

Minutes of the Meeting of
SALCOMBE TOWN COUNCIL
held in the Library of Cliff House, Salcombe
at 6.30 pm on Wednesday 10th December 2014

COUNCIL MEMBERS PRESENT

*** Denotes Attendance**

Cllr. M. Fice – Mayor (in the Chair)	*
Cllr. A. Biggs	*
Cllr Mrs C. Bricknell	*
Cllr H. Taylor	A
Cllr. R. Wheeler	A
Cllr D. Cohen	*
Cllr T. Lang	*
Cllr Miss J. Clark	A
Cllr Mrs R. King	A
Cllr R. Collings	A
Cllr R. Whitfield	*
Cllr J. Valentine	A

Also in attendance:

Dist. Cllr P Coulson	*
Dist. Cllr Mrs Pearce	*
Cty. Cllr. R Gilbert	*
Gill Claydon (Clerk)	*
Pete Robinson (Cemetery Manager and Project Officer)	A
WPC Jo Pengilly	A
PCSO D. Gibson	A
Toby Leigh Kingsbridge Gazette	*

396.DECLARATIONS OF INTEREST

Members were invited to acknowledge any declarable interests, including the nature and extent of such interests that they may have in any items to be considered at this meeting. Cllr Biggs noted that he would leave the room should any matter relating to his work that was not apparent from the agenda come to his attention as the meeting progressed. Cllr Cohen declared an interest in planning application Beacon House 296214/F being a near neighbour and Cllr Biggs declared an interest in planning application 2869/14/VAR also being a near neighbour.

397.OPEN FORUM

Bill Pawsey was in attendance on behalf of his clients' application 2962/14/F and wished to respond to some comments placed on the District website as many of the responses were similar. The Mayor noted at this point that the Town Council were only to consider this application on its planning merits and the issue with regard to the road designation was a civil issue. Mr Pawsey went through a prepared sheet of responses (See attached). Hard landscaping was he felt required to provide what the clients wanted and if lighting was a problem then he asked please could this be addressed through a planning condition to be considered after approval. He advised that they had a right to install drains and could obtain access across Cresset. South West Water did not object to their proposed route which he felt as an engineer made sense and South West Water were the statutory body. Bruce Scott spoke as a resident who lived in Drake Road and felt the design did not enhance the area and was contrary to policy CS7 and against CO3 which indicated a development must enhance in such area. He also cited SHDC policy 1 with regard to a boundary where compatible with the site and surroundings. The exit and entrance he felt was not suitable and this was further exacerbated by the road which was only 3 metres wide at this point. There was a danger to pedestrians perceived when reversing due to the lack of visibility by virtue of the walls and electronic gate. There were fifty steps from the garage and lower garden to the property so he felt that the owners would use the top entrance for shopping with access from Bonfire Hill. He noted that in 1969 District Council placed a condition for this reason for access from Bonfire Hill. There had been a total lack of consultation with adjacent residents as they only found out on 13th November and the application was submitted on 17th November. Mr Scott asked why there was no highway survey at present and asked would this be done? Drake Road he asserted was not suitable for the proposed works due to its width and quality of foundations. Lorries it was suggested were to be kept to 7.5 tons but it was felt that delivery Lorries could be much heavier and some properties were within 9 metres. Therefore any damage to the road and properties must be conditioned. If the road must be closed for a considerable time due to Health and Safety requirements of the site how would neighbours be affected for access, post deliveries and refuse collection. He wished town council to object as this was not suitable and the property also already had another garage at the top of the property that was accessible.

Another resident who had a property which abutted Drake Road felt that councillors should visit the site before making a decision. The Mayor noted that the planning working party had already attended the site as they always

did with all applications before a meeting. He advised that the resident contact District Council if he wanted them to attend the site. The resident was worried about Lorries and potential damage to the roads along by the properties as the neighbours felt that the road issue was of concern. He stated that the reason a gate was placed at the end of the road some while ago was because it was being used as a 'rat run' and was he asserted a private road. Mr Pawsey noted that the owners were prepared to make good the road but Town Council advised that this was a private not planning issue.

Mr Pawsey left the meeting.

District Councillor Mrs Pearce – Advised that the Director of Strategy and Commissioning and Section 151 officer had now been appointed and was Steve Jordan. The Executive Committee meeting was to be the following day at which the capital budget and bids would be discussed which she suggested may bring good news for Salcombe but as yet was exempt information. Transformation 18 costs had risen but were to be spread over the next few years. Cllr Gilbert was asked in his District capacity to comment and he noted that this was due to some staff taking advantage of voluntary redundancy and such projections of uptake were always an estimate. However the pay back and rewards from T18 were looking good but these redundancies had affected this forecast. The Mayor asked if longer term staff with the most experience had now gone and Cllr Gilbert that those going had been across the board of staff. There were some surprises in that many in. IT had taken redundancy but the level of interest for the new employment with South Hams had been good. District was cutting costs considerably which would ultimately help the tax payer. At Executive tomorrow they would clear everything and a report could be provided to the media. Dist Cllr Mrs Pearce continued that the site at Malborough Alston Gate was up before Development Management the previous week and both Salcombe District Councillors had spoken against the houses being moved 2 metres nearer the road and they were surprised with the amount of support and members had turned the application down.

District Councillor Coulson – Noted the interesting discussion with regard to Alston Gate and felt it flagged up to developers that it was not wise to proceed once a breach was noticed and they had done so at their own risk. A clear message had gone out. The proximity of the employment units on the site at Batson Cross to the road was reported as having shifted nearer the road but enforcement had checked and this was not so. The Waste Development project was continuing. Vehicle replacement was on the way and should be in place by January 2015. The contract had been let with Print Waste of Cheltenham but they did require clean recycling material so District would need to appeal to the public not to contaminate recycling bags as this would cost the rate payers money.

He also noted the application by South Sands Hotel for a New Year's Eve Party at South Sands beach. His concern was that a previous request for a function on the car park did not seem to be favoured as this was commercial use on public land but maybe New Year's Eve was different. He asked for comments before he responded. The Grange retrospective applications were still being considered and would go to next Development Management. The railings for the colonnade had been withdrawn but the applicant was keen to reinstate. The garage was progressing with some minor amendments but there remained concerns with regard to the outbuilding. After all the efforts of the enforcement team Mr Harringtons site did not appear to have improved so Dist Cllr Coulson felt this would need further consideration.

County Councillor Gilbert – With regard to recycling the District Councillors were correct as the contamination rates in the clear bags had been significantly high and whilst District had managed to put up with this thus far now they had changed contractor they must get the contamination down to not incur higher charges.. Only plastic bottles were allowed in the clear bag and no other plastic, not yoghurt pots or anything else. The Mayor felt this would need a lot of public/resident education.

He had responded to the Mayor with regard to parking issues raised in his email and would follow this up and respond. It had also been reported that second home owners who can obtain a parking permit November to 31st March now had 2nd home owners parking permits and if this was new Cty Cllr Gilbert would find it. Cllr Lang felt that potholes in Salcombe were getting worse but Cty Cllr Gilbert advised they needed to be reported on line and if 1 foot by 1.5 inches deep they would be attended to.

Also he was delighted that Salcombe library had been awarded as one of the pilot groups. The volunteers had kept at it and done a superb job making a good application. The railings down outside the Council Hall would be repaired but not just yet as they were not urgent at present. Tough Choices and highways cut backs had all been dealt with before. He then ran through points of interest noting that Devon school results were in the top 10, most Devon County residential care homes had now closed and he felt that the private service was a better provision, children in care was improving including adoption and fostering. He also raised concern that 3000 people in Devon were living with 'Aids' virus. There was also £5m of unused drugs in Devon although he did advise that the winter flu jabs were now available. £4 - £5 million was spent on roads in winter by County with salting, flooding issues and highway maintenance. Between 14,000 and 30,000 tons of salt were used every year and in an average year 500/600 pot holes were reported each week whereas in the peak of bad weather last year it was 3000 per week.

Cty Cllr Gilbert left the meeting.

Police Report: WPC Pengilly emailed the following report.

The Police road safety theme for December was driving under the influence of drink and drugs. The enforcement of drink driving law goes on throughout the year, but the profile was heightened in December. This was because of the increased level of social drinking coupled with cold dark evenings that tempt people to drive. Improving safety and reducing the risk of harm to families in the run up to Christmas was a priority for police.

Drug driving was a serious problem and legislative changes were being introduced. They had officers locally who were trained in techniques to tell if people were under the influence of drugs and were actively looking for evidence of drug impairment when dealing with drivers. Stop checks had already started taking place and many more would be taking place now with the run up to Christmas. Stop checks in this area alone had resulted in two persons being prosecuted for No Insurance and Driving other than in accordance with their licence, and one for section 4 of the Road Traffic Act unfit through drink/drugs.

WPC Pengilly and PCSO Gibson wished everyone a Happy and Safe Christmas and best wishes for the New Year.

Cllr Biggs noted that volunteers had been requested for speed watch duties and he had people who had expressed an interest and if the police would make contact with him he could arrange a meeting.

398.MINUTES

The Minutes of the meeting dated 26th November 2014 were approved by council and then duly signed by the Mayor as a true and correct record.

399.PLANNING APPLICATIONS:

Councillors considered the following applications and sent such observations to the District as Planning Authority:

Cllr Biggs left the meeting whilst the following two applications were considered.

- 1481/14/F REVISED PLAN Extension of existing annex to create separate dwelling Plot adjacent to Lower Deck, Shaws Corner, Devon Road, Salcombe, TQ8 8JL – Mr & Mrs N. Swabey – Salcombe Town Council concerns reported previously were removal of trees and this now showed a plan for replanting. Noted.
- 2869/14/VAR Variation on condition 2 (approved plans) of planning consent 41/0929/13/F change of ground levels within rear garden of plot 1 Lundy (formerly known as Trennels) Grenville Road, Salcombe TQ8 8BJ – Applicant Cord Developments. Objection as the proposed decking would be abutting the neighbouring property and this neighbouring wall had a window which could be overlooked from such decking. This was felt to be unneighbourly and a loss of privacy and amenity.
- 2928/14/VAR Removal of condition 24 of planning approval 41/0181/12/F to allow separate office use 28 Island Street, Salcombe TQ8 8DP – Applicant Mr M. Beck – No objection.
- 2958/14/LB Listed building consent for internal alterations 17 Robinsons Row, Salcombe TQ8 8EU – Applicant Mr N. Freeman – No objection.

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

- 2962/14/F Householder application for new garage, landscaping and associated works Beacon House, Bonfire Hill, Salcombe TQ8 8EF – Applicant Mr and Mrs S. Thomas –. Objection due to the impact of such significant engineering works and hard landscaping affecting the streetscene and such design being overbearing in this location where previously trees and vegetation have softened. Concern was raised as this garage was to sit parallel to the road whereas other garages in this location benefited from a 90 degree access improving visibility. Highways input was also sought for the road access and a Construction Management plan with regard to access to and from the site due to its tight access and dangerous corner.
- 2989/14/F Householder application for conversion from two dwellings to single dwelling including alterations to garaging, parking, landscaping, terraces, extensions, fenestration and associated works Rozel, Devon Road, Salcombe, TQ8 8JH – No objection.
- 3000/14/F Householder application for alterations to dormer and balcony Estuary View, 8a Devon Road, Salcombe TQ8 8EZ – Applicant Mr and Mrs Trafford – No objection. It was however suggested that as the other dormers in this location had flat roofs for uniformity it would be better to seek to match.

Three members of the public left the meeting

WORK TO TREE PRESERVATION ORDER TREES

- 2953/14/TW (No. 54) Site: Ringrone, Sharpitor, Salcombe TQ8 8LW Proposal to fell Sweet Chestnut – Comments referred to tree officer due to size of location.

TREES IN A CONSERVATION AREA – EXEMPTION WORKS

- 3011/14/TCA Location The Orchard, Higher Batson, Salcombe TQ8 8NF. Proposal to fell Sycamore confirmed as exempt.

TREES IN A CONSERVATION AREA – NOTIFICATION TO UNDERTAKE WORKS

- 2494/14/TCA Fell Eucalyptus, 9 Elm, 1 Oak and Pear. Crown surgery to Ash. Woodland Management and scrub management. Molt Cottages, Batson, Salcombe. Approval to carry out works.

GRANT OF CONDITIONAL CONSENT

- 2686/14/TW Reg. No. 3571 Site Bridleway House, Moulton Hill, Salcombe TQ8 8LF. Consent granted to carry out works as detailed in letter dated 9th December 2014.
- 2785/14/TW Reg No. 3574 Site Sandhills, Sandhills Road, Salcombe TQ8 8JP. Consent granted to fell pine

PLANNING CORRESPONDENCE

- Most correspondence already received emailed to town council.
- Roy Nicholas had telephoned with regard to The Tides Reach Hotel application and to suggest that Town Council could request that District compulsory purchase the car park land for public parking. District Councillors were in attendance and noted this comment.

400.PRECEPT 2015 – 2016

Council Hall refurbishment considerations were evaluated by a working party and there was an issue as to whether matched funding could be obtained for what was proposed. Funding would therefore need to be investigated and the Town Clerk was asked to consider such options and report back. Therefore Town Council felt they were not in a position to put anything in the precept this year towards this project without further information.

In view of the reduction in services by District and County Council it was AGREED to accept the proposals for the precept required for Town Council and for such request to be submitted to District Council.

401.PARK AND RIDE

It was AGREED to DEFER this item and request illustrative design drawings to consider at a future meeting. It was also noted that Cllrs Biggs and Valentine were to meet with Don McIntosh from Tally on 16th December to review the advertising possibilities on the new bus.

402.EMERGENCY PLAN

No comments had been received so it was AGREED that the basic format was accepted. Specific details could be included and Cllrs Biggs, Whitfield, Cohen and Mrs Bricknell would meet to complete this information and then bring back to full council.

403.NEIGHBOURHOOD PLAN UPDATE

No further meetings had taken place so far and the next was scheduled for Tuesday 16th December. Dist. Cllr Mrs Pearce advised that she had volunteered to be on this group.

404.UPDATING POLICIES

It was AGREED to adopt the updated Standing Orders and Financial Regulations as drafted.

405.DISTRICT – OUR PLAN

The Mayor gave an overview of these consultation newsletters and the policies therein. Cllr Lang noted that it was hard to implement policy on this as although he was not against wind turbines such structures were emotive and many objected to them. The level of fuel poverty in the South Hams was noted as 23%, whereby some people paid more than 10% of their income on fuel. With older people and such rural area often having colder houses this was a concern. Viability was thus a problem on some of these aspirational policies. Some areas of the proposals were felt to be contradictory.

However it was acknowledged that policies to promote and protect in these areas were necessary as a starting point.

It was AGREED to respond to the consultations commencing 1st December and contained in the District newsletter for response by 5th January 2015 as follows:

Development should use brown sites for other things rather than just covering them with solar panels and it was suggested that an attempt should be made to build on them and place solar panels on roofs.

Heritage and Environment – It was agreed there was a need to protect Salcombe's special environment and the visual impact must be assessed and protected. The Environment Agency designation for surface flooding and flood areas did not mention Salcombe and thus clarification was sought considering the localised problems.

Dist Cllrs Mrs Pearce and Coulson left the meeting.

406.MAYOR'S REPORT

The Mayor advised that he and Cllr Lang that morning met with South West Water on The Berry with regard to increased fencing of their land. It was noted that South West Water indicated they owned more land than was currently fenced off. However the meeting was positive and South West Water were going to carry out a further survey and indicated that they did not want to interfere with the amenity land in respect of the football pitch and car park. They advised they had a responsibility to maximise assets of South West Water and were currently looking at all assets. When it was pointed out that the land had been regularly used as Common Land for over 50 years they noted this point. A question was raised as to what was happening to the water tanks in view of their submission to Our Plan but the representatives in attendance believed they were to remain operational so Town Council were not sure why it was put forward as a site in Our Plan. Hopefully nothing would change but town council awaited written confirmation.

Keith Rennells was also present on behalf of District but was asked about reinstatement of the benches and he advised District had them but had not wanted to install until this meeting had confirmed where the fence was going to go.

The Mayor and Cllrs Lang and Cohen had met Harrison Sutton who expressed an interest in ideas for the piece of land owned by private person who was their client. Town council felt the area should be left as is and the architects had listened and gone away to advise their client. It was suggested the client wanted to provide something for the benefit of Salcombe but no ideas could be offered.

The Christmas tree at the top of the hill on the junction with Onslow Road and Main Road was noted and thanks given to Pebbles for providing such.

The Complaints Panel had met and not upheld the complaint and a response written by town council had been considered by the council solicitor and sent.

407.COUNCILLORS REPORTS

Cllr Lang – Was still continuing to check all footpaths and had been removing some branches and any vegetation found to hamper access.

Cllr Cohen – Met with younger Salcombe people and they were looking at putting on a Music Festival in 2017.

CLERK'S REPORT.

- The Quality Parish Scheme had been revamped and those already part of this were being offered that they could register for the Foundation level of the new Award scheme for free for a year. However the application paperwork would still need to be completed.
- The TAP Fund had been submitted but not accepted as it was felt that it did not show true partnership working with other parishes.
- Information had been received with regard to lighting provision from the new RA3 site along through Jubilee Gardens to the pavement adjoining along Main Road. Whether estimates for such work could be provided before the Christmas period and an application made for Community Reinvestment Fund would depend on suppliers.
- Noted that the Highway Warden Scheme was already a policy and not a consultation. It had been implemented to allow those parish/towns which wished to carry out works themselves as otherwise such would not be done and to provide training and equipment for such. Town Councillors again noted this but confirmed their decision from last meeting that County were the responsible authority for highways and they did not wish to be part of the Warden Scheme.
- Hi Line had confirmed that there would be no further travel costs on top of their quotation and they had been instructed to proceed to survey all trees. It was hoped that this work would be completed before Christmas and such overview carried out on 22nd December.
- The Salcombe Christmas Light Committee had expressed their gratitude for the amount of support and grant towards the 30th Anniversary of the Christmas lights and such provision of new installations.
- Town Council had been approached by the Church with regard to assisting them providing a Christmas meal to residents unable to provide such themselves. The Mayor had agreed to fund out of his Mayor's allowance £40 but the Church as yet had not had anyone book and therefore this might not go ahead.
- Notification received from District that South Sands Hotel had applied for permission to hold a New Year's Eve Party and fireworks on South Sands Beach with the party to be in the hotel, bar and restaurant and fireworks on the beach at 10p.m. It was felt that a 'for profit' event was not acceptable on a public beach and could also encourage people onto the beach in the dark when they had consumed alcohol. It was also felt to be a Health and Safety issue as the area for fireworks would need to be secured and other users may wish to be on the beach on New Year's Eve.
- Cosy Devon advice and survey details were provided for those wishing to be heating and energy efficient.

- Proposed Road Closure Batson Hill by Western Power Distribution to lay underground electricity cable on 16th March 2015 to 25th March 2015.
- The War Memorial railings and gates were to return Monday 15th December. The company had experienced problems with those carrying out the galvanising.

408.FINANCE

Bank Balances:

Current Account £500.00

Deposit Account £230821.35

Councillors APPROVED the following cheques for signature:

003258 Greenspace – Maintenance contract November and December £892.66

003259 HMRC – Tax & NI £543.01

002560 and 61 Wages £1402.54

002562 Triangle Design & Print – Remembrance Sunday Service Sheets £58.00

002563 Tozers – Solicitors fees £1195.80

002564 T. Lang – Kingsbridge Hire Centre Stihl stimmer head £29.50

002565 Bayleaf Gardening Ltd – Jubilee Gardens Contract £400.00

002566 Concorde I. Ltd – Photocopier £22.93

002567 Information Commissioner – Data Protection Registration £35.00

002568 SHDC – Bin rental £2.10

002569 Cliff House Trust Ltd – Rent for office £3678.00

409.NEXT MEETING

The next meeting would be held on Wednesday 14th January 2015 in the Library at Cliff House, Cliff Road, Salcombe at 6.30p.m.

Meeting Closed: 20.31p.m.

..... 14th January 2014.
Town Mayor.