

SOUTH HUISH PARISH COUNCIL

Minutes of Parish Council Meeting

Date: 11 th September 2019		Venue & Time: Galmpton Village Hall, 19.00hrs
<u>Present:</u> Cllr Simon Coleman Cllr Sue Darke Cllr Paul Green Cllr Jo Hocking (in the chair) Cllr Ann Rossiter	<u>In Attendance:</u> Kathy Harrod (Parish Clerk) 14 Parishioners SHDC Cllr Mark Long Part Meeting: SHDC Cllr Judy Pearce	<u>Apologies:</u> Richard Pollard DCC Cllr Rufus Gilbert Cllr Alan Rundle Cllr Mark Taylor

REF 2019/20 MINUTES

79/19 WELCOME & APOLOGIES:

80/19 DECLARATIONS OF INTEREST – No declarations of interest were received.

81/19 MINUTES OF PREVIOUS PARISH COUNCIL MEETING

Minutes of the 14th August meeting were agreed with an alteration to 82/19 Clerk Actions 2: *Follow up on the flood alleviation scheme re Cllr Pearce. No developments for five years.* Proposed Cllr Hocking, Seconded Cllr Green

82/19 ITEMS CARRIED FORWARD FROM PREVIOUS MEETING:

- Beachcomber Sink Hole – SWW and the Clerk are in communication. SWW are visiting the site and will advise shortly what action they will take.
- National Trust Gateway Hope Barton – we have received confirmation that the repairs are in hand.
- Weymouth Park Road Sign – We await new signage.
- Atkins Report – A copy of the Atkins Report is now available on the SHPC website.

83/19 PARISHIONERS OPEN FORUM:

- In the 1958 conveyance, the lane from the Old Guard up is sited as 'as far as the Vendor can convey the same'. The NT purchased Hope Barton Estate on 27.03.1980 and have ALWAYS included the lane as being in their title, both on their recent Land Map site and, in multiple sworn legal statements as Landowners to PROW. After 39 years of maintaining (ownership of the lane and) the gateway in its previous situ, they have now moved it approximately 19 meters back towards the field, now disowning a further part of the PROW despite the sworn statements. This abandons 19 meters of a well-used pathway, that leads to THEIR land to become overgrown. On the grounds of unchallenged possession alone it could reasonably be argued that the Trust owns the track and the continuation of the pathway. However, they are now saying that despite both maintaining the track for 39 years and it being included in their signed legal statements that they do not own the lane to the Hope Barton Estate. Apparently, this is not registered with Land Registry. This will be investigated.
- An old road has recently been reopened at cost to DCC. It is now noted as being an unmetalled road, we have been advised unmetalled roads will not be maintained. The details came from a map dating back to the 1800s. Why, when funds are tight did DCC see fit to spend monies reopening the unused strip? Furthermore, farmers are not allowed to cut hedgerows until 1st September, why then did DCC cut a strip of hedge away during August.
- New Parking Signage still directs people to Inner Hope for the beach, the Highways photo provided to SHPC shows the signage has been erected incorrectly.

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- d) Silverhill Road Closure. The road is due to be restricted to a 2.75m width while scaffolding is erected to allow for a re-thatch to take place. It is hoped that this will not take longer than 2 weeks.
- e) SHDC Website – it is still difficult to leave comments on planning applications, it is also taking some time to get planning comments added to the portal. It is recommended that anyone looking to add a comment via the website composes it first before copying and pasting to the “make a comment on this application”. There are moves at SHDC to change the website and improve it.

84/19 POLICE BUSINESS & NEIGHBOURHOOD WATCH:

No police issues have been discussed with us by parishioners since the last meeting.

SIGN UP TO DEVON & CORNWALL ALERT HERE: <https://alerts.dc.police.uk/Join>

RESEARCH LOCAL CRIME FIGURES HERE: www.police.uk

85/19 DISTRICT COUNCILLORS REPORT:

- a) Fisherman’s Land Adjacent to Hope & Anchor – Andrew Wood is not due to review until October. Cllr Taylor due to follow up on behalf of SHPC. It has been established that the land was used by fishermen to repair their nets etc but was not used as a car park. Copies of postcard photographs will be obtained.
ACTION: Cllr Taylor
- b) A query was made re the SHDC policy on local stone use? Cllr Pearce advised that Yennadon stone is what planners permit as local stone. It was argued that this is not local. We have seen instances of walls in local stone being demolished and replaced with Yennadon stone. Unfortunately, as there is no local working quarry there is little that can be done to require more local stone to be used.
- c) SHDC Planning have recently determined some cases (Whispers Edge) prior to the determination dates without coming back to respective Parish Councils for their considerations. The car park application was also given a decision a day early. It was advised that once the three-week consultation period is over an officer can determine an application.
- d) Hard Copy Documentation re Lantern Lodge – Cllr Long will follow up again as no documentation has been received.
- e) Proposed Premier Inn Development - A questionnaire will be available on the town council website and via hard copy from the council. Full consultation will take place, the details of which are not currently available. KTC will then collate the responses and provide this information back to SHDC. Noted, the formula from the hotel leaseholder guarantees full occupancy for a set period, this would enable SHDC to repay their loan at a faster rate. No decision to proceed will be made until after the consultation.
- f) Planning Training will take place at Malborough Village Hall on 15th & 29th October, appx 7pm – 9.30pm, Councillors will be invited to attend one of the two sessions, invitations will be forwarded in due course.
- g) SHDC are now receiving daily Brexit briefings, the main concern for SHDC is to enable a continuity business plan to ensure that nothing shuts down.
- h) Salcombe & South Milton Neighbourhood Plan Referendums took place on 25th July, both plans will be made at the Executive meeting in October.
- i) A new homelessness strategy for rough sleepers was passed at the Scrutiny Meeting with a recommendation to the Executive to adopt it.
- j) Two senior leadership posts are currently being appointed, the results of which will be announced soon.
- k) A consultation re Polling Stations has been launched. South Huish Parish is not affected.
- l) 25th July SHDC declared a climate change emergency. DCC already have a structured movement re this and SHDC will “piggyback” this. There will be actions coming from the government declarations that will impact Parish Councils. More information will be provided in due course.

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86/19 COUNTY COUNCILLORS REPORT:

- a) Traffic Enforcement – a traffic warden was on scene, but no actual parking tickets have been given. Why were parking tickets not issued? As soon as drivers understood that they were receiving warning tickets vehicles parked where they wanted. **ACTION: Clerk to investigate with Cllr Gilbert**
- b) Highways Meeting Feedback:

Cllr Gilbert, Cllr Hocking, Adam Keay and the Parish Clerk met late July to discuss parish highways. A tour of the parish was taken to show potholes, blocked drainage, poor parking and other issues. While sitting in the Fisherman's car park it was clear that the one-way road was blocked, a dray was delivering, vehicles parked both sides of the road, the situation was further impacted by poor parking of Hope & Anchor employees.

A resident has taken a straw poll was taken re potential pedestrianisation of this area with most people in agreement.

Noted that now works have commenced at Rockcliffe there is a vehicle parked every day on the green. This will be reported.

87/19 PLANNING:

a) LIST OF APPLICATIONS RECEIVED/FOR DISCUSSION

- 1) 2101/19/FUL Lantern Lodge, Demolition of hotel

The original Lantern Lodge application 2066/18/FUL was refused by SHDC an appeal has been made to the Secretary of State in respect of this. We have subsequently received the following email from Robert Graham:

We understand an email has been sent to inform all of those who commented on our original application (2066/18/FUL) of the parameters on the submission dates for comment regarding our Appeal to this decision.

We have been informed that this has taken a number of people by surprise and has generated some concern within the Village. Given that this notice was advertised in the Kingsbridge Gazette on 26th July we presumed (perhaps naively) that people were aware.

We just wanted to take the opportunity to clarify our position. We were advised by our Planning Consultant that given the previous submission was recommended for approval by the Case Officer that the next logical step was to appeal the decision. Our previous Planning Consultant has continued to manage this process on our behalf.

However, immediately after the refusal we, ourselves reviewed the reasons for the decision and the comments received and made the conscious decision to redesign the proposal. This has led to a new application (2101/19/FUL) which we have put significant further time and resource into. We have worked tirelessly to reach out to as many people as possible within the community and change our plans to suit the comments received as part of the refused application. We have greatly improved the parking provision and significantly reduced the size of building. We have also added design elements that will help the building sit much more gently into the coastal landscape and we have found a solution to the overlooking/amenity issues with our surrounding neighbours.

We cannot state in strong enough terms how committed we are to the new proposal and we want you and the Council Members to know that the Appeal we have submitted was undertaken purely to follow due process. If we receive for consent for the new proposal then we will commit to constructing this proposal

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and this alone. Please be assured that we are not using the Appeal Process as any sort of bargaining chip, but solely to protect our position by establishing a principle for meaningful development on the site.

With regards to amendments made following last month's Public Consultation and the comments received at the Parish Council Meeting, we have undertaken further works on the potential impact of Construction Traffic and also produced a solution to the Boat Parking Comment that was raised.

We have prepared a short statement on the above and would like to be given the opportunity to read this out this evening if possible? We are aware that we cannot contact every person who received the email but we would be grateful if perhaps this can be published in the minutes or made reference to in an attempt to reach out to those not at the meeting?

While at the meeting Robert Graham clearly stated, "Simon and I will build the current scheme and the current scheme only".

Following a lengthy discussion, Councillors voted unanimously to object to the new proposal.

- 2) 2473/19/VAR Plot Adjacent Homefield, Variation to material of window cladding
The change is from grey zinc cladding to grey Equitone fibre cement cladding. SHPC No objection
- 3) 2133/19/VAR Cottage Hotel, Storage area variation to bedrooms
SHPC Councillors met at the Cottage Hotel prior to the meeting to discuss the application with William Ireland. All previous concerns re the application have been addressed by Mr Ireland.
Councillors voted four/one to withdraw the previous objection and replace it with no objection.

b) APPLICATIONS AWAITING SHDC DECISIONS (Determination Dates shown)

1. **1678/18/HHO Mr J Stabik, Sea Brook Readvertisement (DT28/3)**
2. **0196/19/TCA P Firth – Reduction of Acer & Lawson Cypress. Orchard Cottage (DT5/3)**
3. **0312/19/FUL A Griffin – Erection of detached dwelling opposite Methodist church (DT28/3) SHPC**

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 any 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.**

c) SHDC DECISIONS/OUTCOME

- a. 1087/19/FUL Sun Bay – building up against neighbouring boundary **CONDITIONAL APPROVAL.**
- b. 2018/19/HHO Maylea single storey extension – **CONDITIONAL APPROVAL**
- c. 1502/19/FUL The Wash House – **WITHDRAWN**
- d. 1966/19/FUL Tamarisks New Balcony – **REFUSED**
- e. 1780/19/HHO Whispers Edge Timber Trellis (Retrospective) – **CONDITIONAL APPROVAL**
- f. 2024/19/FUL Inner to Outer Hope Car Parking – **REFUSED**
- g. 0965/19/HHO Combe Park Balcony & Pergola – **CONDITIONAL APPROVAL.**
- h. 2177/19/FUL Pitchingstone House agricultural storage building – **REFUSED.**
- i. 2131/19/FUL 39 Weymouth Park, proposed new dwelling in garden – **WITHDRAWN.**
- j. 4152/18/FUL T Rendle – The Holt, Erection of 3 dwellings - **REFUSED**
- k. 0958/19/HHO Greentiles – **CONDITIONAL APPROVAL**

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l. 3508/18/FUL Coastguard Readvertisement – **CONDITIONAL APPROVAL**

m. 1758/19/HHO Shepherds Corner, extension & alterations – **CONDITIONAL APPROVAL**

d) ENFORCEMENT & OTHER PLANNING ISSUES

Enforcement continues to be dealt with.

Please will all parishioners continue to provide the Clerk with full details of any violations that do not adhere to the original application for which permission was granted. ALL violations will be reported to Enforcement.

e) NEIGHBOURHOOD PLANNING:

A draft Reg 14 has been created. The clerk needs to finalise some details at which point we will be ready to go to regulation 14. **ACTION: CLERK**

88/19 BUSINESS TO BE DISCUSSED:

a) Highways – New Signage:

The one-way sign by Beachcomber requires renewal.

c) Footpaths –P3 update postponed until October.

d) Miscellaneous –

- 1182027 Tree Preservation Order Land to South of 39 Weymouth Park (12th Sept Determination date). Councillors fully supported the order.
 - Beach Signage & Cleaning – Our sincere thanks are given to Clive we need to obtain signage to say no open fires, take BBQ off the beach. Our sincere thanks to Clive Higgs for everything he has done over the years for the parish.
 - Hope Cove Weekend – Thanks given to Simon from SHDC, who worked tirelessly over the weekend to keep the bins refreshed. Simon also cleaned the public toilets as no one from SHDC turned up to do the job.
 - Land Registry Access – Councillors gave approval for the Clerk & Chairman to have land registry access and to cover the costs of said access. We will also look at Nimbus Maps. Proposed Cllr Rossiter, Seconded Cllr Coleman
 - Galmpton Phone Box identified for removal – councillors have requested that it stays open as a significant element of the parish do not have mobile signal.
 - Bin Availability and Storage in Hope Cove. It has been reported to SHPC that one of the local business owners has been seen filling the public bins with their business waste. Cllr Long spent some time throughout August checking on various bins/public toilets and has been able to take the issues back to SHDC and the respective contractor to ensure that the same issues do not occur again.
 - Public Toilets – currently undergoing refurbishment.
 - St Clements Curtilage – no developments to date. **ACTION: Cllr Taylor**
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89/19 FINANCE & GOVERNANCE –

a. Receipts & Payments – Month 6

b. **Accounts to pay** – Accounts to pay: Clerks Salary HMRC £426.36 Full accounts details can be viewed in **Appendix A** Proposed Cllr Coleman Seconded Cllr Darke

c. Miscellaneous –

- 1) Council Tax Support Grant – we have been advised that the Council Tax Support Grant is due to be phased out and will be reduced from £54 to £27 next year and withdrawn in 2021/22.
 - 2) The second tranche of the precept will be paid to SHPC in September.
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90/19 CORRESPONDENCE

1. Wills Week – 23-27th September, all practices taking part are listed on the charity's website southhamscab.org.uk, law practices across the South Hams waive their fees for will writing in return to a

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donation to Citizens Advice (suggested £100 for individual or £150 for joint). Appointments are vital so book ahead!

2. Action to prevent closure of Kingston Fire Service: We have been requested to support Kingston Fire Service via the completion of a questionnaire (details have been forwarded to Councillors for their completion if they see fit). WAPC will support the fire station by completing the questionnaire with a request that it remain fully operative. Proposed Cllr Coleman, Seconded Cllr Darke
3. Highways Conference Rattery 10th October – Councillors were asked if they would like to attend. No councillors were available.

At 20.49 hrs the Chairman declared the meeting closed

Next Meeting Dates 9th October, 13th November & 11th December . Venue: TBC, 7.00pm

Please watch the website and noticeboards* for details of meetings and other pertinent information.

* SHPC are not always able to update the noticeboard opposite the Post Office due to vehicular obstruction.

Signed as a true record: _____

Print Name & Date: _____

Agenda Items and Updates; where possible please submit to the Clerk 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 the Clerk for distribution) together with their apologies.

Distribution List

Cllrs Coleman, Darke, Green, Hocking, Rossiter, Rundle & Taylor **For Information to:** County Cllr R Gilbert, Dist. Cllr Judy Pearce, Cllr Mark Long, WPC Pengilly, 3 South Huish Parish Council Notice Boards, National Trust, Richard Pollard, Dave Illingworth

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APPENDIX A

Category	Descriptor	Date	Month No. of Report to Council	banked	cheque/BACS/ deposit No	Paid In	Paid Out	Cash Book Balance
Cash Book Balance b/f from last financial year								3,260.71
Payment	July Clerk Salary	11/07/2019	6	Y	10		379.16	6,032.80
Payment	HMRC Payment	11/07/2019	6	Y	11		27.60	6,005.20
Receipt	Parish Newsletter Sponsorship	01/08/2019	6	Y	Direct Payment	290.00		6,295.20
Payment	Nick Walker Printing Parish Newsletter	01/08/2019	6	Y	16		90.00	6,205.20
Receipt	Parish Newsletter advert	02/08/2019	6	Y	Chq	20.00		6,225.20
Payment	August Clerks Salary	15/08/2019	6	Y	13		363.28	5,861.92
Payment	HMRC Payment	15/08/2019	6	Y	13		18.20	5,843.72
Payment	Information Commissioner Office Renewal Data Protection	15/08/2019	6	Y	12		35.00	5,808.72
Payment	Paul Green P3	15/08/2019	6	Y	14		16.91	5,791.81
Payment	Anne Rossiter Supply of goods	15/08/2019	6	Y	15		234.00	5,557.81
Receipt	Parish Newsletter Sponsorship	21/08/2019	6	Y	chq	290.00		5,847.81
Receipt	July Gross Interest	09/07/2019	6	Y	Direct Payment	0.21		5,848.02
Receipt	August Gross Interest	09/08/2019	6	Y	Direct Payment	0.22		5,848.24
Receipt	September Gross Interest	09/09/2019	6	Y	Direct Payment	0.22		5,848.46
								5,848.46
TOTALS YTD Financial year 2019/20						£ 5,449.99	-£ 2,862.24	£ 5,848.46
RECONCILIATION CASH BOOK TO BANK								£
Cash book balance b/d						FY 2019/20 month	6	£ 5,848.46
Balance at bank at end :							11-Sep-19	
Revenue Accounts							5,848.46	
Unpresented Items						receipts	-	
						payments	-	
							£ 5,848.46	-
ACCOUNTS FOR PAYMENT								Variance
K Harrod Salary						paid by direct transfer on 15th of each month		398.96
HMRC NIC								27.40
Meeting Sub Total								-
HOLDING ACCOUNT FUNDS:								
1,425.00	Maintenance							
150.00	Website							
619.23	NDP							
524.42	P3							
250.00	Snow Warden/Gritter							
250.00	Election							
1,884.36	General through to 2nd tranche of precept being received							
5,103.01	TOTAL							
Receipts & PAYMENTS REPORT TO COUNCIL								
MEETING DATE						11/09/2019		
Prepared By:						K Harrod for South Huish Parish Council		
Date:						11/09/2019		