

**STOKENHAM PARISH COUNCIL
MINUTES OF THE MEETING
HELD ON 20TH JUNE 2024 IN THE
STOKENHAM PARISH HALL**

PRESENT:**COUNCILLORS:**

**GAIL ADDISON
LES COWLEY
CHRIS HART
SUE PROFFITT
CHARLES ROGERS**

**JONATHAN ANSELL
KIM GREENING
RICHARD PAIN
LIZ ROBINSON
PIERS SPENCE (Chairman)**

Also in attendance:

Clerk – Mrs G. Claydon

APOLOGIES:**COUNCILLORS:**

**PAULA DOUST
TIM LYNN**

**ADRIAN GOODMAN
JULIAN BRAZIL (District and County Councillor)**

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 declared an interest in 1514/24/VAR and 1760/24/HHO Andryl Court with personal and possible contract work connection. Cllr Rogers declared an interest in 1514/24/VAR Lower Beeson Farm being a personal friend.

2. MINUTES

The Minutes of full council meeting dated 16th May 2024 were approved by all present and duly signed as a true and correct record.

3. OPEN FORUM

No comments as no one present.

DISTRICT AND COUNTY COUNCILLOR'S REPORT

Cllr Brazil apologised that due to the forthcoming election he was unable to attend.

4. PLANNING & PLANNING MATTERS

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

Applications to be considered at this meeting:

- 1456/24/FUL Erection of General Purpose Agricultural Building Higher Kellaton Farm, Kellaton – Response 4th July – No comment.
- 1458/24/FUL Erection of a Covered Yard Higher Kellaton Farm, Kellaton – Response 4th July – No comment.

Cllrs Robinson and Rogers left the meeting whilst the following application was considered. Then Cllr Robinson remained out of the meeting whilst 1760/24/HHO, was taken out of order, and returned after a decision was made.

- 1514/24/VAR Application for variation of condition C (occupation of dwelling) to planning consent 53/1053/81/3 Lower Beeson Farm, Beeson – Response 20th June – Objection. The property is for sale at a price well beyond what would be affordable for an agricultural worker. It is moderately large but of relatively poor quality, and substantial sums would need to be spent to bring it up to standard. Given this, it is felt that the sale price for the dwelling alone – which is being offered without the surrounding land – is very ambitious, unless it is, in effect, being proposed as a plot for redevelopment.

While it is clear that none of the larger local farmers are likely to be interested, the property and associated land could be of interest to someone wanting to establish a horticulture/market gardening/equestrian undertaking or a smallholding: the associated land is large enough to support an entrepreneurial business.

Parish Council note that the tie has been lifted in the past then reimposed to accommodate the owners' short-term requirements. The field that went with this agricultural property was granted Equestrian use some six years ago under 1176/18/FUL.

Enquiries have revealed that South Hams District has no specific policy regarding agricultural ties. Other Planning Authorities apply various tests before lifting such ties.

These include:

- Offering the property for rent if an offer for purchase raises no interest. It is not clear from the documents whether this property has been offered to rent under the tie.
- Assessing the proposal against housing needs/affordable homes survey. It is not clear whether this has been carried out, but at the adjacent camp site in the last few years permission was granted for a dwelling to house a warden/caretaker as no local accommodation was available close enough to be on call within Beeson.

The worst possible option would be for the tie to be lifted and the property become a second home.

In principle Parish Council is in favour of retaining agricultural ties: they are usually established for good reason, and once lost they are not easily replaced, so should only be dissolved in exceptional circumstances. Parish Council is not convinced that this meets the criteria for dissolution. A South Hams District policy should be brought forward soonest so that any future application can be judged against such.

- 1544/24/HHO Householder application to add a window in an existing converted attic roof located on the East side of the property Stokenham Barton, Stokenham -Response 27th June – No comment.
- 1707/24/FUL Extension to an existing building for housing and feeding dairy cows Coleridge Farm Cottage, Coleridge Lane, Chillington – Response 18th July – No comment.
- 1708/24/FUL Construction of a roof over a farm yard manure storage Area within the farm curtilage area Coleridge Farm Cottage, Coleridge Lane, Chillington – Response 18th July – No comment.
- 1760/24/HHO Householder application for garden room extension & outbuilding refurbishment Andryl Court, Beeson – Response 11th July – No comment.
- 1854/24/HHO Householder application for a proposed garage building in NE corner of existing parking area, a new entrance and a simple surface dressing for parking area Molescombe House, Chillington – Response 18th July – No comment.

- 1855/24/LBC Listed Building Consent for a proposed garage building in NE corner of existing parking area, a new entrance and a simple surface dressing for parking area Molescombe House ,Chillington – Response 18th July – No comment.

PLANNING CORRESPONDENCE – Nothing further received ahead of the meeting.

5. CHILLINGTON PLAY AREA SLIDE

A review of the various options for installing access to the rear of the slide was required following no response from Playdale and further estimates obtained. It had been noted that grass would grow through a net climbing frame and could not be strimmed. It was AGREED to purchase and install a climbing wall.

The clerk was ask to check whether the wall footholds were made from resin and could spare parts be obtained easily.

6. REPORTS

- Cllr Robinson – Noted that the defibrillator had been removed then returned to Beeson but needed further expensive replacements. The group in the village had noted that Frogmore & Sherford Parish Council covered all these expenses and asked if Stokenham would.
- Cllr Cowley – Following general discussion he supported a fund to cover costs in the interim if groups lacked funds. The general consensus was that parish council would not fund replacement defibrillators but could allow some grants for emergency pads/consumables et al. It was acknowledged that there were upward of seven defibs around the community with the number increasing and no payment would be made to commercial venue sited units. A policy for such grant would be drawn up to approve at the following meeting.
- Cllr Greening – Asked whether there was further information on the First Responder who had indicated they were to move from Foreross. Nothing known.
- Cllr Spence – Noted all commemorative benches obtained had been installed. There had now been communication from the others of Start Point car park requesting the two benches offered last year to be incorporated in the new viewing point towards Hallsands lost village. A request for the site plan would be made and new costing for benches.
- Cllr Hart – He had contacted Stokenham Village Green Committee but did not expect to be called upon for meetings from the response. Chillington Community Association AGM was to be held 9a.m. this forthcoming Saturday and all were invited to attend.
- Cllr Rogers – The final commemorative bench had been installed within Beeson Village Green. It had been hoped to repair the old jubilee bench by the telephone/defib box. As the bank was slipping and flytipping had taken place with the land now being overgrown and a mess it could not be done unless the landowner cleared the area in future.

CLERK'S REPORT

- The new Financial Regulations provided by the National Association of Local Councils were being questioned by some larger councils and it was felt best to remain with the current adopted template for now.
- Online access for Cllrs Doust and Goodman had been applied for to enable access checks and all information provided but to date it was still not known if Lloyds had activated all. Confirmation and an authentication card had been sent for Cllr Doust.
- Keiran Shaw-Flack, Field Centre, had advised that following meeting the parish council grass cutting contractor they had agreed to mark the Knotweed with 2 wooden stakes

marked with red to show the locations. Following treatment the Field Centre had asked that the areas were not disturbed in order that they could be contained and removed.

- Devon Air Ambulance were seeking more volunteers to help them raise funds to continue their service. The flyer and email had been forwarded to parish links to spread the word.
- A resident and business had highlighted concern with regard to walking access down to Torcross and along the ley path towards Slapton. Thanks had been received following parish contractor and Field Centre works.
- Charlie Wilson, Torcross resident, had chased up Devon Highways with regard to speeding concerns. They had advised that a radar was in place in two sites in Torcross during April 2024 and the matter would go forward to the next multi agency SCARF meeting expected to be held within 2 months.
- Chillington Community Association website was advised as being down and under repair at present. Cllr Hart noted that an updated website was currently being created.
- One of the Beeson village “flock” had suggested that in Frogmore the Parish Council funds maintenance of the Defibrillator in full and it was questioned if the same might be possible in Stokenham. Discussion took place as above in councillors’ reports.
- It was noted that at Beesands the cellars bins and skip were taking up space in the car park that end and this was to be raised with Cllr Brazil.

7. FINANCE AND CHEQUES

Balances were provided and the below transactions were approved:

Current £1189.74
Savings £127,379.51
Received – Interest £147.04

Payments:

HMRC June – Tax & NI £239.62
Wages June £1350.40
DCC June– Pension £434.65
The Wind Project – Grant for sailing for school children in Stokenham £500. (Noted this was a business account and asked for comfort for public monies and was immediately sent HMRC and Financial Conduct Authority confirmation that The Wind Project is a charity.)
British Telecom – Phone and broadband £330.28
Greenspace – grass cutting £510.00
Orchard Link – Annual subs and October hire of Oak Press £63.00

Cheques: None

8. NEXT MEETING

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

Meeting finished: 8.30p.m.

Signed Chairman Dated: 18th July 2024.