

**STOKENHAM PARISH COUNCIL
MINUTES OF THE MEETING
HELD ON 15TH FEBRUARY 2024 AT 7.30P.M IN THE
STOKENHAM PARISH HALL**

PRESENT:**COUNCILLORS:****GAIL ADDISON****PAULA DOUST****KIM GREENING****TIM LYNN****PIERS SPENCE (Chairman)****JULIAN BRAZIL (District and County Councillor)****JONATHAN ANSELL****ADRIAN GOODMAN****CHRIS HART****RICHARD PAIN****Also in attendance:****Gill Claydon (Clerk)****APOLOGIES:****COUNCILLORS:****LES COWLEY****CHARLES ROGERS****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. None received.

2. MINUTES

The Minutes of the full council meeting dated 18th January 2024 were approved by all present and duly signed as a true and correct record.

3. OPEN FORUM

Robin Rose-Price and Pat Hunter were present from Torcross. Robin queried how access to the Appeal location below was shown as it suggested a different address to the original application now being off Tor Cross Road. He produced a sketch and explained that the shaded section indicated where the land adjacent sat whereas the architect drew it above this elevation. It was Robin's opinion that the proposal would be a lot taller and more visible than indicated on plans. The Devon bank was in the wrong place as their neighbouring boundary ran down the middle and was level with the edge of the barn. Permitted development stated there should be minimum of two metres from the neighbours' boundary but in fact it was cutting through their own boundary. Cllr Pain advised that all these points were made during the planning application submission so the road was the only difference submitted for Appeal. He continued that there was no additional information submitted by the applicant so was in fact merely an Appeal against the planning officer findings. Cllr Greening noted the references to direction and that the planning officer found it faced South East. Discussion took place regarding where properties along Holmleigh Road felt was their front garden and facing aspect along with a condition placed on development at the corner property that insisted on a special wooden fence restriction due to this fact.

Mick Garrod was present along with three additional residents of Chillington. He raised concern regarding rumours that the Green Park Way developer would weatherproof houses already under construction and mothball the site. He wished assurance as to what would happen regarding planning conditions that could affect adjacent residents and who would pay if any flood or other damage occurred. He went on to explain there were mounds of earth piled up, unsightly rubble on site, a fresh water spring that could be affected by run off and drainage issues if control systems were not in place. Little water had been seen during phase 1 which suggested rainfall across this section was being controlled but what happened if the site was mothballed. Devon County had stated the road and attenuation tanks were to be adopted but what was happening regarding other surface water. Historically a report had noted there were 39 fractures along the County pipeline through Green Park Way and if the attenuation tank was completed was surface water already being discharged into 39 fractures and would this undermine the road structure.

The Chairman noted that all parish councillors had received and read Mick's written submission provided but could not know whether there was any substance in the rumours about mothballing. All the questions he had raised were felt to be salient points that needed addressing to Development Management and their legal department. Drainage and management of water had always been the principal concern over this development, and more frequent and heavier rainfall had not improved matters in the interim so it would be interesting to know whether the water was being contained on site and/or going into the attenuation tanks.

Cllr Brazil noted he had also received Mick's email and would get in touch with Development Management and enquire about the rumour firstly to warn officers to make sure everything was safe. Personally he was more worried about the bunds and big mounds of earth. Officers could not act on rumour but would be asked to visit and clarify. Cllr Lynn advised that many large sites reduced contractors and work down to a minimum as currently they could not sell the houses so progress would be slowed. Cllr Pain asked for parish to be advised whether there was a pre commencement condition to set such drainage up first.

DISTRICT AND COUNTY COUNCILLOR'S REPORT

Cllr Brazil advised the budget meeting at County was going up 4.99% with extra money going into children's and adult services but did not cover extra costs for wages inflation etc, so County needed to also make savings. He was now more optimistic about special needs and the education budget, with County selling some assets to go into reserves. They were still looking for money from central Government along with using these reserves. They were awaiting to hear from the Department of Education but this was not expected till 26th March.

At District there was a 2.99% increase which equated to about 11p per household, per week. District budget looked good and they were not looking to make any cuts to services. They were putting in extra money for Climate Change and Biodiversity along with funds for the Housing Crisis. All this was covered in the new Strategy Plan so if anyone wished to read proposals along with costings they could access this on the District website. One thing he wished to address was including timelines and targets.

For The Cove Hotel planning application he had delegated approval with three extra conditions. The first related to cliff stability and the second to the sea wall, both requiring a survey and report before any works could commence, with further permission being required for any additional work that might prove necessary. The Chairman pointed out that because the site was in a Coastal Change Management Area, Policy DEV36 would apply, which required a Vulnerability Assessment showing how the sea defence would not be to the detriment of the adjacent or any other sections of coastline. The third condition related to the Construction Management Plan: Cllr Brazil was expecting the applicant to ask parish council for input regarding getting machinery and

material along the back road and onto site. The Chairman expressed Council's disappointment that the application had been delegated for approval in the face of steadfast local opposition. Cllr Brazil replied that since the applicant had amended the plans to address the excessive glazing that had been the focus of the development management committee's objection, he felt he had now little option but to approve, but with conditions.

Cllr Brazil wanted to update the meeting on the matter of the Beesands Village Green Advisory Group. Feedback received following the circulation of a leaflet asking for people's views on the Group indicated that many were unaware of BVGAG's existence and purpose, while others felt it had become too insular and would be better replaced by a group more representative of the wider Beesands community, such as exists in Chillington and other villages in the Parish. Cllr Brazil advised that BVGAG had been established by South Hams District Council. According to its constitution, SHDC had the power to dissolve the Group at any time, and that was what he proposed to do. Cllr Brazil was aware that some members of the Group were not happy with this decision so he wanted to use the meeting to request that any further representations on the matter be addressed directly to him and him alone.

Cllr Brazil left the meeting after providing this report.

Four residents of Chillington left the meeting.

4. CO OPTION

Liz Robinson was present as an applicant and asked if she wished to add any further points and councillors were asked if they had any questions. Cllr Doust wished it noted that councillors were indeed summoned to attend each meeting and therefore, not invited but, legally required to attend. The applicant was asked if she could commit to attending every month and save for unforeseen events she felt she could. A few further questions were raised before Liz was invited to sit at the table.

It was AGREED to co-opt Liz Robinson and the Acceptance of Office along with Declaration of Interest form would be provided electronically for hard copy completion.

5. PLANNING & PLANNING MATTERS

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

- 3570/23/FUL READVERTISEMENT (amended plans & documents) change of use from derelict poly-tunnel to new dwelling house Stokeley Barton Farm, Stokenham – Response 29th February – Objection. Parish Council would very much like to support the provision of a home for a young family but had fundamental issues with the site and design of this proposal. The location was an isolated site on non-residential land in the AONB that could continue to be used for trade or farming. It was outside the village development boundary, adjacent to land that had been used for waste storage and was likely contaminated, with unsatisfactory access for family, visitors and children via an unmade road through an industrial workshop development that raised health and safety concerns. The scrubby woodland site was currently dark at night and represented a favourable habitat for wildlife that would be affected by this daily intrusion. The applicant already lived less than 5 minutes' drive from the business and Council could not see how siting this property away from the main farm shop would achieve the improved security desired. Instead it would introduce light spill into a dark area. The proposed design was felt to be very unsatisfactory. It appeared to have been conceived to maximize floor area by occupying the entire footprint of the disused polytunnels with a large and sprawling property that looked nothing like the barn it was described as resembling. The design and particularly the relationship of surface area to volume would create a very thermally inefficient building that was at odds with the climate statements in the application. No detail was

given on U-values. Parish Council would be happy to support a more rationally designed building sited nearer to the farm shop/brewery business.

- 4011/23/FUL Conversion, alterations & extensions to existing two dwellings & retail unit to create three dwellings with retail unit; associated landscaping, driveway enhancements & car parking Prideaux House, Torcross – Response 7th March – As previous works had removed much of the ecological benefits of this site there was a lack of confidence as to what would be done. Forms submitted with this application were using out of date Table 1 figures and U value and should be updated to inform any conditions required.
- 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 ***Deferred from last meeting***. Parish Council accepted the changes made and understood the reasons for them but hoped that the proposed elevation of the properties would not be allowed to rise any more than this.
- 0101/24/HHO Householder application for demolition of the existing rear conservatory and front porch with replacement single storey rear extension and extended front west facing porch including internal alterations 3 Sunnydale, Beesands – Response 22nd February – No comment on the specific proposals but parish council advised caution regarding any works in such a vulnerable coastal area.
- 0196/24/FUL Change of use from agricultural land to garden, it is currently a monoculture of lawn, would like to increase bio diversity with wild flower area, pond, flower & vegetable beds & greenhouse The Old Spot, Muckwell Barns, Beeson – Response 29th February – Objection. Parish Council fully supports the proposed improvements in land management but felt that the aims of the project could be achieved without the need to change the use of land from agricultural to residential.
- 0224/24/LBC Listed Building Consent for reinstatement following major fire damage to include single storey rear extension & new rear dormer The Old Library, Stokenham – Response 29th February – No comment.
- 0225/24/HHO Householder application for reinstatement following major fire damage to include single storey rear extension & new rear dormer The Old Library, Stokenham - Response 29th February – No comment.
- 0226/24/LBC Listed Building Consent for reinstatement following fire damage including single storey rear extension Whitmore Cottage, Stokenham – Response 29th February – No comment.
- 0227/24/HHO Householder application for reinstatement following fire damage including single storey rear extension Whitmore Cottage, Stokenham – Response 29th February – No comment.
- 0254/24/FUL Erection of Agricultural Building Higher Kellaton Farm, Kellaton – Response 8th March – No comment.
- 0321/24/CLE Certificate of lawfulness for existing use of a single dwelling Mews Cottage, Chillington - ***Evidence is sought to either support or refute the claim that the land/building has been used for the purpose described in excess of the last ten years and parish council is asked for any local knowledge of fact.*** Object. There was insufficient evidence to support this claim as documents referred to in the sworn statement have either not been provided or are inconclusive or wrongly dated.

APPEAL

- 3282/23/CLP Certificate for lawfulness for proposed single storey rear extension to existing dwelling Tor Cross Road, Torcross Appellant name: Kirsty Braines Appeal reference: APP/K1128/X/24/3336659 Appeal start date: 22nd January 2024 – ***For parish***

council to consider whether they wish to modify/withdraw or submit any further comments by 4th March. Reiterate previous comment and support officer's objection.

APPLICATION FOR WORKS TO TREES IN A CONSERVATION AREA

- 0072/24/TCA Proposal: T2: Unknown species - fell. T5: Metasequoia - fell. G1: Sycamore - crown height reduction to 3m from ground level. Lateral crown reduction on: E side by 2m, lateral reduction on N side by 1.5m. G1: Holly - crown height reduction to 3m from ground level. T8: Maple - crown lift to 2m from ground level Pear Tree Cottage, Stokenham – Response 15th February – Parish Council would rely on the Tree Officer's decision on the trees 'thought' to be dead.

PLANNING CORRESPONDENCE

- 0505/24/FUL Conversion of Existing Store Building into Ancillary Accommodation The Little Elms, Muckwell Barns, Muckwell – Response 19th March – DEFER.

6. CHILLINGTON PLAY AREA

It was AGREED that further grounds and play equipment maintenance in line with the maintenance report be carried out by the parish council contractor, Greenspace, at a cost in the region of £1500 - £2000 for materials and works.

7. COMPOSTING PILOTS

The Sustainable South Hams series of composting pilots and offer of courses was circulated and it was AGREED that currently there was no parish group who had approached take on this sort of community venture as many properties already composted at home.

8. GRANT

A request was made by the Stokenham Parish Hall Committee for a grant to assist towards emergency works to repair holes that had appeared in sections of the hall floor at a cost of £1500. It was AGREED to provide a grant of Fifteen Hundred Pounds £1500 and Cllr Pain was requested to offer his professional opinion as to whether the works required better ventilation going forward.

9. SLAPTON LINE PARTNERSHIP

The revised strategy document (circulated with the agenda) was reviewed and discussed. All present AGREED that this was an eminently sensible document that they fully supported. There needed to be a twin track approach for the road and Adaptation Plan so that people were informed what could happen and this would be fed back to the next SLP meeting on 8th March 2024

Discussion took place as to the delay in reaching agreement for the re-siting of the monument. Stokenham Parish Council had previously committed to pay a large portion towards annual maintenance once all parties were in agreement.

10. REPORTS

- Cllr Hart – Had been advised the local pub could be near to being re-opened. In the meantime Chillington Hall was hosting impromptu pub evenings for 'banter and cheap beer' to which all were welcome.
- Cllr Pain – Was disappointed to hear The Cove application was being approved being aware of this sensitive section of coastline.
- Cllr Ansell – Stokenham Parish Hall committee had met and the report noted finances so it was welcomed that they were being supported with a grant. The Chairman had also requested to provide more information for the hall and its booking on the parish council website and this would be dealt with by Cllr Spence.

- Cllr Greening – Had read the South Hams Society Annual report article detailing how they felt District planning should record on their search facility whether a site visit had been carried out. They had asked District for information but were not getting anywhere with getting this implemented. The Chairman agreed this should be done by Parish Council from now on. On a District level it was noted there could be a difference between the initial visit to a site by an officer and the attendance of Development Management committee if an application went to committee. This needed to be clear when recorded. Cllr Greening had historically been a member of Unison, as a nurse, so had written to them to ask for her membership to be switched to her role as a parish councillor. At first they refused not recognising parish council so she wrote back highlighting that they recognised District and County Councillors. They had since responded to state they would allow this and she urged others to follow suit as she paid £1.30 per month and this gave her access to information together with legal protection in case someone took issue with any statement.

CLERK'S REPORT

- Playdale had attended Chillington Play Area to replace the swing equipment legs under warranty and carry out further minor repairs along with tensioning the zip wire. It was advised that the zip wire may require replacing when next tensioned and all works were found to be done to a satisfactory standard.
- Devon County had advised that the amount being offered for visibility splay cutting across the whole Stokenham parish for this year would be a £602 contribution from them. They wished confirmation by 1st March of the willingness of parish to continue arranging these works with a local contractor. Parish Council currently paid more than this amount for these works to be carried out properly.
- District was to consult on its Public Space Protection Orders for alcohol which did not have any designated areas within Stokenham Parish. This proposal was circulated to check that no areas needed to be raised.
- Endurance Life had thanked everyone who took part in their recent run event and advised that their provisional date for next year was 25th January 2025.
- The owner of Windy Corner, Kiln Lane, Stokenham had advised that they changed the name of their house to Sea Breeze. Notification from District Land Charges had not been received so far.
- A grant historically obtained by Beeson villagers was held by parish council as the responsible financial body and new defib pads were required and this was why a payment was being made. Adrian Hollands had purchased from St. John Ambulance and was being reimbursed.
- Devon Communities was hosting a Free conference on Community Resilience on Friday 22nd March 10 – 4p.m. Parish council was asked if anyone wished to attend and no one came forward, noting that Stokenham had an up to date Emergency Plan.
- At the beginning of February South Hams District Council announced their South Hams Housing Offer which aims to provide support and financial assistance to local communities to bring forward affordable housing development. Grants are paid direct to an individual whilst viability support fund is administered by District.
- It was reported that there was deep mud all along Tanpits Lane but no information provided as to who was working on this section. No action could be implemented not knowing who to approach.

11. FINANCE

Balances were provided and the below transactions were approved:

Current £423.80

Savings £121,712.12

Received

Savings Account Interest £135.57

Payments:

Playdale Playgrounds Ltd - Final payment for repairs and maintenance of play equip £1008.79

St. John Ambulance - Adrian Hollands – Replacement Defib pads Beeson £164.34

M.J. Hallett – Hedge trimming £240.00

HMRC – Feb £363.94

DCC - Feb – Pension £434.65

A. Goodman – Councillor Allowance £103.00

C. Hart - Councillor Allowance £51.50

G. Addison – Councillor Allowance £103.00

Claydon - Feb Wages £1339.98

J. Ansell – Councillor Allowance £102.40

K. Greening – Councillor Allowance £103.00

L. Cowley – Councillor Allowance £82.40

P. Doust – Councillor Allowance £82.40

P. Spence – Councillor Allowance £103.00

R. Pain - Councillor Allowance £103.00

R. Rogers – Councillor Allowance £82.40

S. Proffitt – Councillor Allowance £103.00

T. Lynn – Councillor Allowance £103.00

P. Spence – Stakes and Bonemeal for trees £31.31

12. NEXT MEETING

The next full parish council meeting would be held on 21st March 2024 commencing at 7.30p.m in the Wesley Smith Room, Stokenham Parish Hall.

Meeting finished: p.m.

Signed Chairman Dated: 21st March 2024.