

Minutes of the Meeting of
SALCOMBE TOWN COUNCIL
held in the Library of Cliff House, Salcombe
at 6.30 pm on Wednesday 28th March 2018

COUNCIL MEMBERS PRESENT

*** - Attendance; A- Absent; N - No Apologies Received**

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

Also in attendance:

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

1. 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.

2. OPEN FORUM

Simon Shortman of Salcombe Ferry Company was in attendance with regard to the scaffolding on Fore Street and down the ferry steps as he felt that such work being permitted at this time of the year was detrimental to the tourist town and was a Health and Safety issue. County Highways had advised they were not concerned and works were to continue till the end of March. Simon noted that debris could fall through the gaps in the scaffold boards and at the sides. All supports for scaffolding down the steps were too far into the steps allowing only single file pedestrian traffic to and from the ferry. The handrails were obscured by upright poles so could not be used.

He therefore appealed for assistance with this matter for the whole town as many did not understand why it has been allowed to be erected. The Mayor advised that Pete Robinson had forwarded this concern on and questioned what Cty Cllr Gilbert felt. Cty Cllr Gilbert had spoken to Adam Keay and he had twice visited the site and felt that there was insufficient reason to withhold consent for renewal of the licence but Cty Cllr Gilbert asserted that obviously this did not seem to be the case. Cty Cllr Gilbert would report back to Adam Keay this evening and the Mayor stressed that debris can fall through the planks and there was no access to the handrail. Mr and Mrs Philbidge of the photographic gallery noted that there were many single mums with young children around. People whether old or young went across on the ferry to the beach for sandcastles etc. They relied on the handrail due to the literal sheer drop and worn steps but this handrail had been removed ahead of the busy Easter period. His concern was that that there would be a serious accident which would be bad publicity for Salcombe and put a lot of people off going across to the beaches. With queues of pedestrians going both way up and down these steps this restriction would cause further impact. The most vulnerable people would be the least aware, ie young and old.

The Mayor questioned why scaffolding applications must apply for a licence and yet they did not go to town council for local feedback and should they not do so. He continued that there was no way anybody locally would have agreed to scaffolding on these steps at this time of year. Before renewal consent was approved the safety criteria needed to be confirmed. Cllr Long had obtained a copy of the licence and said that anyone seeing the licence would not have known about the steps because it only mentioned the front of The Salcombe and did not include the steps. He further asserted that there was a need to ensure pedestrian access was maintained to the ferry and pub. Correspondence that the highway officer had with other people was approved on a lesser basis for works that works needed to be done. Those who had seen the site were aware that the amount of potential work there provided a clear health and safety issue with regard to the barge boards, tools etc being able to be dropped through. Also Cllr Long continued, how long would an extension be for. So far only the seaward elevation had been done and not the street side and the amount of debris that had dropped into the lower business premises were awful. Cty Cllr Gilbert advised that he would recommend that works did not go beyond the beginning of May. However the applicant could then put in for another extension. Interim works had been scheduled to commence October 1st 2017 till April 2018 so why were these not done previously as there appear no correlation on the dates.

Nick Philbidge of the gallery enquired who was responsible when an accident happened. Cty Cllr Gilbert noted that if the Health and Safety Executive came down and deemed the site needed to be shut down this might involve something but only what the contractor had to do to comply but not take the scaffolding away. It was noted that the contractors were finding further works as they went along so the job was growing. Simon Shortman advised that he could easily move his ferry operation to Whitestrand but was aware that this would kill the town and there he wanted to keep his business this end.

This work, like a further application that had just been permitted above the shops on the corner of Fore Street was for the flat above. Was there not a strict criteria for scaffolding not during peak season as Salcombe had several peak seasons at Easter, Spring Bank Holiday, July and August.

Richard Murray was in attendance on behalf of the Egremont Trust. He explained that they were trying to do the best for Salcombe and the outcome desired from their written request was that Salcombe as a town, through Salcombe Town Council, supported the continued operation of the Egremont within the Harbour. He noted that there were some issues to resolve with the Harbour Board and hoped to reconcile these as the project went forward (this was to do with moorings etc but everything, he said, could be resolved with a spirit of goodwill). He felt that the public in Kingsbridge and Salcombe needed to be aware and this was why he was trying to bring this project into a wider forum. The Trust needed gestures of goodwill and support as the funding team were not sure of the mood in the town, estuary and area about this need. So he was asking whether, in principle, town council would support the strategy of bringing the Egremont back to Salcombe for the benefit of the people. Cllr Lang wanted to know what sort of support this entailed.

Cllr Long felt that the briefing paper provided wished town council to write to the Duchy of Cornwall with regard to security of moorings. He continued that the Duchy of Cornwall had already responded and whereas Egremont was looking for a 25-year mooring the Duchy noted the Harbour could only offer yearly. Salcombe Harbour could not support this project due to lack of information. Richard Murray or a general in principle support for the project from the town through the council rather than pick up on the various issues as he felt that if there was a will there was a way. Cllr Long responded that there was a lack of information to make such decision. Funding had been sought for Egremont coming back as a sailing centre for children but the project also proposed an events venue and from the paperwork he had seen had talked about a minimum of 50 persons type events with all such provision and safety issues surrounding this. The principle was noted but there were lots of matters surrounding assurances given to achieve such. Discussion took place with regard to the sailing but no boats, no shore facilities, no storage, separation of children and adults, safeguarding, safety, transport of guests to the Egremont, catering to name but a few. The venture needed a viable business package for funding.

The Mayor had tried to understand how an overnight accommodation, floating hotel, would fit in with a sailing school for children with special needs. How this would work and interact along with detailed plans on how the ship would be separated horizontally to segregate would be required and further questions about provision of B&B were raised.

Cllr Long asked if they had a detailed business plan on how they would operate the events/wedding area. The response was that there was not one down to the nuts and bolts but with the goodwill of people in the town they could cover all the bins, landing supplies etc. It would be a company operating the weddings etc/events company all working integrally as well as a sailing school. The Mayor acknowledged that the applicants knew the operation inside out but as Town Council did not they were being asked to make a decision without enough information the question being do we or do we not want this facility for Salcombe.

The Duchy had said no but the funders had now read the byelaws and understood the annual licencing so hopefully if all were realistic they could find ways to achieve a successful project. Cllr Mrs Turton enquired what the current state of the ship was and was advised that it was safe and had £300,000 spent on the hull so only needed to go into dry dock once more. It did not look pretty but hopefully with investment in the ship it would extend its life for 30 years.

All members of the public left the meeting.

Police Report – None sent.

COUNTY COUNCILLORS REPORT – Cllr Gilbert had attended to hear the concerns raised in open forum regarding the scaffolding, as reported above.

Cllr Lang advised that the contractors working in and around Courtney Street had been parking not only at the side of the road but also down the middle. The other day there were three transit vans parked down the middle so that residents could not get out. The parking officer did not appear to be issuing tickets to these builders nor, according to the Mayor, those contractors around in Island Street. They appeared to have a repour with the ticket officer and he asked them to move but it did not deal with the problem when the officer was not around. Also it was noted that

there was 'a rash of' people putting notes in their car windows advising where they were working but with no highways permits and they were not being ticketed.

The Highways Officer had advised that the places suggested for a taxi rank at the end of Clifton Place were not suitable due to access and offered other parking spaces around that area. Town Council did not wish to lose on street parking spaces but wished to discuss this request and understand where could be suitable. Whilst they might miss the end of March HATOC meeting to implement a taxi rank they requested a site meeting with Cty Cllr Gilbert and the highways officer to discuss this further.

The Mayor again raised concern with regard to the drain outside Bonningtons. He noted that the drain had been blocked after the work by South West Water. When he walked past the drain water was going down it so he felt all was working. However it was noted out that rubble was still visible and what in fact had happened was that the drain had collapsed and there was a concern that the road would collapse. It was felt that South West Water should return and deal with this problem.

Cty Cllr Gilbert left the meeting.

DISTRICT COUNCILLORS REPORT:

District Cllr Wright noted Storm Emma and the two recent snow falls. The two District Councils worked together in Devon being fully functioning with South Hams and West Devon staff remotely operating from home allowing 200 officers to provide assistance. The Communications team was very active and 2696 messages were sent out during this period along with Facebook and Twitter and responded to and keeping people informed. The number of complaints was substantially lower. The website had 200 hits last year compared with 20,000 this year.

Council tax bills were now out and District Council was not accepting cash payments. A waste review was to be carried out on assisted collections, bulky collections and clinical waste to ensure that the service provided was targeted correctly. In other words this was an in house review not public consultation to update records.

In May the SeaMoor Lottery was being launched and District Council was asking for expressions of interest from charities to come forward and they were being invited to a meeting/party where they could launch the idea and start running the lotto at £1 a ticket with 60p to benefactors and 20p to a prize fund with 20p to the company running it.

District Cllr Mrs Pearce highlighted the Long Eared Horseshoe bat which covered 9 wards in the council area stretching up to Teignbridge. It was really rare and would receive a lot of support to ensure the best maternity roost in Western Europe. The Joint Local Plan Examination in public finished last week and Dist Cllr Mrs Pearce advised it was good news and at the end the Inspector announced that the plan could be made sound so long as District Council followed some modifications that she made. There was nothing hugely different just a few problems on affordable houses. Hopefully District would be able to adopt this document by the end of the year so this was a record for creation of a joint plan through three authorities. That would mean that housing allocations were set and it would be an emerging plan.

With regard to life jackets there was a motion put through District Council at their last meeting because from Europe there was funding available for fishermen to receive a grant for smart life jackets with built in GPS beacons and flashing lights. These jackets were comfortable and small when packed up. Karen at the Harbour Office had been collecting information from fishermen which would then be sent off to the Maritime Marine Office for them to apply for the funding. There would be a slight shortfall on cost outlay but she was hopeful the Salcombe Harbour Board might sanction paying this small difference. Plymouth and Torbay had already obtained these and once fishermen received their life jackets they were their own property and often it was families that ensure that they wore them. If a lifeboat goes out on a search and rescue to someone with this life jacket the technology within meant they could go straight to them.

Further to an email to District Licensing, it was advised that the whole of Whitestrand car park was intended to be used by the police who would take up 22 spaces. The Creek car park would have the boats removed and reopen that week for parking which meant more parking would be available within the town. This event had gained support from Cllr Wright and District Council believed this may also draw visitors to the town for the event.

Cllr Lang felt it was an inappropriate time to close Whitestrand car park off when all shops wanted customers but people did not like to walk too far and why could the Marine Day not take place at the Creek Car Park. This event had not previously been held over the Easter holiday time. Cllr Long noted that today Cameron had advised all bar a few bits of crane had been removed from the Creek Car Park and it was swept and handed back to District Council. Cllr Lafferty Holt noted this was during the first week of school holidays at Easter and this was the most accessible car park in Salcombe which would be closed all day and yet the Creek Car Park was empty so why not host it there. The previous Marine Day was not the busiest of events with no queues but the car park was needed at this time of year.

On another point Dist Cllr Pearce noted that within the Neighbourhood Plan Whitestrand was reserved as a Green Space and if so did everyone not want parking on it anymore. The Mayor did not feel that this was the intention as it could still be used as a car park but this was a suggestion so it was included and could yet be thrown out at examination. Dist Cllr Wright noted that Captain Morgan had put in for planning permission but their current licence term was from 1st April to the end of October. He suggested that this area could be used for something else outside this time and wondered markets. The Mayor noted he had raised this with the Chamber of Commerce previously as someone had wanted to hold a regular market and whilst in season this was not advisable he felt the land could be used at other times. Cllr Lafferty-Holt did note that such usage affected the shops that required access and visibility at all times so such should not obscure those shops. Cllr Lang felt that the main consensus of opinion was that markets attracted traders who sold the same things as local businesses but did not have to pay rates as they did.

The Mayor raised a point that when the second bout of snow came there was a District message which said the crew coming out would continue to collect so leave the bags and maybe they would continue on Saturday for bin collections. However there was never an update on the District website. He sent a request to the waste team directly who to their credit responded in a couple of hours but why did the initial email message online disappear off the website.

The Licence hearing for Bearz & Co appeared now to be a restaurant licence. It was noted that one member of the committee stated to a resident, who attended and objected to the possible noise, they should get ear plugs or go away for a few days. Dist Cllr Wright noted this comment was in fact made and agreed that it was inappropriate. He was then asked why as ward members they had raised no objections when town council objected. Dist Cllr Wright advised he objected before the hearing and explained what he had done to mitigate these concerns and viewed comments made by members of the public. After this he was in support of the application as amendments had cleared these matters. Most concerns were addressed but if a member of the public wished to review the licence once it was put to use it could be called back in and reviewed by the licensing team.

The gin distillery now stated on their blackboard 'come to our waterside bar with craft beers and wines'. Also the gallery was now no longer a gallery but was a tasting bar. The licence with the bar upstairs was for a tasting bar for use during an educational trip and it was not a standalone public bar. Downstairs was a viewable glass box full of gin with a tasting bar clearly visible and this was of concern as it was no longer a gallery and thus the District Councillors were asked to take this matter up.

Dist Cllr Wright left the meeting.

3. CO OPTION

No applications having been received this was DEFERRED.

4. MINUTES

The Minutes of the meeting dated 14th March 2018 were considered before being APPROVED by council and then duly signed by the Mayor as a true and correct record.

5. PLANNING APPLICATIONS:

The following applications were considered under delegation and such observations from town council submitted to District before this meeting.

- 1958/17/FUL Retrospective application for change of use of land to A3 (Café and seating area) The Wardroom, Fore Street, Salcombe TQ8 8BU – No objection.
- 3419/17/FUL READVERTISEMENT (Revised plans) Demolition of existing garages and erection of 1no. dwelling (revision of 0877/17/FUL) Land at Baptist Lane, Salcombe – Objection. This proposal was felt to be an overdevelopment of a small plot which would change the style of the area. The only amenity space proposed was a small corner of grass where currently there was a tree and this was not felt to be enough space for a four bedroom property. There would be a loss of parking spaces adjacent in an area where parking was of a premium and thus would affect the locality. This proposal would still not blend with the street scene and the wall along Devon Road, being in a Conservation Area, should be changed. The design was not felt appropriate for the Conservation Area as it did not blend and further additional changes to windows increased overlooking.
- 0587/18/HHO Householder application for conversion of loft with dormer windows to front and rear, replacement garage, new entrance gate and wall and new approach steps and landscaping 2 Moorland View, Bonaventure Road, Salcombe TQ8 8BD – Objection as a pitch roof was felt to be a better design for the dormer to match in with the cottage design and garage.
- 0616/18/FUL Refurbishment and rear extension to flat Avocet 72a Fore Street, Salcombe TQ8 8BU – Objection as this was felt to be overdevelopment of an already overdeveloped flat and as such would overlook the neighbouring property from the upper terrace and was also not felt to be of good design. If this proposal was approved there should be a condition that any development works should be carried out over the winter period to reduce nuisance.

- 0617/18/LBC Listed building consent for refurbishment and rear extension to flat Avocet, 72A Fore Street, Salcombe TQ8 8BU – Objection as this was overdevelopment a listed building as 0616/18/FUL.
- 0698/18/HHO Householder application to re-build stone garden wall as part of main front garden The Grange, Cliff Road, Salcombe TQ8 8JQ – No objection.
- 0699/18LB SAME – No objection.
- 0716/18/HHO Householder application for loft conversion with dormer to rear and rooflights 7 St. Dunstons Road, Salcombe TQ8 8AJ – No objection.
- 0758/18/HHO Householder application for proposed alterations to existing roof conversion Hope Cottage, Coronation Road, Salcombe TQ8 8EA – No objection.
- 0801/18/ADV Advertisement consent for proposed 3no. fascia signs to replace existing 71 Fore Street, Salcombe TQ8 8BU – No objection.

LAWFUL DEVELOPMENT CERTIFICATE

- 0580/18/CLE Lawful Development Certificate for Existing use of land as residential curtilage and erection of ancillary outbuilding incorporating a workshop, tool store and summerhouse 1 Horsecombe Court, Higher Batson, Salcombe TQ8 8NF – No knowledge of this site.

Dist Cllr Mrs Pearce left the meeting.

WORKS TO TREES IN A CONSERVATION AREA

- 0789/18/TCA Proposal T1: Magnolia – crown reduction by approx. 1.2 metres, overhanging public stairs leading from Allenhayes Road to Devon Road causing slip hazard and risk from overhanging branches Devon Court, Devon Road, Salcombe TQ8 8HE – No objection.

PLANNING CORRESPONDENCE

Nothing further received.

6. GENERAL DATA PROTECTION REGULATIONS

The new requirements with regard to compliance were discussed and the following was AGREED

- Data Controllers – Town Council
- Data Protection Officer – Gill Claydon
- Processes to be dealt with firstly – For staff to go through town council contact lists that were held and send out appropriate documents to state town council would continue to hold information, why they were using it and how to confirm to opt in.

7. OPEN SPACE

Following legal advice it was AGREED to defer this matter to the second meeting in April.

8. TAXI RANK

Following feedback from County Highways that the site proposed was not appropriate and so they considered further sites and it was AGREED to refer this back to Cty Cllr Gilbert as the dangers were not understood and for him to arrange a site meeting for highways to explain.

9. EGREMONT TRUST

Town councils AGREED that they would not write in support as it was not appropriate for them to endorse a commercial venture.

10. FLOWERBED AT BEADON CROSS

The request by the outgoing contractor to retain their sign placed within the flowerbed that they created was NOT APPROVED.

11. MAYOR'S REPORT

The Mayor thanked those councillors who attended the Neighbourhood Plan public consultation drop in meetings. He asked if they could all as councillors' reply online to the consultation which had been extended to Thursday 5th April.

The Mayor read out an email from David Parkes which sought to explain that District Council had discussed proposals for Shadycombe with those he had invited and he would have a wider group meeting later.

12. COUNCILLORS REPORTS

Cllr Mrs Turton – Reported on attending the Joint Local Plan Consultation at Plymouth on 21 March 2018

She attended the JLP Consultation on Town Council's behalf, along with the Town Clerk, and Peter Stratton from the Neighbourhood Development Plan Group. This was the postponed session due to snow on the 28 February.

Cllr Mrs Turton informed the Inspectors about the concern that the JLP Strategic Objective 8 – maintaining the vitality and viability of smaller towns and key villages - could not be achieved without the provision of locally affordable housing and locally affordable workshop units, which policy DEV8 – meeting local housing need - was supposed to enable.

The joint councils confirmed that the original housing number of 30 for what they called Shadycombe, which incorporates Shadycombe car park and RA4, had been reduced to 20, and that the 6 houses over the retail unit and the 2 over the showroom on what was Banger's site would be deducted from the 20, leaving only 12. It was this piecemeal division of the plots that had eroded the possibility of any affordable housing being built at all.

Inspector Mrs Burden made reference to an exception site policy, where sites not identified in the JLP and outside the settlement boundary could be released for residential development, which she directed at the joint councils. They explained that policy TTV31 – development in the countryside - should be read as such a policy. Mrs Burden said that as Inspectors they had not identified the policy as such, and therefore the joint councils needed to go back and write a new policy which dealt specifically with exception sites for affordable housing development for local needs. Using cross-subsidising developments, where open market paid for affordable, to fulfil local housing requirement was not going to achieve what Salcombe needed, and so exception sites seemed to be the direction in which Salcombe were being led.

The Inspectors confirmed that they would be making a visit to Salcombe to see the development sites for themselves.

Cllr Mrs Turton noted she had attended the Neighbourhood Plan drop in sessions and also went along to a book launch held at the Salcombe Maritime Museum where she was presented with a sign copy of the book which she duly declared.

Cllr Long – Noted in Town Clerk's report the resident's complaint about an overhanging tree and would meet and then consider such cost of works. He noted that nothing had been reported directly to BT with regard to the telephone line and this raised a question as to whether BT would be concerned.

There was concern by residents with regard to the Plantation in Devon Road which on looking at he agreed was becoming 'gardenised' and as Tree Warden he had written to the Woodland Trust about the conditions of their Management Plan. This was going from woodland to open garden as it had been strimmed three times. He was awaiting a response after Tuesday following the Easter break. The lower area was also covered under Tree Preservation Orders and as this had gone on the market he would look at it.

Cllr Baker – Noted the defibrillator had been reported again to South West Ambulance team who were to attend and replace the equipment. He asked what the policy was with regard to reporting.

Cllr Lafferty-Holt – Gave thanks to Richard Turton for all his assistance during the snow and gritting of areas around town. Parking was becoming an issue in where motorists' park badly in the bay so they took up two spaces instead of three and this issue would be reported.

Cllr Mrs Bricknell gave apologies due to illness. She however advised that the Defibrillator representative was to meet her next week to consider where the unit was sited and speak to the Spar Manager. It was hoped that it could be moved away from the drainpipe but a location had to be discussed. They would at the time they moved the unit install a more up to date one but the only thing they could not do was install the casing. She was asked if the town council handyman could undertake this job. Those at the meeting noted that the current housing was in a poor state and this needed replacing too and therefore a cost for such together with fitting should be obtained. From Cllr Baker's report above Cllr Mrs Bricknell would be asked to report on how she feeds information back to South West Ambulance.

CLERK'S REPORT

- A request had been made for the location of the Nicholas Palmer commemorative bench in town. Most benches were historically installed by District Council but following the review by Town Council of the condition of benches this information was made available to the visitor to be able to locate it.
- Concern regarding overgrown trees into the rear of a property in Coronation Road, from Shadycombe cemetery had been reported and the Tree Warden attended to overview and a meeting was to be set up with the resident.
- The highways officer had sought comments regarding permission for 6-10 Fore Street for scaffolding to be erected on the pavement from 16th April until early July 2018 to allow maintenance works. Erection of scaffolding over the tourist season for these works would be raised with the highway officer along with the scaffolding highlighted in open forum.
- Letter from Salcombe Primary School advising of their discussions regarding reducing plastic and suggestions for things that could be done in the town. The Mayor and Deputy Mayor wished to thank the

children and attend to discuss this topic with them so the town clerk was requested to arranged such for the end of April.

- Notification received from District Licensing that the Bearz Bar, The Kidz and Co, Island Street, Salcombe had been granted their application subject to conditions.
- The Park and Ride rates were due from 1st April at £230 p.m. or £2295 annual with the cemeteries becoming due 1st June. The office was nil due to small business rate relief. The park and ride rates were sanctioned to be paid in one lump sum to reduce administrative time.
- The District weed spraying invoice was to be queried at a forthcoming meeting so would not be paid in this financial year.
- An error by County Council for Park and Ride overpayment was yet to be investigated through the accounts and would be dealt with in the next few days so would go into the next financial year.

13. FINANCE

Bank Balances

Current Account £501.00

Deposit Account £320,096.65

Receipts:

Parish Paths Partnership Grant £100.00

Bonfire Hill Cemetery – £525.00

Allotments Rent - £327.60

Councillors APPROVED Internet payments to:

Bayleaf Gardening Ltd (March) - £546.98

Bayleaf Gardening Ltd – For works to trees at The Berry, Redfern Woods and Shadycombe Cemetery £2820.00

Sandover Associations – Neighbourhood Plan Consultancy £3150.00

Greenspace (March) – Maintenance £474.33

Wages (March) - £1736.84

HMRC – Tax and NI £757.93

NEST – Pension £145.26

DALC – 2 x General Data Protection Regulations training 13/3/18 £96.00

Cheques:

3466 N. Turton – Travel to Joint Local Plan hearing £28.50

3467 M.J. Hallett – Hedgetrimming £306.00

14. NEXT MEETING

The next town council meeting would be held on Wednesday 11th April 2018 in the Library at Cliff House, Cliff Road, Salcombe at 6.30p.m.

Meeting Closed: 21.48p.m.

..... 11th April 2018.
Town Mayor.