

Minutes of the Meeting of
SALCOMBE TOWN COUNCIL
held in the Library of Cliff House, Salcombe
at 6.30 pm on Wednesday 13th December 2017

COUNCIL MEMBERS PRESENT * - Attendance; A- Absent; N - No Apologies Received

Cllr. M. Fice – Mayor (in the Chair)	*
Cllr Mrs C. Bricknell	*
Cllr T. Lang	*
Cllr R. Whitfield	*
Cllr Mrs L. Sinnott	*
Cllr Mrs M. Kemp	A
Cllr K. Baker	A
Cllr Mrs N. Turton	*
Cllr P. Lafftery-Holt	*
Cllr M. Long	A

Also in attendance:

Dist. Cllr S. Wright	A
Dist. Cllr Mrs Pearce	*
Cty. Cllr. R Gilbert	*
Gill Claydon (Clerk)	*
Pete Robinson (Cemetery Manager and Project Officer)	*
WPC Jo Pengilly	A
PCSO P. O’Dwyer	A
Charley Adams Kingsbridge Gazette	*

183.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. None given.

184.OPEN FORUM

Martin King and Martin Payne were in attendance regarding their planning application on Onslow Road. Mr King provided an overview as to what he believed was the Salcombe vision. He then referred to the amendments they had made to their proposed scheme to resolve previous objection issues. Mr Payne then raised the family purchase of the land and their community involvement for many years together with comments from Marchant and Petit as to what the land could be used for. The Mayor responded that the applicants’ details were irrelevant and when Town Council considered applications they were looking at issues from a planning point of view. In terms of other properties built in Salcombe, which Mr Payne felt to be out of keeping, the Mayor continued that it should be noted that many of them have been voted against by Town Council so there was nothing personal about planning comments on this application. Town Council had previously raised objections on what they felt were planning issues. Mr King advised that the only outstanding point they had not dealt with was the public amenity view from the bench sea. They asserted that any view was only possible due to a tree they had taken down on their land but they personally felt that the view was not possible as most of the time the vegetation blocked such.

Martin Payne left the meeting.

Police Report – None received.

County Councillor Report – Cty Cllr Gilbert advised that there was not much to report. With regard to the proposed Bonfire Hill street lighting project he noted Les Pym had returned after a month away and could now be contacted. The town clerk asked Cllr Gilbert to follow this matter up as emails since October had not provided a satisfactory response. Cllr Gilbert continued that the Devon Road pavement fence adjacent to the wooded area would be repaired by the end of this fiscal year. He referred to the Ugborough Parish Council request for a letter of support. This route went through his division from California Cross to Wrangaton and had three pinch points. He and Richard Hosking had met with Meg Booth, Head of Highways, and had also met her predecessor David Whitton about this matter and really fought to obtain finance for this project but not been successful. The location of the pinch points had been agreed with a map produced and on file but such highway changes would not be cheap. Any support would be good but he noted that Loddiswell Parish Council had already done this exercise so he was not hopeful.

The highways conference held at Rattery went well with a huge turnout and a broad parish attendance. The Great Western Railway franchise had been extended by Government to allow a new intercity fleet to be brought on into the West Country and Cllr Gilbert hoped that the service would be improved with regard to reliability. He advised

that 25% of doctors and 30% of nurses in the UK were of an age due to retire which raised concern as 13,000 people in Devon had dementia. There had been a provision of 20,000 tons of road salt in Devon which after the recent cold snap was probably down to 17,000 but a long-range forecast stated the weather would not be severe, so it probably would be! There was £45million from Government for further repairs of potholes across the UK which meant around £1.7million for Devon but at £50 per pothole to repair this would not go far.

The Mayor noted that there had been a road sign at Clifton Place since the beginning of November stating that the road would be closed. Cllr Gilbert was aware of many incidents of signs being left around Devon and requested the Mayor to email him with locations of signs not being collected and he would deal with this. Cllr Lafferty-Holt noted that the diversion sign on Onslow Road was so poorly sited it caused worse problems with vehicles swerving to get around the hazard. Cllr Lang noted that the drains and gulleys were still a priority and the link to the town council report would be sent to County.

Cty Cllr Gilbert left the meeting.

District Councillors Report - Dist Cllr Mrs Pearce noted she had been referred to as Mrs Wright in the previous Minutes. With regard to the agenda item on Section 106 she had not been able to obtain further information from Dist Cllr Wright but advised that the monies were requested and collected by South Hams and as such District Council had overall say in how such money should be spent. Due to new planning regulations District Council had asked communities to advise of schemes to justify District requesting Section 106 payments. There would be times when District Council spent some of this money but on the whole town council should have an idea of projects. This was the changeover period and quite a lot of the money held should be spent by 2020. These payments were before the new regulations and therefore not down for a specific proposal. The mayor referred to the press release from District Council requesting local organisations to put forward applications directly to District Council and bypassing town council completely. This he felt obviated the need for town council to produce an OSSR plan. Dist Cllr Mrs Pearce was certain that if a club did put in a proposal with District they would in turn return to Town Council by way of liaison. She continued that sometimes it was quite difficult for clubs to know how to obtain funding and this was why the article had been put out. In villages, this was probably more pertinent as it might be more difficult to ascertain who to contact so this was not personal to Salcombe but a general news item across the District. The Mayor felt there were two rules; one that a local club and organisation could use to get s106 and another that town council must have through providing an OSSR plan which would be out of date and need updating constantly. Dist Cllr Mrs Pearce felt that it was advisable for towns to create plans to inform future section 106 negotiations. Cllr Lang did not think District Council should take money directly from this fund for their own projects but the District Council noted it was firstly District Council money but most projects were done in conjunction with parishes.

With regard to the perimeter block wall on McIlwraith land this had been reported directly into enforcement to look at sooner rather than later so she was awaiting an outcome.

The Courtney Park meeting took place the previous Friday but she had not managed to attend as she had another meeting and Cllr Long was not present at this meeting to report back. She was advised that Alex Which had sorted the tree issue and had a talk about the park in more general terms re play equipment and planting. She noted that the planning session with Pat Whymer was the following evening. The Executive meeting last Thursday also discussed proposals for the budget and the deficit forecast was a lot less than previously advertised so all was not as bad as it seemed but a few hard decisions would need to be taken in the future. The District Council public toilets proposal for Salcombe was not to close any but to provide charging at those at the Creek, Whitestrand, plus North and South Sands but there would be a consultation firstly on this. Charging Dist Cllr Mrs Pearce advised would keep them open and serviced. The Mayor raised the point that Salcombe was a tourist centre with a lot of day visitors so this seemed another excuse obtain money out of Salcombe usage. This proposal covered all toilets in Salcombe but this was not the case in other towns. However Dist Cllr Mrs Pearce responded that in other towns the toilets would be closed or devolved to parishes. Cllr Lang noted that town council had always questioned historic District figures to run the toilets and he still felt the figures were manufactured and not accurate. The District Councillor did not feel they were manufactured but acknowledged they included a proportion of operatives wages. Water usage in toilets illustrated usage throughput but with waterless urinals she was unsure how this would be addressed.

With regard to the District proposal for beach huts at North and South Sands she felt the suggestion for North Sands was not a stupid idea but Cllr Lang advised the location proposed was on the picnic area which regularly flooded. Dist Cllr Mrs Pearce did not personally like the South Sands suggested location but this was more of a concept for discussion than a project. The Mayor enquired whether Town Council should make representation yet. There was no budget allocated yet but it would not be out of order to reply to the officer asking when a consultation was to take place and in what form. Cllr Lafferty-Holt questioned whether it was not more appropriate for District to provide vital services before paying out for other projects. Dist Cllr Mrs Pearce responded that this was a capital project to bring in income and pay back quick, not initially expending a huge amount of money. The Mayor noted such logistics of transferring toilets to town and parish councils and asked whether there would be a fee from District to clean them. Her response was that it could be cheaper for a town or parish to do such through someone else.

It was advised that Cathy Aubertin, District car parking had asked whether over Christmas, New Year and February if weekly passes could be granted to motorists to at the park and ride to leave revolving spaces down in town over the busy period. Due to the short notice town council did not believe that the County Traffic Regulation Order would accommodate this and discussion would be required.

The Mayor noted that a District Full Council meeting advised that there was a proposal/drawing for the new buildings on Whitestrand for new Harbour Office, toilets etc. A consultation had taken place with the Harbour Authority and Information Centre but not Town Council. Dist Cllr Pearce advised they had spoken to the Information Center to ascertain what space they needed to sort out logistics of space and the same for the Harbour Authority. This was discussion on usage rather than consultation so did not involve Town Council. At present the footprint was not to be any greater than present. Continuing it was noted that at Captain Morgans there were chairs outside and it was disappointing to note what the reaction from the Enforcement Team on this issue had been. Dist Cllr Mrs Pearce agreed and advised she had asked for this matter not to be taken off the list as District Councillors had been trying to move this matter forward. It was noted that the same applied to the Wardroom and their lack of planning application.

On a positive note a report had been made on Saturday online to District regarding flytipping on Clifton Place and this was collected the previous day so this worked.

Cllr Mrs Turton requested an update on enforcement on a matter along Island Street.

185.CO OPTION

No applications having been received this was DEFERRED.

186.MINUTES

The Minutes of the meeting dated 22nd November 2017 were noted before they were APPROVED by council and then duly signed by the Mayor as a true and correct record.

187.PLANNING APPLICATIONS:

The following applications were considered and such observations from town council submitted to District.

- 1240/16/FUL READVERTISEMENT (Further Review Plans) Proposed residential development of three detached dwellings Land Opposite Lyndale, Salcombe TQ8 8AH – Units 1 and 2 further up the hill have been reduced in size. No objection but it was noted that the bench currently situated above this property had a public view down the Creek and this development would remove this.
- 2874/17HHO READVERTISEMENT (Revised Plans Received) Householder application for single and three storey extension to rear with upper ground floor balcony Thimble Cottage, Higher Batson TQ8 8NF – No objection.

Martin King left the meeting.

- 3515/17/HHO Householder application for extension and alterations to existing house and replacement of garden outbuildings Aloha, Herbert Road, Salcombe TQ8 8HN – Objection on design as it was not felt to be conducive with the street scene and would create a three storey house which was also not in keeping with the location. The proposed sun terrace would overlook all adjacent properties and a ‘wild’ cat enclosure in a residential garden was not felt suitable in this area.
- 3607/17/HHO Householder application for extension of existing dormer attic space to include new bedroom (resubmission of consent 1003/17/HHO) Thornberry, Main Road, Salcombe TQ8 8AD – No objection.
- 3751/17/VAR Variation of condition number 2 (approved plans) following grant of planning permission 0362/16/FUL (Demolition of the existing stone boundary wall and the redevelopment of the site to form a 400 sqm retail convenience store (Use Class A1) and 6 residential dwellings above, with new vehicular access and parking) Development Site at SX738392, Gould Road, Salcombe TQ8 8DU – No objection but suggested that it be conditioned that the entrance gates must be hung to always open inwards so as to not affect the highway.
- 3794/17/FUL Re-roofing of apartment building Devon Court, Devon Road, Salcombe TQ8 8HE – No objection.
- 3841/17/FUL Construction of Pontoon affixed to seawall Salcombe Harbour Hotel, Cliff Road, Salcombe TQ8 8JH – Impact on eel grass beds and this would be a dangerous precedent putting pontoons along this point of the estuary, Harbour Policy. Objection as there remained a concern that this proposal would affect the setting of the AONB and SSSI which was one of Salcombe’s tourist assets whilst not providing significant enough benefit to the hotel to outweigh such visual impact. It was again noted that the Harbour Policy for this sensitive eel grass area was for it to be protected and town council would not want to see this provide an opening for further pontoon structures along this section of the estuary.

- 3865/17/VAR Variation of condition number 2 following grant of planning permission 1887/17/FUL to allow changes to approved plans to replace the approved slate cladding with horizontal weatherboarding Sunny Cliff, Cliff Road, Salcombe TQ8 8JX – No objection.
- 3869/17/VAR Variation of condition number 2 following grant of planning permission 0968/16/FUL (Demolition of existing bungalow and replacement dwelling and garage) to allow changes to approved drawings Midships, Knowle Road, Salcombe TQ8 8EQ – No objection.
- 3878/17/HHO Householder application for loft conversion including new dormer, alterations to dwelling and enlargement of parking area 1 Walton Leigh, Devon Road, Salcombe TQ8 8HQ – No objection.
- 3881/17/FUL Householder application for proposed garden room Woodside, Bennett Road, Salcombe TQ8 8JJ – Objection. This was felt to be overdevelopment of this site as it completely removed any outdoor amenity area for these flats.
- 3974/17/FUL Proposed replacement terrace doors and enlargement of window to doors Penthouse, St. Elmo Court, Sandhills Road, Salcombe TQ8 8JP – No objection.
- 3988/17/LBC Listed building consent for restoration of basement, change of use of existing retail unit (A1) and amalgamation into existing residential dwelling at upper floors (C3) as originally built including internal alterations to facilitate linkage 56 Fore Street, Salcombe TQ8 8ET – Objection as this was in effect removing a long established commercial outlet from this area.
It was noted that application 3987/17/FUL relating to 56 Fore Street, Salcombe was uploaded to the District planning portal but no email sent out advising of it nor a paper copy received. The consideration of this application however would cover both these applications.
- 4057/17/FUL Demolition of existing house and garage and erection of replacement dwelling and integral garage with associated landscaping Outset, Main Road, Salcombe TQ8 8JW – Objection due to the impact of the proposed design on the street scene and its local distinctiveness together with the AONB as this would also be clearly visible from the water, North Sands and Overbecks together with those walking the coast path.

Cllr Mrs Pearce left the meeting.

PLANNING CORRESPONDENCE

- Nothing further received.

188.DISTRICT COUNCIL PROPOSALS WITHIN SALCOMBE

A recent District Council meeting took a report with regard to proposed beach huts in Salcombe, usage charging and potential closure of toilets together with further development at Whitestrand using section 106 income. It was noted that there were shop assistants and people who worked on the water who did not have toilets so this would affect the businesses. It was advised that this was a non-statutory service and District Council did not have to provide toilets but town council felt that this would result in non-hygienic activities. However, there was concern as Salcombe was a tourist destination who catered not just for the people who came to stay for a 1 – 2 weeks but also day visitors. District Council needed to save money but seemed to be missing the point completely with their proposals for toilets and beach huts. Although these services and proposals came from different budgets it was noted that for the layman it was still the same place. People nowadays often did not carry cash so could perhaps not then use the toilets.

On the proposal for beach huts this was within an Area of Outstanding Natural Beauty so why litter it with painted huts. When the tide was in people played football, cricket etc on the grass. Town Council also raised a safety concern that the beach huts would be across the road to the beach and children would not look. District had suggested a weekly rental with a possible income of £31,000 p.a. making the purchase pay back by year 3 so the outlay was assumed a cost of £93,000 for units expected to last 15 years. There would be maintenance costs so a negligible income for what was felt by town council as spoiling this area.

The District press release encouraging organisations to apply directly to District for Section 106 monies seemed to invalidate the need for an Open Spaces Sport and Recreation Plan as discussed in the District Councillors report above.

It was AGREED that town council would write to Chris Brook and raise concern with regard to the proposals within the Executive agenda objecting to the Beach Huts as totally inappropriate and concern for safety with the assertion that this was sending the wrong message to District council tax payers when as a tourist destination considering the amount of money that was taken out of Salcombe each year at the same time District was cutting basic services.

189.MAINTENANCE CONTRACTS

The existing contract content was reviewed and the following changes or additions thereto AGREED

- Cemeteries - April to October cut grass EVERY 2 weeks not just twice a month
- Jubilee Gardens much of the original works no longer apply as they have been removed (i.e. meadow seed and bed) so this should be reviewed.

- Highway verge cuts state that all rubbish and grass cuttings should be removed and this requirement should include all areas and not just cover the County Highways plan
- The original 8 planters had reduced to 4 large ones and should be amended to 'plant up four tubs within War Memorial site to provide all year round colour ensuring that the display is tightly packed with good variety.
- Shadycombe cemetery should include keeping the bamboo under control by regular cutting back.
- The Berry – also needed to include EVERY two weeks for grass cutting and removal of such and whole area perimeter to be cut inside and out by flail.
- Park & Ride rubbish and grass cuttings to be removed with a requirement to trim and weed kill either side of the sleepers so they remain visible and the perimeter to be cut by flail both sides. The boundaries were to be checked for ownership of the hedge alongside the development.
- There should also be a separate section within the contract for ad hoc jobs like County Highways hedge cutting on Main Road.

It was requested that quotes be obtained in a tabular form to separate costs for each section.

190.2018/19 PRECEPT

The proposed budget was tabled and it was AGREED that the final precept consideration be made in January 2018.

191.DELEGATED AUTHORITY TO RESPOND TO PLANNING APPLICATIONS

It was AGREED to approve delegated authority to the Clerk to respond to planning applications received during the December recess following input from councillors.

192.PLANNING VALIDATION CONSULTATION

The consultation document link was received and forwarded to town council to offer comments on the proposals therein and these were AGREED as follows;

- Some applications stated that relevant measurements whilst accurate - these measurements were for a guide only and do not use the scale. This needed to be addressed so that figures provided were correct.
- Request inclusion of a comparison with existing footprint and current elevation
- Request provision of a plan showing the relationship with neighbouring properties
- All new build should have a CGI of the proposed property provided.

193.JUBILEE GARDENS

Due to further advice the layout and works to this open space were reviewed and it was AGREED

- Hard landscaping - Not to remove the third of the circle as previously stated and just remove the path between the two wildflower beds and add a new gateway from the chicane into the flowerbed.
- The wildflower area was now to be a grass area but nothing would be undertaken until maintenance contracts were renewed 1st April.
- Area two spray all beds with glyosphate and lay membrane around existing plants near cycle path. Consider membrane on beds but review the original maintenance schedule within the current contract, provided by Colette Charsley.

194.MAYOR'S REPORT

The Mayor attended the District budget meeting for all towns and parishes with John Hart Devon County and John Tucker District Council speaking. At this meeting, all were told that Town and Parish Councils needed to step up to the plate and take over tasks because they were not capped on their precepts.

The Mayor and Cllr Lang had met a financial representative from CCLA with regard to financial security and investment. It was further noted that another communication had been received with regard to the tree at end of Buckley Street belonging to town council and this would be dealt with following the tree report.

195.COUNCILLORS REPORTS

Cllr Mrs Turton – Offered her husband, Richard Turton, to fill the Snow Warden post.

Cllr Lafferty-Holt – Noted that someone from South Pool came to Salcombe on 29th November and found there was nowhere for a visitor to park in town so parked up the hill and walked down so would not come again. He also suggested that the town Christmas tree decoration was sparse and needed a more combined effort by perhaps asking for the assistance of the Christmas lights groups to provide input.

CLERK'S REPORT

- The handyman had installed the Jubilee Play Area replacement matting and carried out further minor maintenance on benches and fencing.
- No projects had been suggested for the TAP fund and applications had to be submitted by Friday 15th December.

- Work had been completed by Cliff House Trust to deal with the damp ingress in the council office and only the light fitting replacement or repair needed to be finalised.
- Letter received from Ugborough Parish Council requesting support in writing to Devon County Highways to request funding be made available for improvements to the B3196 from Kitterford Cross to Loddiswell. Town Council to write in support of funding for this project.
- Chris Lane had been to look at the Council Hall leak and believed it to be caused by the fact that the window was never installed properly (i.e. only sealed with expanding foam). He was happy to take the job on and provide a quote, however, warned that external scaffolding would be required and this would push the cost up. Request quotes.

196.FINANCE

Bank Balances

Current Account £1245.00

Deposit Account £287,508.78

Receipts: Kneeshaw Burial - £745.00

Councillors APPROVED Internet payments to:

HMRC – Tax & NI £757.93

NEST – Pension £145.26

Wages - £1736.84

Claydon – Sundries and postage £11.73

SHDC – Bonfire Hill Refuse £4.50

Concorde I – Copier maintenance £15.38

Bayleaf Gardening Ltd – Maintenance November Contract £546.98

Greenspace – Maintenance Contract November £474.33

Greenspace – Handyman fitting rubber matting and repairs Jubilee Park £219.28

Rob Wheeler – Supply of PA equipment and engineering for Remembrance Service £150.00

Mike Fice – Travel expenses £100.98

Foot Anstey – Legal fees £754.20

Cheques:

3463 Information Commissioner – Data Protection subscription £35.00

197.NEXT MEETING

The next town council meeting would be held on Wednesday 10th January 2018 in the Library at Cliff House, Cliff Road, Salcombe at 6.30p.m.

Meeting Closed: 21.40p.m.

..... 10th January 2018.

Town Mayor.