

**STOKENHAM PARISH COUNCIL
MINUTES OF THE MEETING
HELD ON 18TH JANUARY 2024 AT 7.30P.M IN THE
STOKENHAM PARISH HALL**

PRESENT:

COUNCILLORS:

GAIL ADDISON

ADRIAN GOODMAN

CHRIS HART

CHARLES ROGERS

JULIAN BRAZIL (District and County Councillor)

JONATHAN ANSELL

KIM GREENING

RICHARD PAIN

PIERS SPENCE (Chairman)

Also in attendance:

Gill Claydon (Clerk)

APOLOGIES:

COUNCILLORS:

LES COWLEY

TIM LYNN

PAULA DOUST

SUE PROFFITT

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. Richard Pain – Holbrook House, Stokenham.

2. MINUTES

The Minutes of the full council meeting dated 14th December 2023 were approved by all present and duly signed as a true and correct record.

3. OPEN FORUM

NONE

DISTRICT AND COUNTY COUNCILLOR'S REPORT

Cllr Brazil advised the District budget increase was 2.99%, £55 per Band D or 11p a week per household. District was financially sound. The delivery plan for District's Strategy was being released the following Thursday and included smart targets. The document would be going to Executive on 25th January and then to full council in February.

Devon Align Service, which provided refuse collection, had gone ahead pretty well although not yet perfect. Following the festive collections the rounds were back to normal and brown bins had recommenced this week. It might be possible now all were on this form of collection to vary certain aspects for communities where they needed a different system. A complaint was received from a resident at Bickerton who noted that the recycling boxes were being left open, leading to a problem of spreading litter. Cllr Addison also noted that the hessian square white sack did not seal properly and this also caused contents to be blown around. On a positive note the Chairman felt the reintroduction of the food bin was welcome and reduced waste going to landfill.

County budget was going up by 5% which equated to 3% on the general budget with a further 2% for adult care. At a Cabinet meeting which included budget monitoring review it noted a £4.5million overspend but it was Cllr Brazil's belief that with changes/cuts this would balance before year end. Special Educational Needs and Disabilities (SEND) would be expected to be £37million overspent/in debt by next financial year. Officer had advised there would be extra savings or cuts and this was under control but he did not know what the changes were. Whilst there was enough care capacity in Devon some users were being sent outside the County and this needed addressing as it was less cost effective.

The Devolution Plan was set to be explained on 2nd February at a special cabinet meeting being but invariably this would be another tier of local government. The group included Devon County and Torbay but Plymouth Unitary had dropped out and it appear that Districts might not be involved in decisions going forward.

The Chairman asked whether there was any feedback on the Slapton Line Strategy from the Stretre Parish Council meeting and Cllr Brazil advised there was nothing new to report. Anthony Mangnall MP had given an update on the revised Strategy and advised that he had persuaded Wild Planet to consider a further realignment of the road along the line. Cllr Brazil noted that opposing views – 'Save the Road' versus 'Adaptation' – might be a reason for the recent inertia. He supported both approaches: he would fight to save the road but believed there had to be a proper adaptation plan in place for its eventual demise. The Chairman advised that Parish Council took a similar view. The timeline for a planning application was July 2024 to allow any funding for the road to be sought.

Cllr Brazil advised that he had been awaiting guidance from District legal department to tie up loose ends regarding Beesands Village Green Advisory Group. He was of the opinion that BVGAG had outlived its usefulness and that Beesands would be better served by a group more representative of the village as a whole. Paragraph 12 of the current Constitution made it clear that District Council could at any time revoke the order and wind up the Group, and it was Cllr Brazil's view that this time had now been reached. He advised that he would progress this course of action once the relevant parties had been informed.

Cllr Brazil left the meeting after providing this report.

4. CO-OPTION

DEFERRED to enable an invitation to applicants to attend the February meeting.

5. PLANNING & PLANNING MATTERS

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

- 3570/23/FUL Change of use from derelict poly-tunnel to new dwelling house Stokeley Barton Farm, Stokenham – Response 25th January – DEFERRED as advised by planning officer awaiting further documents.
- 3916/23/HHO Householder application for replacement of existing conservatory with new on existing footprint Ripples, Dockeys Lane, Torcross – Response 22nd January – No comment.
- 3922/23/HHO Householder Application for proposed roof extension including provision of dormer windows, porch & balcony extension Dolphins, Beesands – Response 22nd January – Parish council noted a neighbour's concern regarding overlooking from the three new dormer windows and balcony, and requested that planning ensure these concerns are addressed. It was noted in passing that the plans imply the doorway from the

landing to access the bathroom measured only one metre high. If this is the case then there is a risk that the plans would need to be changed. Specific conditions raised in the report regarding timing of work on the garage should be conditioned to ensure yearly swallow nesting, with access retained.

- 3958/23/HHO Householder application for single storey rear extension Island House, Stokenham – Response 8th February – No comment.
- 3998/23/HHO Householder application for part demolition of existing building and proposed extensions and alterations including replacement roof and raising ridge height including dormer on rear elevation and the installation of solar panels and roof lights, The Robins, Beeson – The plans show a very large number of roof lights which will cause unacceptable upward light spill in an area that the ecology report shows is well used by bats. Council would like to see mitigation of this effect by condition.
- 4010/23/ARC Application for approval of details reserved by condition 6 (Outdoor Lighting Scheme) of planning consent 0771/16/OPA Field To Rear Of 15 Green Park Way, Port Lane, Chillington – Whilst there has been some reduction in post height Parish Council would like to see evidence that the maximum lux levels advised by the wildlife survey for bats have been complied with, and requests a condition stipulating that streetlights be automatically extinguished by timer every evening in order to comply with its Dark Skies policy for this area.
- 4055/23/HHO READVERTISEMENT (Amended Description) Householder application for replacement garage with ancillary accommodation to first floor level and new ground mounted solar panels Sea Haze, Torcross – Response 29th January – There still remained no satisfactory detail provided on mitigation within the Dev 32 climate change response. It was felt that all applicants should be advised by planning to take completion and provision of information for Dev 32 more seriously as such scant or absence of detail made consideration not possible.

Cllr Pain left the meeting whilst the following application was considered.

- 4090/23/HHO Householder application for new free standing fence Holbrook House, Stokenham – Response 1st February – No comment.
- 4114/23/VAR Application for variation of condition 2 (approved plans) of planning consent 53/3160/11/F The Cove Guest House, Torcross – Response 1st February – Parish Council remains deeply concerned about this development. Our objections fall into three main areas:

1. Glazing, light pollution, and South Devon Dark Skies

Although the overall glazed area is approximately equivalent to that in the approved design, the glazed area on the seaward (East) elevation – visually the most prominent – has increased by some 10.28 sq.m, or 110 sq.ft, and will resemble a hugely bright lantern on an otherwise dark section of the undeveloped coast. Should this proposal be approved, we request that the glazing on the East elevation be reduced to the area allowed in the extant permission. Further erosion of our Dark Skies will be caused by the swimming pool illumination, together with external illumination around the pool. The adding back of the roof terrace from a previous design will elevate external noise

and lighting, to the dis-benefit of neighbours and the dark coast. Should this proposal be approved then we request strict conditions be imposed on outside lighting.

2. DEV32, Climate Emergency Compliance, and HUF HAUS greenwashing

The applicant makes much of the ecological and environmental credentials of the HUF HAUS company. He consistently invokes the HUF HAUS name as a substitute for any detailed information on the environmental standards, carbon footprint, energy requirements, U-values, and heat loss calculations used in the design. Yet there is no evidence that HUF HAUS are in any way involved with this project and Parish Council has the company's confirmation that they are not. Should this proposal be approved then we request a condition empowered by a s106 requiring it to be a HUF HAUS and nothing else.

3. CCMA, DEV36, and other designated landscapes

With reference to the risk of coastal erosion to the site the applicant relies on a brief report on the condition of the sea wall (itself based on a 2019 visit to the site and subsequent Google Earth photography) to assert that the wall, while breached in several places, is "not at risk of imminent failure." The report recommends, however, that "repair and maintenance of the sea wall is carried out to preserve the long-term protection of the land behind."

As previously noted, the site lies wholly within the Coastal Change Management Area, which imposes strict conditions on work to sea defences. Policy DEV36 states that "*Any development that includes any form of sea defence will require the submission of a vulnerability assessment, showing how the sea defence will not be to the detriment of adjacent or any other sections of coastline.*"

Parish Council has detailed knowledge of this section of the coast and its history of erosion. Should this proposal be approved then we request that a full engineering survey of the sea wall be conditioned prior to the commencement of construction, in order to understand the extent of work required and how any proposed works might affect the wider coast. Additionally, given the site is within the Slapton SSSI, any work would require the consent of Natural England.

- 4127/23/HHO Householder for erection of Garage building Woodpeckers, Holmleigh Road, Torcross – Response 9th February – No comment.

Cllr Brazil arrived at the meeting.

- 4263/23/VAR Variation of conditions 1 (approved drawings), 5 (materials), 6 (boundary treatments and retaining walls/structures)), 7 (external levels) and 9 (planting proposals) following grant of planning permission ref. 0742/23/VAR Field To Rear Of 15 Green Park Way, Port Lane, Chillington – Response 15th February – Councillors noted that the extent of proposed changes was greater than at first anticipated and requested more time to study the detail before giving a response.

PLANNING CORRESPONDENCE

- Notification had been received that an Appeal had been lodged for 3282/23/CLP The Old Abattoir, Torcross. Formal consultation commencement was awaited once an Appeal Inspector had been instructed.

6. CHILLINGTON PLAY AREA

It was AGREED as follows:

- (a) Consideration of further grounds and play equipment maintenance in line with the maintenance report – DEFERRED due to contractor's ill health and unable to attend site to provide costing. It was noted that the car park fence had been repaired by a volunteer.
- (b) approve a grant to cover the purchase of 7 trees for the open space and one at Helmers Way at a cost of £198.71 – AGREED. A further grant of £195.44 was AGREED to Chillington Community Association to allow volunteer labour, but cover the cost of materials, for the repair of the fence to stop bikes damaging the newly planted trees. Wassailing each year would now be the nearest suitable date to 17th January.

7. PRECEPT 2024/25

The proposals for the forthcoming financial year were provided and it was AGREED for a 4.91% increase to £46,275 be submitted to District Council by 26th January. A further £10,000 would be transferred from parish General Fund across reserve headings to secure the funding for those outgoings and projects.

General discussion took place with regard to compiling a list of actions around the parish and suggested that a link, to highlight all parish footpaths, be made to the County Definitive Footpath maps. The Stokenham to Torcross Permissive Path would also be illustrated.

8. CLIMATE CHANGE – LOCAL FLOODING MITIGATION

Discussion took place to illustrate parish areas that were experiencing increased flooding. A working group of Cllrs Goodman, Rogers and Addison would be set up to consider landownership adjacent to problem areas. From this consideration would be given to discuss any projects or minor changes that could be suggested to help address ever increasing climate change rainfall problems.

9. REPORTS

- Cllr Addison – Noted the cutting back/removal of trees in land below Tor Cross Road as the amount appeared excessive. Cllr Spence would review as Tree Warden.
- Cllr Hart – Advised that Chillington Community Association would be holding their second Wassailing this coming weekend and there would be home brewed cider from last Apple Day event. All welcome.
- Cllr Rogers – Drains at Beeson Pool and Withery Well had been cleared by Devon County lengthsman so any parish clearance would be deferred for now. He advised that the footpath from Lannacombe to Mattiscombe been badly eroded with sizeable cliff falls. The Footpath Officer and he would review this the following day as the path had been virtually washed away again. County footpaths were looking to re route from Lannacombe up across to Mattiscombe. This information would be passed to Endurance Life who were to host their run the following weekend.

CLERK'S REPORT

- Endurance Life had advised that they would host their race at the earlier date of 27th January this year. This information had been circulated to parish councillors for

comments on any known problems on the footpath route but none had been received. It had been noted that whilst the car parking was stated as entrants would use Torcross car parks this did not appear on the website. It was hoped that this was within their information pack but suggested it should be noted on the website information to ensure that spectators attending also heeded this advice.

- Communication had taken place, via Dean Small, with David Lomax of Plymouth Royal Tank Regiment Association to advise that a modest ceremony would take place to acknowledge the 80-year Anniversary of Exercise Tiger and the D Day Landings. Their intention was to hold a short service at the tank and then a gathering at Stokeley Farm Shop/Taphouse. This was notification that they wished to involve parish council in the service on Sunday 28th April 2024.
- Orchard Network had made contact raising of awareness of Orchard Blossom events across England in partnership with National Trust and European Orchard day across the European mainland. They were holding webinars to promote this venture but most appear to be held the last week of April.

10. FINANCE

Balances were provided and the below transactions were approved:

Current £470.72

Savings £124,076.55

Received

Savings Account Interest £128.98

Payments:

HMRC Jan – Tax & NI £250.04

Wages Jan £1339.98

DCC Jan – Pension £434.65

Parish Council Websites – 2 year domain renewal £105.60

Adam's Apples (Pip and Stone Ltd.) – Apple trees for Chillington £198.71

Chillington Community Association – Grant for materials for fence to protect trees planted for Wassailing £195.44

11. NEXT MEETING

The next full parish council meeting would be held on 15th February 2024 commencing at 7.30p.m in the Wesley Smith Room, Stokenham Parish Hall.

Meeting finished: 9.45p.m.

Signed Chairman Dated: 15th February 2024.