

Minutes of the Parish Council Meeting 25th November 2010:

The Council met in the Village Hall @ 7.30pm. There was an attendance of 8 Parish Councillors, 6 Parishoners, District Councillor Mrs D.O'Callaghan, Mrs Sue Hitchcock from Devon County Council and Mr John Baverstock Chairman of South Hams District Council.

Apologies for absence: There were no apologies for absence.

Open Forum: Mr Richard Pullan attended the meeting to talk about his application for demolition of his property at SandyPark, Old Salcombe Road, Kingsbridge. He explained that this was the third application that he was submitting. Mr D. Horton asked why there was the need for a third application. Mr Pullan reported that his first application had been deemed as 'over the top' it contained too much glass and was too large. The second application showed the glass removed and this was passed at planning. However, his architect felt that things could be improved and asked to change it. This will affect the footprint slightly, making it a bit smaller but flow better. Mr Horton said that many new developments now contained large amounts of glass, especially those at Embankment Road, many of these were houses built in the 1940's/50's these have changed dramatically with large extensions consisting of lots of glass. Mr Pullan agreed that many of the houses in Curlew Drive and Embankment Road were in fact dramatically changed. However, these houses come under the Kingsbridge curtilage where by Sandypark falls within the AONB. He also felt that it seemed strange that Gerston Point was able to obtain planning permission to put in an application for a considerably bigger building with large amounts of glass yet he has had a lot of negative feedback for his applications. The Chairman commented that he and District Councillor O'Callaghan had visited the site with Mr Pullan and they had no concerns regarding the new application. The plans are currently being circulated to the Parish Councillors for their opinion. The Chairman thanked Mr Pullan for attending the meeting.

Mrs Kitt commented that she had been approached by someone about the spongy matting underneath the swing area. It is apparently lifting and needs either replacing or resticking. We will bring this to the attention of South Hams Council and ask their advice as to whom is liable for any work that needs undertaking.

Guest Speaker Mr John Baverstock – Chairman of South Hams District Council.

The Chairman welcomed Mr Baverstock to the meeting. Mr Baverstock explained that when he was elected as Chairman of the Council his aim was to visit all the Parish Councils in the District some 60 in total. He wants to draw SHDC and all the Parish Councils together. He is a great believer in Community involvement in local authority developments. He explained that his background was one involving the Police Force, he eventually became Chief of Police in the 80's. Since his retirement

he has become involved in Council matters. He has served on Stokenham Parish Council for many years and three years ago became a District Councillor. He has served on many committees. He is hoping that with the District Council and the Parish Councils working more closely together that matters including planning applications etc; means that Parish Councils can have more say in their 'patch'. He was aware that as Parish Councillors we sometimes have a lot of hassle to deal with, so he thanked the Parish Councillors and the Clerk for all their work in the community. He also said that in Mrs O'Callaghan we had a good councillor who continued to represent the parish well. Mr Stevenson said he was intrigued about the lack of taking notice that Kingsbridge Town Council showed especially when it concerned the LDP and the overwhelming opposition for not putting green field sites on the plan. The town council voted through all the changes that the majority was against it. He felt that as we live in an ANOB how are SHDC going to ensure that this is preserved for future generations. Mr Baverstock said that he could comment on his particular village of Stokenham where there are proposals for 140 houses 100 of which are going to be right in the middle of Stokenham. He said that some people were against this as they had chosen the village as a retirement place, whilst other people felt that if there was a need it should take place. There are currently 215 persons on the list requiring housing at present for Stokenham. He felt that any new developments had to be done sensibly and delicately. He also said that SHDC have a duty to provide some affordable housing. It is not an easy task but the Council must do it well. Mr Stevenson said that he didnt feel that this could be considered as sustainable, as there just isnt the work in the areas that new developments are proposed. Ms A. Quinton said that another issue to be considered was the structure of our roads, can they deal with all this extra development? Mr Baverstock said as far as Stokenham was concerned they were in discussion with the Highways Authority. When they were asked about the 100 extra houses in Stokenham, which could potentially mean approx. 150 more cars, Highways considered it would be a 'calming measure' probably because they wouldnt be able to move! The issue of sewerage has also to be assessed with this amount of new homes being considered. Mr A. Clarke also pointed out that in West Alvington we have no local shops so everyone goes to Kingsbridge, even this is coming under threat what with the proposed new parking meters and Tesco back tracking on their proposed access to Fore Street. Is Fore Street to be killed off? Mr Baverstock said that as to whether Fore Street would be killed off, he wasnt sure and we would only know that when its too late. He felt it all depended on how big Tesco became, ie. If it was to go into selling clothes, shoes, paint etc, this could then have an adverse effect on the local shops. He sincerely hoped that Kingsbridge would retain its character. Mr Horton commented that the rents and business rates in Fore Street were extremely high and that did not make it easy for traders. Mr Clarke asked if there was any way we could put a stop to the meters.? Mr Baverstock said that Totnes had the meters and in his opinion parking seemed a lot easier. Mrs S. Hitchcock commented that in order to keep our local shops, we have to use them. On a different subject the Chairman commented that as Councillors we are often bombarded with questions and we very

often have the inability to get the right officer at Follaton House to help us, despite emails, phone calls etc; we do not get any response, the Planning Dept is the biggest culprit for this. Mr Baverstock said that a new scheme is to be introduced. Phone calls to be answered in 20 secs. Emails in 2 days. We should notice an improvement there. All the Councillors will be given a 'family tree' of all the officers explaining who they are and what they do, from next May our District Councillor will be furnished with a lot more information to assist us with our enquiries. The Chairman thanked Mr Baverstock for attending the meeting.

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Our next guest was Mrs Sue Hitchcock from Devon County Council Rural Housing Needs. The Chairman had briefed Mrs Hitchcock about our experience of the LDP prior to the meeting. Mrs Hitchcock explained that she was a member of a team of three who operate across Devon carrying out rural needs surveys to establish the housing needs of locals. They are funded through the local authority, Devon County Council and the National park. She offered to help us with a survey should we wish to have one for our Parish. It consists of a form split into three parts. All the reports are confidential and when the reports are returned to the Parish Council no names are mentioned. This is not an aspirational report, it is just to identify the needs local to us. It was appreciated that on the average salary in this area that some people may not be able to afford shared ownership and would therefore need rented accommodation through a housing association etc; Mr Bunting wanted to know how we are ever going to provide enough housing for an ever growing population. We as a parish had decided at a previous meeting that we would review our options before 2016. However, perhaps a housing needs survey could be done as a first approach to gauge what as a parish our needs are. Sue and her team could help us with this and guide us in the right direction to enable us to move forward. Mr Baverstock said that if we contacted the housing dept. at SHDC they would be able to assist us with information as to how many people are looking for homes in West Alvington. The Chairman thanked Mrs Hitchcock for attending the meeting and we will continue to liaise with her about the survey.

District Councillors Report: Mrs O'Callaghan reported that the decision about parking meters to be implemented in Kingsbridge has been objected to by the Town Council and also the Chamber of Commerce. If the meters are to go ahead then the Town Council have asked for a 24month delay in implementation, this would in essence mean a 2 year delay in charging. It has been suggested that the fees would be free for the first ½ hour, then 60p and 1.20p it was discussed that this be reduced to 50p and 1.00p. A public meeting has been arranged at the Community College on 6<sup>th</sup> December to discuss this issue. She also reported that Devon County Council are cutting the 93 bus service from Plymouth to Dartmouth, apparently this has already happened. The Outreach Chemotherapy Unit is set to open next year, this will be extremely beneficial to local cancer patients and will mean less journeys to Derriford Hospital. The District Council are undergoing a landscape and leisure review, they will be market testing ground maintenance and getting the best value for money, this

is seen as a cost cutting exercise. Ross Kennerly is currently looking into the replacement of our play equipment. There was a planning issue regarding Woolston Court and the decision that was made when some of the facts were not clear ie. The planning officer stated that there were no objections from the Parish Council when in fact there were. Mr Malcolm Elliott from Development Control has now promised to review the situation for us. The youth nights at the leisure centre were threatened with stopping, these will now be funded thanks to the District Council for the next financial year. The Chairman reported that the District Councillor also put in some of her money to help fund it. There are new booklets out for our information regarding the new Village Housing Initiative. (it was suggested that West Alvington should have been given some credit for this as we suggested such ideas long ago!!)

Minutes: The Minutes of the last meeting on the 22<sup>nd</sup> September 2010 were confirmed and signed. Copies thereof being given to the Councillors prior to the meeting. All were in favour. ( There was one small amendment made regarding the District Councillors report, this was corrected and initialled.)

#### Matters Arising:

Church Wall: This has now been completed and looks very good. There were some concerns about some water seepage. South West Water have since been there and the problem seems to be rectified.

Play Equipment: The District Councillor covered this in her report and we will continue to lobby for 'fairness'.

Hedge Cutting: Despite letters being written to Mrs Putt (Bradfield) about the over growth on the wall outside Horsemans Close asking if they would kindly cut it back nothing has been done. Also the hedge leading to the Old Vicarage, this belongs to the Rogers family at Charleton but they have passed the responsibility onto the Cricket Club as they rent it. However, it appears this may have now been sorted.

Street Lighting: We are still waiting from Devon County Council as to what they are proposing as regards the part night lighting scheme. We will continue to follow this up.

Chairmans Report: The Chairman reported that he and the Vice Chairman continued the good work of the work party and creosoted the Parish Shed and pressure washed and painted the wall next to Miss Ilberts bench. A letter had been received from former Parish Councillor Mr D. Dainty for his commemorative present on the occasion of his retirement. A request had been received to look at the possible resiting of the disabled parking space in Lower Street. This has been discussed with Devon County Council and it has been arranged for the owner to speak with DCC representatives during a site meeting. Subsequently, the space has now been resited.

On the 2<sup>nd</sup> November the Chairman attend the South Devon Action Group Annual Fourm which provides funding for local organisations/companies. He also attended the Local Development Plan inspectorates session at Follaton House. There was nothing on the plan for West Alvington but there were three objectors. Mr G Froud from Nordon House, The Manisty Family at Bowringsleigh and Mr & Mrs Horton at Woodhouse. The Stoke Gabriel session had received a letter from the Hortons suggesting an area adjacent to the Ring O' Bells in West Alvington. He also attended a site meeting with the owners of Sandy Park and Denise O'Callaghan our District Councillor. On the 24<sup>th</sup> he attended a Budget Consultation Meeting at Follaton House, it appears that a saving of 4 million has to be made, they are looking at all services and some possible early redundancies. He has also chased up the planning dilemma at Woolston Court and the state of the Ring O'Bells. The coffee mornings continue and attendances vary. A booklet has been received regarding Village Housing Initiatives, something that this Parish had already looked at!

Parish Fun Day sub-committees report: Mr J. Stevenson reported that it was decided that the overall theme should continue to be for the children. We should try to avoid the West Charleton Fete and should it be necessary could we change the date? Although we do have to bear in mind that in September there are a lot of Horticultural Shows and Kingsbridge Show. This is something that we can review at the next meeting in January.

Parish Work Party Report: There was a good turn out this year and thanks were given to all those involved, the bulb planters (the bulbs are just shooting!) the sweepers, the Chairman and Vice Chairman for painting the shed, pressure washing the wall below the car park and repainting it, to Margaret Kitt for the much appreciated coffee! and to Mr Clarke for the after work refreshments!!

Local Development Plan Update: Nothing further to report with this at present.

### Financial Report:

The Clerk reported the following balances:

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|----------------------------------|----------|
| Lloyds TSB – current account     | 1.761:82 |
| Lloyds TSB – savings account     | 112.38   |
| Lloyds TSB – parish plan account | 1.389.29 |
| Abbey National – P3 account      | 223:83   |

Cheques to be drawn:

|                                |        |
|--------------------------------|--------|
| Village Hall                   | 10:00  |
| Graham Hallett                 | 80:00  |
| Audit Commission               | 188:00 |
| Mr S. Wright – Parish Expenses | 84:53  |

Distribution of Fun Day Proceeds: The Chairman suggested the following ideas for distribution of the Parish Fun Day proceeds. We currently have £1,389.29 in the account. We will aim to keep £500 in the account at all times. We had contacted local clubs etc; in the village asking if they would like any money for any purchases in particular. We received requests from the following:

- a. The Bell Ringers need new clappers for their bells a donation of £100 was suggested to help towards the cost of this.
- b. The Horticultural Society although they had not requested a donation it was felt that as they have very kindly supported us in our projects it would be only fair to return the compliment with a donation of £100.
- c. The Village Hall Committee, it was felt that they too have supported us greatly, they do not charge us for the use of the hall on the Fun Day and on other occasions when we have needed the hall at short notice. The hall is in need of some new cutlery and mugs etc; a sum of £150 was suggested for this.
- d. The Coffee Morning Club which is held every month and a donation of £25 could keep this running for another year.
- e. The school have put in a request for some money to help buy some outdoor play equipment, balls etc; it was suggested we give them £100.
- f. The Parish Memories Book, this is still in the pipeline and there will be some expenses incurred. The Chairman would also like to purchase some photos from the Museum for the book, a suggestion of £50 was made.
- g. The Church have not requested any money but it was thought that the seat that is situated to the left of the church doors is so very green that nobody can possibly use it. It needs re-staining and cleaning. The Chairman kindly offered to undertake this project and a sum of £25 was suggested to cover the costs of the teak oil or stain used.
- h. The Christmas Tree Fund, this will cover the cost of the tree, the lights and an outdoor socket in a waterproof box with a timer which needs to be installed by a qualified electrician. It was asked why we could not use an indoor socket, but it wasn't deemed practical we cannot have an extension lead running on the ground outside for safety reasons. The sum for this was suggested at £250.
- i. Father Christmas will be visiting on the Christmas Carol Singing Evening and will give a small gift to all the children who are attending this was suggested at £40.

This totals £849.00

These figures are suggested figures and not set in stone, each figure is a maximum to be given. Should items cost less then the difference will remain in the account. This was agreed by all the Councillors present and permission for cheques to be drawn when required was given.

Carol Singing Evening: This is to be held on Friday 17<sup>th</sup> September at 6.00pm around the Christmas tree outside the hall. It will be followed by supper in the village hall. Tickets are now on sale at £2.50 for adults, children under 12 will go free. We will also have a visit from Father Christmas who will give gifts to the children. It should be a good evening.

Planning Applications:

- a. Mr & Mrs Helmer: Application for outline planning for agricultural dwelling at Woolston Court, Woolston, West Alvington – Not in favour of support.
- b. Ms. D Alayli: Householder application to upgrade loft space into habitable accommodation by constructing new staircase above existing up to 2<sup>nd</sup> floor level and insert dormer window into rear facing part of pitched roof to allow light and ventilation into room at Olde Stones, West Alvington – In favour of support.
- c. Mr D. Horton: Listed building application to slate barns 1 & 2 at Woodhouse Farm West Alvington. - In favour of support.

Mr & Mrs Hackley: Householder application for conversion of listed former threshing barn to a recreational area to be used in association with a proposed swimming pool adjacent to the barn and the conversion of the applicants existing garage and store into ancillary accommodation – Not in favour of support.

Planning Decisions:

- a. Mr R. Carpenter **Grant of Planning Permission** for householder application for erection of a 2 storey extension to the west side of the existing cottage. The extension will consist of a main unit with a smaller link to the cottage.
- b. Mr D. Horton **Grant of Planning Permission** for listed building consent to slate barns 1 & 2 at Woodhouse Farm, West Alvington.

A.O.B: We have received copies of the 'Snow Code' these were given to each Parish Councillor. Mr Clarke reported that he had looked into the matter of funding for such projects as Village Hall repairs etc; the company are called Awards for All and will give up to £10.000 with a no match policy, Mrs Doyle thanked Mr Clarke for this information. Mr Horton reported that the footpath leading to Kingsbridge near the last house seemed to have quite a large gap in it and offered no protection should someone fall there is a drop of 10 – 12 ft. We will look into this.

There being no further business the meeting closed at 10.20pm. The date of the next meeting was confirmed as Thursday 20<sup>th</sup> January 2011 @ 7.30pm.

Signed..... Dated.....

**Meeting Dates for 2011:**

- Thursday 20<sup>th</sup> January
- Thursday 17<sup>th</sup> March ( Annual Parish Meeting)
- Thursday 19<sup>th</sup> May ( Annual General Meeting)
- Thursday 21<sup>st</sup> July
- Thursday 22<sup>nd</sup> September
- Thursday 17<sup>th</sup> November

**All Meetings to be held at 7.30pm in the Village Hall.**