

**STOKENHAM PARISH COUNCIL
MINUTES OF THE MEETING
HELD ON 21ST MARCH 2024 AT 7.30P.M IN THE
STOKENHAM PARISH HALL**

PRESENT:**COUNCILLORS:****GAIL ADDISON****LES COWLEY****KIM GREENING****TIM LYNN****SUE PROFFITT****CHARLES ROGERS****JULIAN BRAZIL (District and County Councillor)****JONATHAN ANSELL****PAULA DOUST****CHRIS HART****RICHARD PAIN****LIZ ROBINSON****PIERS SPENCE (Chairman)****Also in attendance:****Gill Claydon (Clerk)****APOLOGIES:****COUNCILLORS:****ADRIAN GOODMAN****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 Robinson advised that Application 0804/24/VAR, Swallowfields, Beeson was a near neighbour and her husband had spoken to them about the works so she declared an interest.

2. MINUTES

The Minutes of the full council meeting dated 15th February 2024 were approved by all present and duly signed as a true and correct record.

3. OPEN FORUM

Clare and Ollie Pawley were in attendance to listen to debate on 0602/24/VAR, Cove House.

DISTRICT AND COUNTY COUNCILLOR'S REPORT

Cllr Brazil advised that the road through Stoke Fleming would be re-opening the following day. He gave a brief overview of his observations from the recent Slapton Line Partnership meeting, which he felt had been conducted in a more collaborative spirit than some of the previous meetings. In his view both the 'Protect the Line' and 'Adaptation Plan Now' approaches had to be adopted simultaneously. Anthony Mangnall MP, in the chair, was not persuaded that it was necessary to employ an adaptation manager to bring this about, but this view had been challenged by Cllr Spence, who felt it was essential to ensure tangible progress was made. Cllr Brazil agreed: should a storm bring about the worst, people would want to know what had been done and what could be actioned. Cllr Brazil had expected a planning application from County but nothing had been forthcoming. Cllr Spence noted that Dan Field had already carried out a survey showing

exactly where the weaknesses were and what actions could be taken within the current permissions that would significantly increase the Line's resilience. Cllr Brazil had also sensed a greater degree of flexibility from the Environment Agency and Natural England towards permitting minor works. It was noted that the Stokenham Annual Parish meeting would receive a presentation by Roger English, manager of the South Devon National Landscape (AONB as was), when the County map of back roads that would have work to improve passing places would also be available.

District had carried out works at Beesands on the fishermen's compound following storm damage. Parish Council had not been notified of this work but it was appreciated that action had been taken swiftly.

Cllr Pain asked for more information regarding the removal of hedge/Devon bank, widening of highway and installation of metal posts and gates over 1m high by Coleridge Farm. Cllr Brazil was not sure whether this required planning or highway permission and requested photographs to seek advice.

A question was raised as to when the General Election would be and Sir John Curtice had alluded to Thursday 14th November. Cllr Brazil would be standing as the parliamentary candidate in the neighbouring South West Devon constituency.

Cllr Brazil left the meeting after providing this report.

4. PLANNING & PLANNING MATTERS

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

- 3727/23/LBC Listed building consent to repair blown & cracked plaster and replace rotten front window Southern Cross, Stokenham – Response 4th April – No comment.

Cllr Brazil arrived at the meeting and gave his report after all planning was considered.

- 0140/24/HHO Householder application for proposed single & two storey extensions including associated alterations, re-roofing & landscaping Cliffside, Beesands – Response 28th March – Objection. Councillors noted that no flood risk assessment had been provided despite the site lying in Flood Zone 3. There was particular concern that bedrooms were placed on the lower ground floor level. The public footpath behind had already suffered from subsidence and local opinion held that the sea wall at this point offered insufficient protection. Glazing on the seaward aspect was excessive, both from the point of view of light-spill and in the target it offered to wave-borne shingle during a storm. The Design and Access report implied the roof was to remain as is but the picture provided appeared different. Councillors could not see how a gravity-operated soakaway could function with an outflow that appeared to be below the water table.
- 0269/24/VAR Application for variation of condition 2 (approved plans) for planning consent 1334/23/HHO Holbrook Barn, Stokenham – Response 11th April – Objection: the structure exceeds the permitted size, is sited incorrectly, and is no longer made of timber.
- 0334/24/CLE Certificate of lawfulness for existing use of occasional use of land & timber building for overnight accommodation on a non-commercial basis Land at SX 802 391 Kellaton - *Evidence is required 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.* – Parish Council had insufficient knowledge to refute this claim.
- 0488/24/FUL New Extension Lannacombe Farm, Lannacombe – Response 28th March – No comment.

- 0505/24/FUL Conversion of Existing Store Building into Ancillary Accommodation The Little Elms, Muckwell Barns, Muckwell – Response 19th March – No comment.
- 0560/24/FUL Conversion, alterations & extensions to existing two dwellings & retail unit to create three dwellings with retail unit. New extension to provide one further dwelling, associated landscaping, driveway enhancements & car parking Prideaux House, Torcross – Response 11th April - Objection. On a previous Appeal the Inspector stated it was important to retain retail use in this location and any permission should condition to this effect. From what is illustrated within the plans, the description should refer to four residential units and a retail unit. It was noted that the DEV 32 form used was an old version using out of date U values and therefore should be reviewed and resubmitted.
- 0602/24/VAR Application for variation of Condition 2 (approved plans) of planning consent 53/3160/11/F The Cove Guest House, Torcross – Response 4th April – Objection. The proposed design is similar to an earlier one refused at planning and then on Appeal. It would increase the floor area by going back to a three-storey construction although the application stated the area of glazing had been reduced. The application requires remodelling of the access road without any reference to what reinforcement would be required and how this would affect the cliff stability. The DEV32 form submitted was an old version using out of date U-values and would require updating and resubmitting to comply.
- 0605/24/HHO Householder application for proposed alterations and extension to rear of existing property 38 Green Park Way, Chillington – Response 28th March – No comment.
- 0762/24/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 – Objection. The lighting remained 5 metres high with lights on each of the properties. There was nothing to explain whether lights would remain on during darkness nor their lumination value. There were also no bat and ecology reports included.

Cllr Brazil advised that District Planning were sending someone out to check the stability of spoil heaps and the site generally. District had no control on the contractor suspending works nor on ensuring when they continue.

Cllr Robinson left the meeting whilst the following application was considered. Clare and Ollie Pawley left the meeting and did not return.

- 0804/24/VAR Application for variation of condition 2 (approved plans) of planning consent 3241/23/HHO Swallowfield, Beeson – Response 18th April – No comment.

PLANNING CORRESPONDENCE

Nothing further.

5. GRANTS

It was AGREED as follows:

- (a) a request from Citizens Advice for a grant towards their ongoing work was consider with their suggestion of contribution being £300. Stokenham wished to grant £500.
- (b) a grant of £39.88 together with a further £67.00 to cover the VAT element, making a total of £106.88 granted, would be added to the monies held by Parish Council, for the defibrillator unit in Beeson, to replace the batteries extending the lifetime of the machine.

6. BEESON COMMEMORATIVE BENCH

It was AGREED as follows:

- (a) to renewing the Commemoration bench slats at a cost, for materials only, of no more than £200

(b) to change the location for a commemorative bench to the Beeson Village Green area.

7. NATURE BOOKLET PRINTING

Stokenham had been offered the free provision of a Gardening for Wildlife brochure to advise residents how to make their gardens more wildlife friendly and this had been circulated for consideration. It was AGREED that printing a large number of booklets was not an environmentally responsible thing to do and that the same benefit could be obtained by making the booklet available as a pdf, circulated by email, published on the Parish and other community websites and passed to the school. Dr Sue Gay had agreed to review the draft text and carry out any parish-specific adaptation work before this was made available.

8. LAND USE

A request by a concerned parent was made to allocate a piece of land to be used by youngsters to build bike ramps as currently they felt unacceptable. Following discussion on ideas or suggestions it was AGREED that there were areas around the community already used in such way.

9. ANNUAL PARISH MEETING

Devon Recovery Strategy team had been contacted to speak but were understaffed and the consultation had not progressed any further as hoped. Roger English, Manager of South Devon National Landscape, had been approached and agreed to speak at the meeting on Tuesday 16th April 6.30p.m. The title of his address would be “Slapton Line – A Strategy for a Changing Landscape.” This was AGREED and consideration given to materials and/or preparation required was in hand.

10. REPORTS

- Cllr Lynn – Advised that the commemorative bench for Hallsands had been erected.
- Cllr Cowley – Advised Stokenham Parish Hall Committee were very grateful for the contribution towards the floor repairs. They also wanted to input into the parish website so someone would be in touch with Cllr Spence with information.
- Cllr Greening – Attended the South Hams Society talk on Neighbourhood Plans. It was noted that discussions had been had in the past on creating a Stokenham plan but had not progressed. A well conceived Neighbourhood Plan should encompass the natural environment, design quality, health and wellbeing, and the economy, together with a longer list of lesser items. It was agreed that to forge consensus among all sections of such a geographically diverse parish as Stokenham would be very challenging, and would probably best be done by someone outside of parish council with the skills and experience and, most importantly, a very substantial amount of free time for such an undertaking.
- Cllr Ansell – Noted the clerk’s report had asked for feedback on historical football in Beesands. Roger Stone had written a book and this gave a date of 1922 for the Beesands Rovers and the enquirer should be referred to this.
- Cllr Hart – Noted the defibrillator that had been placed on the outside wall of the Bear and Blacksmith pub had been relocated to Chillington shop.
- Cllr Addison – Devon County Council had funded a Devon Resilience Innovation Programme (DRIP) survey and report on flood risk mitigation at Chillington Village Hall. The site was rated very low risk; despite this, extensive recommendations were made for alterations and improvements, most of which were greeted with scepticism by committee members. The general feeling was that they weren’t worth doing, and could even cause resentment in the wider community if money was seen being spent on something that had never flooded. The Chairman asked whether any funding was available to pay for the

works and was told that the committee was invited to apply but their feeling was there was no real money available.

- Cllr Rogers – Noted that Devon County was installing engraved oak signposts all along the Coast Path from Dartmouth around and past this parish, and was continuing to make the Path more accessible by removing stiles and replacing them with self-closing gates. He noted that Stokenham had benefitted tremendously over the past 10 years from investment in maintenance of the Path, and urged councillors to bring any requests for maintenance to his attention now, as he intended to retire from this work at the end of October. The Chairman thanked Cllr Rogers for his sterling service on the Footpath Network and hoped he would continue for as long as possible.

CLERK'S REPORT

- The Wind Project, Salcombe had made an approach for funding. Their Charitable Projects were growing and in 2024 they wished to get local Primary Schools on the water. There were currently 10 schools involved including the bigger two in the area, Stokenham and Kingsbridge - aiming to improve children's mental health through Sailing activities, teaching the importance of water safety, improving physical wellbeing and promoting physical activity.
Stokenham School in particular would see up to 32 of their year 6 pupils taking part in five Sailing lessons, 3 hours each week, from June to July - a total of 15 hours per pupil using the RYA OnBoard Sailing program which gives young people the chance to try Sailing in a safe, structured and fun environment. They also had Sailability lessons aimed at adults with physical or mental impairment - inspiring more disabled people to lead active lives through boating. Sailing lessons would also take place at weekends, 18 weekends in total during the year for 32 local children. Cllr Doust agreed to research how Kingsbridge and Stokenham pupils were allocated such places and report to the next meeting.
- Communication had been received to ask if anyone had historical information as to when football was first played on Beesands football pitch. There are pre-modern references for Devon so it was asked for any information pre dating 1860. Above in Cllr Ansell's report.
- Kingsbridge Town Council had advised that they were holding a training course for Traffic Management and invited other councils to attend on 22nd June at a cost of £150 per person. There was currently no need within parish council for this qualification so the offer was declined.
- Anne Bowyer, Chair of Stokenham Parish Hall had advised last Wednesday evening someone opened the defibrillator cabinet and unzipped the carry case exposing the defibrillator itself to the elements. This Thursday morning the defibrillator carry case had been thrown to the ground in the parking area, unzipped and exposed to the elements. Anyone seeing any strange activity around the unit were urged to contact the police.
- Sue McKenzie, on behalf of Stokenham Church, had thanked Piers Spence and Michael Claydon for constructing and installing the Parish Council donated bench in the cemetery.
- Notification of the call for external audit had been received from PKF Littlejohn LLP with submission set for 1st July 2024.
- Chillington Health Centre emailed on behalf of their Patient Participation Group (PPG). They were embarking on an initiative to enhance their patient engagement efforts and diversify the demographics of their PPG membership. A response had been sent advising of the forthcoming Annual Parish Meeting where their information leaflet could be displayed. It was requested that someone attend the APM and the response advised the surgery currently had 4 members who would be ask to see if someone was available.

11. FINANCE

Balances were provided and the below transactions were approved:

Current £718.69

Savings £116,842.94

Received

Savings Account Interest £130.82

Payments:

St. John Ambulance - Adrian Hollands Replacement Defib batteries to include grant Beeson £402

Hawthorns Accounting – Payroll Oct to Mar 24 £198.00

HMRC – Mar £249.84

DCC - Mar – Pension £434.65

Claydon - Mar Wages £1340.18

Electricity meter – Hall £60.00

Stokenham Parish Hall – Grant for emergency works to hole in floor £1500

BT – Telephone and Broadband £322.33

Greenspace – Play area grass cuts Jan – Mar 24 £195.00

Greenspace – Agreed maintenance works to play area excluding slide climbing net £1110.92

Screwfix – Two replacement padlocks for Chillington bollards £8.98

12. NEXT MEETING

The next full parish council meeting would be held on 18th April 2024 commencing at 7.30p.m in the Wesley Smith Room, Stokenham Parish Hall.

Meeting finished: 9.25p.m.

Signed Chairman Dated: 18th April 2024.