidence that there is a great need in high value areas in the district for smaller footprint properties to meet local housing demand and affordability. The mix of houses presented is not what would be expected to provide local needs. Initially they have failed to show that it cannot be used as a viable hotel/apartment complex. There is a policy that requires copies of annual accounts to show viability of the old hotel and that it has been for sale for a period of one year prior to allowing such a development to be considered.

Further noted:

- Dispute with land registry as the plans are not correct.
- Points of access are under dispute.
- The properties on the overview plan don't bear any proportion to where the buildings would be sited.

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- One of the properties, Mewstone, is a bungalow but is shown as a house on the plan.
- A parishioner is obtaining legal representation following damage to their property.
- The plans show a strip of land at the rear, this is farm land and is not accessible.

ACTION: SHPC to meet again and discuss further.

(ii) Neighbourhood Planning –

- a) Parish Neighbourhood plan – no progress has been made since last time. Emails have been circulated to SHPC and others, but no response/comments have been received.

The plan needs to be written, it is recommended that we use South Milton as the template, incorporating sections written by Joe Hart and others.

To keep the document manageable the History of the Parish should be summarised as a historical reference. It is further suggested that we adopt the AONB plan and National Trust guidelines for developments and environmental protection.

Money needs to be raised by SHPC for an SEA assessment (compulsory addition to plan to be conducted by experts).

Consideration should also be given to the identification of potential development plots for up to ten dwellings.

The project needs a new leader and assistants to move the project forward.

A note will be added to the newsletter describing progress and seeking assistance to complete the project.

ACTION: A meeting to agree the future developments of the NDP will be arranged by the Clerk

- b) Feedback re Salcombe Neighbourhood Plan – SHPC Support the plan. **ACTION: Clerk to feedback**

(iii) Planning Applications Awaiting an SHDC Decision:

3477/17/HHO Mr Ashley Muirson – SHPC have no objection providing drainage issues are dealt with.

Rockcliffe – Alterations to existing house

0107/18/HHO Mr R Bayton – SHPC no objection

Bri Vern, Hope Cove extension of roof to incorporate 2 new bedrooms

3104/17/FUL Steven Greenfields – SHDC Objection

Application for roof alteration

3 Armada House, Hope Cove, TQ7 3HQ

The application was considered not in keeping with local distinctiveness, the balcony will overlook the cottages opposite reducing privacy and the development is in the coastal conservation area.

Also overlooking the coastal footpath,

In an AONB the planning authority can refuse to accept an outline planning application within 30 days of its receipt and can insist on a full application being sent in. SHPC will always insist on a full application being submitted.

NOTE: All planning responses from SHPC will incorporate a request for:

- **Sight of a letter from South West Water confirming that the increased sewage load will not adversely affect the existing sewage works in respect of new build properties and extensions incorporating bathrooms/kitchens.**
- **Damage caused to any infrastructure to be made good to a comparable standard.**

(iv) Decisions:

4221/17/HHO Cheney Lowe - SHDC Conditional Approval

Fir Tops - garage demolition & creation of sub surface garage

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All members support this application as it will improve the setting of a listed building and will also provide additional parking.

(v) **Enforcement Issues:** Continue to be dealt with

99/18 BUSINESS TO BE DISCUSSED –

Highways –

- a) Gritter replacement – the gritter will require replacement in due course, the cost of this could reach £8,000. Malborough Parish Council have some monies set aside for this but not enough. If the gritter is to keep going a contribution from South Huish will be required. The machine being considered is stainless steel and will last a good length of time, it's also controllable and will prevent salt waste going into the hedges.

Local businesses will be asked to contribute to a new gritter and an application will be forwarded to Cllr Pearce and Cllr Gilbert for a donation.

- b) Salt & Snow Wardens – the parish is still short of 1t of salt, Adam Keay is dealing with this. Thanks to the snow wardens for all their sterling efforts and hard work during the incredibly cold weather we have experienced, they did a fantastic job. The snow wardens do not get paid for this role, they pay for their own petrol and they cover the insurance costs themselves. As a parish we are exceptionally lucky to have such a great team working on behalf of us all.

The grit stocks have been significantly run down during this period and we will require a full allowance from SHDC for next winter.

As a parish we need to consider the purchase of additional stocks to provide a safety net.

A note will be added to the website to thank the volunteers for all their efforts.

ACTION: Clerk

Footpaths –

- c) P3 Returns – these have all been returned and we await details of the 2018/19 grant.

PLEASE NOTE: The Parish require a Tree Warden, if you would like to be involved please contact the clerk at clerk.southhuishpc@gmail.com

Miscellaneous –

- d) Hope Cove Car Parking -this is a private car park that has recently been issuing fines for users who abuse the system. There is new signage at the gateway and posts have been erected requiring users to park in the correct bays. There are also queries regarding the erection of posts and if they required planning permission. The situation has had a knock-on effect re village parking especially the area by the pub. It is understood that PPS take over fully effective 1st April.

ACTION: Clerk to contact the owner to discuss the issues raised.

- e) Broadband, Mobile Phone Signal availability – delayed until next meeting.

- f) Parish Magazine Review. No monies were budgeted for the Parish Magazine in the precept. Advertising was felt to be time consuming and a lengthy process. Charging for the magazine was considered but collecting fees could be problematic. The annual costs amount to approximately £400 per annum. Finding two major sponsors per year would solve the issue.

ACTION: Sponsorship options to be investigated.

100/18 FINANCE & GOVERNANCE –

Receipts & Payments – Month 12

Accounts to pay –

Chq 826 Clerks Salary & Expenses £230.18,

Chq 826 HMRC £22.00,

Chq 827 Malborough Parish Council Printing Costs £77,

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Chq 828 P. Green P3 Expenses (Strimmer services) £184.98.

All cheques approved for payment. Proposed Cllr Rossiter, seconded Cllr Rundle

Miscellaneous –

- a) General Data Protection Regulations – the Data Protection Officer and Clerk are currently on a reserve list to attend a training day.
- b) Internal Audit, the internal audit will take place on 29th May 2018
- c) External Audit – Due to the size of the parish precept we are not required to have an external audit and can, if we choose, send in a certificate of exemption. Proposed Cllr Hocking, seconded Cllr Rundle.
- d) Bank Account - Should the parish open a second bank account for the contingency funds? The monies for asset protection, gritter and neighbourhood plan would be separated and held apart. Proposed Cllr Rossiter, seconded Cllr Green

ACTION: Clerk to investigate

101/18 CORRESPONDENCE –

A Cliff Fall between Beacon Beach & Great Ledges was advised. This was reported. DCC have visited and provided the following report: The landslip was located but deemed far enough away from the coast path to not be an immediate concern. The site was checked again a week later and there were still no immediate concerns. There is signage by the cannon re safety on footpath but nothing on the other end of the path. **ACTION: Clerk to obtain sign via DCC**

102/18 DATE, TIME & PLACE OF NEXT MEETINGS –

Parish Council: 9th May, 11th July, 12th September, 14th November - Venue TBC, 7.00pm.

Parish Planning: 11th April, 13th June, 8th August, 10th October, 12th December – Venue TBC, 7.00pm

Meeting closed at 20.55 hrs

Signed as a true record: _____

Print Name & Date: _____

Agenda Items and Updates; where possible please submit to Kathy by the first Wednesday in the month to ensure time for inclusion, circulation and study. If a Council Member is unable to attend a meeting it would be appreciated if they could submit a brief précis of progress on their actions, if applicable, (to Kathy for distribution) together with their apologies.

Distribution List

Cllrs Coleman, Green, Hibbert, Hocking, Rossiter, Rundle & Williams **For Information to:** County Cllr R Gilbert, Dist. Cllr Judy Pearce, Cllr Simon Wright, WPC Pengilly, PCSO O'Dwyer, South Huish Parish Council Notice Boards, National Trust, Richard Pollard, Dave Illingworth