

Minutes of the Meeting of
SALCOMBE TOWN COUNCIL
held in the Library of Cliff House, Salcombe
at 6.30 pm on Wednesday 27th June 2018

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

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

Also in attendance:

Dist. Cllr S. Wright	A
Dist. Cllr Mrs Pearce	*
Cty. Cllr. R Gilbert	A
Gill Claydon (Clerk)	A
Pete Robinson (Cemetery Manager and Project Officer)	*
WPC Jo Pengilly	A
Kristen Bounds Kingsbridge Gazette	A

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.

The Mayor declared an interest in Planning Application 1852/18/HHO.

2. OPEN FORUM

No members of the public being present this was dispensed with.

District Councillors' Report

District Cllr Mrs. Pearce:

- There were moves afoot to start enforcing on irresponsible Dog Owners. A press release had gone out for publishing in the Gazette and was already on-line.
- SHDC draft accounts passed through audit committee with only minor administrative changes before going to committee members for approval.

Cllr Fice raised the issue of the toilet block at East Portlemouth, which although not a Salcombe issue was an issue for people visiting Salcombe. Cllr Lafferty-Holt raised the issue of soap in the hand-wash machine in the men's toilet at Whitestrand as it had stopped dispensing soap shortly after the attendant left. This was not refilled until the next day. Additionally, Cllr Lafferty-Holt raised issue of the mess in the toilets and advised that he had sent pictures of detritus within the toilets to Cllr Wright and raised the fact that waterless urinals were usually full of urine and not emptying.

Cllr Long raised issue with Cllr Mrs Pearce with regard to Underdecks (Cliff Road) viewing area. The viewing area had been covered in by a planter that had filled in the view and was not as shown on the plans. Cllr Mrs Pearce would raise with Planning Enforcement.

Cllr Fice raised Creek House enforcement. This was complicated by the fact that this was a commercial letting (albeit residential). He also raised the SHDC black seagull sacks at Chapel End, again all over the pavement.

Cllr Mrs Sinnott raised issue of the First Responder bay sign being too high to be easily seen and it was being ignored. Needed to be raised with Cllr Gilbert.

The Mayor advised that a petition was being distributed in complaint at SHDC planning to introduce charging to use public conveniences.

Issue of safety at North Sands raised by Cllr Long. Green area at the entrance to the car park was being used for parking and this was blocking the sight-line along the road as well as causing general road safety issues considering the proximity to the beach and people crossing the road to use other amenities.

Police Report

There was no report from the police.

3. CO OPTION

No applications having been received this was dispensed with.

4. MINUTES

The Minutes of the meeting dated 13th June 2018 were approved and duly signed by the Mayor as a true and correct record. Cllr Long raised a small change with regard to lighting on the footpath from Onslow Road to Ember Road, as follows:

"In relation to the lighting installed on the footpath from Onslow to Ember Close, one of the lights had been placed on an existing pole so that it shone on the road rather than the path and as there was a hedge in the way people felt there was a dark area on the footpath. Other Councillors felt that the light would help people crossing to the garage and discounted this comment."

5. PLANNING APPLICATIONS:

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

- 0453/18/FUL READVERTISEMENT (Revised Document Received) Change of use of open space winter boat storage (B8) to designated outdoor seating area (A3) Captains Morgans, Normandy Way, Salcombe TQ8 8ET
 - Objection – Councillors did not see their previous objection was addressed and again objected “unless there was a condition placed that this permission was only enforceable from 1st April to 31st October in line with the current District Licence granted. This was to ensure that the area designation allowed alternative uses outside the licence period”. Also, approval should be conditional on all tables and benches removed and ground made good at the end of the season.
- 0861/18/FUL Proposed demolition of existing care home and redevelopment to form 4no. dwellings (resubmission of 0653/17/FUL) Wells Court, Herbert Road, Salcombe TQ8 8HN
 - Objection – Still overbearing and will introduce a 3-storey building where none existed before – out of keeping with existing street scene. Buildings are too close to the boundary and concern of significant reduction in light amenity to Roseinthorn. There were concerns regarding limited parking per residence on site causing issues on already congested street, which would lead to problematic tandem parking (one car in the garage and one on the drive).
- 0115/18/LBC READVERTISEMENT (Additional Plan Received) Listed building consent for opening ground floor fireplace to original, internal alterations in rear, reinstate existing rear flat floor and 1 no. new skylight, 1no. lead covered access hatch, remove 1no. Velux roof window, replacement rear casement window and second floor bathroom fittings to be removed 46 Bakerswell Cliff Road, Salcombe TQ8 8JQ
 - No objection
- 1568/18/OPA Outline application with some matters reserved for erection of 1no. dwelling Elworthy Cottage, Higher Batson, Salcombe TQ8 8NF
 - Objection – Overdevelopment and impact on Grade II listed building and other listed buildings in the locale. Inappropriate building for the site. Light pollution an issue. Ecology report raised issue regarding bats and other wildlife, and there are also issues regarding access to the property from the narrow lane. Parking was not being extended. May affect use of public footpath alongside the existing cottage.
- 1641/18/HHO Householder application for balcony created above single storey extension to rear of dwelling Ambleside, Herbert Road, Salcombe TQ8 8HN
 - Objection – Description incorrect, as it does not mention the demolition and extension of the existing extension before creating a large balcony. There will be considerable overlooking and was unneighbourly – needed privacy screen either side of the balcony. Light pollution. Large bi-fold doors came around to the adjacent property and would add to light pollution.
- 1773/18/HHO Householder application for alterations to existing dormer window 28 Church Street, Salcombe TQ8 8DH
 - No objection
- 1779/18/ADV Advertisement consent for display of three non-illuminated signs 74 Fore Street, Salcombe TQ8 8BU
 - No objection
- 1852/18/HHO Householder application for demolition of existing single storey garage and erection of 2-storey side extension with extended terrace and steps 5 Walton Leigh, Devon Road, Salcombe TQ8 8HQ
 - Objection – Overdevelopment, overbearing and prominent terracing on the site would be massive. Would have a significant impact on Conservation Area and AONB. Loss of garaging would have an impact on parking.

WORKS TO TREES IN A CONSERVATION AREA

- 1916/18/TCA Proposal: T1: Pittosporum Tenuifolium – Dismantle in sections to near ground level; G1: Italian Cypress – 5 trees in poor condition, fell to near ground level. Location Mew Stone West, Allenhayes Road, Salcombe TQ8 8HU

- No objection to felling due to condition of the trees, however, Cllr Long felt replanting should be a condition.

PLANNING CORRESPONDENCE – There were no items for review/discussion.

District Cllr Mrs Judy Pearce left the meeting.

6. HANDYMAN WORKS

It was AGREED as follows:

- a) Reinstall/fix all fence posts identified around the playground at Jubilee Gardens playground £580 – AGREED with plastic posts.
- b) Replace sandpit wooden edging posts £680 – DEFERRED – There was a view from the Project Officer that having discussed the sandpit edging with Playground Inspections (PI) the removal of the edging and substituting with impact matting would negate the need to replace any of the edging and would also resolve the issue of possible injury of falling from the slide onto the edging. Councillors asked for additional quotes for the new solution.

7. MORTUARY BUILDING

The options regarding use of the Mortuary building and Council Hall and when to consult with the community were considered and discussed and it was DEFERRED. Councillors would like to see the rebuild cost for Mortuary and Council Hall for comparison.

8. CITIZEN OF THE YEAR

The applications received were tabled and it was AGREED that Peter Tobin would be Citizen of the Year for 2018/19.

9. GRANT

A request for further funding towards Plastic Clever to provide cloth shopping bags at a cost up to £1500 was considered and it was AGREED to go back to Anna Turns for more information and to bring it back to council later with additional information about the intended scheme. It was also felt that other organisations also needed to be approached by Anna with regard to the initiative and funding.

10. MAYOR'S REPORT

On the 14 June the Mayor attended the Kingsbridge and Salcombe Chamber of Commerce AGM to catch up with the year's business. It was a very useful evening as she could meet and chat with Kingsbridge's new Mayor, Ann Balkwill. The Chamber was raising the issue of the abuse of Annual Dispensation Permits with County. The Mayor had been in communication with Cllr Gilbert on the subject, and it was on the Agenda of the HATOC meeting on the 6 July.

On the 15th Cllr Long and the Mayor attended the home of Mr and Mrs Pridham to hear their concerns regarding the former gas works development on Gould Road, which was immediately in front of their property. There were a few issues that they were double-checking on the planning decision.

On the 18 June the Mayor and Town Clerk attended the Mayors and Clerks meeting at District. It was a long one! Their Annual Report was now available online and their Budget and Final Accounts were published at the end of May. The external auditors were going over the accounts at the moment and they should be published by the end of July. They said they had to find £600,000 for the next financial year even though they showed an underspend of £84,000 this year. They were not expecting any government changes for the 2019/2020 year, but there was no information coming forward for after 2020. The decreasing population of the South Hams and second homes that registered as businesses added to their financial worries

John Tucker, Leader of the Council, said that between now and the 19 July he and 2 officers – Chris Brook and Darren Arulvasagam – would be visiting the towns to talk about the towns aspirations. They would also be contacting towns and parishes regarding investment and development options. At the moment this referred to toilets and their expectation that they would be taken on locally. Their figures showed that they spent £700,000 per year running public toilets and charging for their use was only going to offset a small proportion of this cost.

They were going to be running workshops on planning enforcement. Towns and parishes were asked to keep an eye out for possible planning condition breaches as they were the eyes and ears on the ground. Issuing a Breach of Conditions Notice was a quick and effective route in comparison to enforcement.

Kingsbridge raised the issue of managing dilapidated buildings. A Section 215 Amenity Notice could be issued if the problem building adversely affected the amenity of an area, but could only dictate remedial works to the exterior.

The Joint Local Plan Inspector's Report was due in 2 or 3 weeks. Consultation would take place throughout July and August on the modifications to the Plan only, then it would go back to the Inspector for her final report before going through the process of adoption by the joint councils, probably in their January 2019 council meetings.

They had recruited Duncan, an ex-head of planning, to advise the Neighbourhood Development Planning groups, and the Locality Engagement Officers were now also working with the part-time administrator, Sarah, and Dan Taylor.

Waste Services were currently testing a bidding process to compare with providing this in-house. At the end of the test they would decide whether to go out to tender or not, but there were implications to so doing, least of which was a lack of flexibility although penalty clauses could be written into any contract, which would be for 8 years. The issue of scheduled bin emptying not being done and the knock-on effect to town and the mess created for the next shift to have to clean up was raised. Unfortunately, Helen Dobby, the officer in charge of Street Services, was not at the meeting but town council would be contacting her directly. District advised they would stop supplying brown paper recyclable bags for food waste once the current stock ran out.

The Local Government Association-run Corporate Peer Review was going to be held in September, as a joint venture with West Devon. The key areas being covered would be Understanding Your Community, How to Promote Your Community to a Wider World, Governance and Leadership, Financial Sustainability, and Capacity to Deliver. District would be inviting Towns and Parishes to form focus groups with the peer reviewers, and the final report would be made public.

Dartmouth enquired if there was guidance available regarding Council meetings being filmed by private individuals and then edited versions appearing on social media. They were informed they could not stop filming taking place as Council meetings were public forums, but one possible solution would be to record the meetings themselves so that there were true, accurate and unedited records available should the need arise. District advised that they recorded their own meetings with the recordings being kept for 12 months.

Ivybridge raised similar concerns to Salcombe Town Council over District's expectation of additional town council contribution when Section 106 money was to be spent on play equipment on district-owned land. District said that they were trying to top up time-sensitive monies. The concern was also raised that the S106 team had no real engagement with the towns and parishes and this was hoped to be improved upon.

Finally, regarding the Police & Crime Commissioners Office CCTV project, District's stance was that "You're on your own".

On the 20th the OSSR Working Group of Cllrs Baker, Mrs Bricknell and the Mayor met to go through the public consultation responses. They were now incorporating them into the OSSR Plan, and it would then go on to District for the next stage of the process as soon as that was completed.

NB: Councillors asked at this meeting that the S106 for Courtenay Park needed to be raised with SHDC as the top priority in Town Council OSSR Plan. The Mayor said that she was processing consultation responses and would make Courtney Park a top priority to the OSSR feedback to District Council.

On Thursday 28th June the Mayor was off to Plymouth. The commander of the Royal Navy's newest survey ship, HMS Magpie, had chosen Salcombe to affiliate her to, and the Mayor had been invited to attend the commissioning of the ship. The Mayor was taking Assistant Harbour Master Chris Gill who, in his previous life was a Royal Navy hydrographer, and was quite excited to be going! Town Council looked forward to welcoming Lt Com William Alexander and HMS Magpie to Salcombe.

11. COUNCILLORS REPORTS

Cllr Lafferty-Holt – Raised e-mail from Cllr Mrs Pearce regarding the welcome sign at Thurlestone which was designed by Kingsbridge Community College students. Cllr Lafferty-Holt wanted to move forward with installing a Salcombe Welcome sign. Agenda item for next meeting to agree location. Cllrs to e-mail Cllr Lafferty-Holt with their ideas.

- Shrubbery on Onslow Road opposite Bonaventure Close – private ownership of the hedges was an issue for getting them cut. Suggested this be added to the gardening schedule for next year.
- Bench on Onslow Road (Piggy Lane) – Bamboo in front of the bench was dead and blocking the view. As this was on private land Town Council could do nothing to remove the bamboo.

Cllr Mrs Sinnott – Park & Ride – The signs on the road were contradictory (Park & Ride vs Park & Walk). This should have been addressed by Devon County after early meetings with them and was being chased by Town Council.

- Blue badge holders parking on the hill at Market Street. Raised with enforcement office who said that the yellow lines could be changed to "no loading" to stop this happening on Market Street going up to the corner at Church Street. To be raised with Devon County.

Cllr Long – Notified by parents and the Headteacher of the Salcombe Primary School regarding graphic graffiti at the St Dunstons play area. The Headteacher was investigating whether pupils at the school could have been involved. Cllr Long spent two hours cleaning the graffiti off, as considering the nature of the graffiti he thought it was best removed soonest.

- Allotment trees. A number of elms had been poisoned. There were a number of holes bored in the trees with a large bit or auger and it would seem that possibly a systemic weed killer applied. It was quite blatant that the trees

had been vandalised. If the perpetrator was identified Town Council should take action against them. Concern was expressed about impact on the bank - trees would need to be felled at some stage. It was considered that this should be publicised. Cllr Long to write a report for forwarding to the Gazette and reported to Alex Whish (SHDC Tree Officer). Also needed to be reported to police - Cllr Long will address this and pass details to the Town Clerk.

- Parking on Fore Street on the pavement opposite Pickford House. Drivers had been challenged, but stated they had a (parking enforcement) ticket so could now stay all day. Pedestrians were put at risk, as pavement was blocked. To be raised with Cllr Gilbert.
- North Sands Road raised as people sped through there and were easily distracted by activities on the beach, green, carpark and the Winking Prawn, cars were also parking on the car park grass verge, this was a safety issue considering the location and amenities. Something needed to be done to address road safety issues in what was in reality "a road through a playground". Something needed to be done and Cllr Long sent an email to Cllr Gilbert asking what could be done and the official response was that this would be discussed further but it does not meet the criteria for the usual road safety measures as there had not been any collisions or pedestrian accidents. Cllr Long said he would continue to press for action.
- TPO at Westcombe superseded. The recent TPO application superseded and updated a previous TPO application in 2017 so the current application that Town Council supported remained.

Cllr Fice – Attended the Feoffee's meeting with Cllr Lang. Mary Kemp and Ian Hatch also attended. There should be 3 Councillors on this committee, but only two are currently nominated (Mary Kemp was 3rd Councillor when she was on the Council). The Committee were looking to have a third councillor on board. Anyone interested should volunteer.

- Chapel End full of parked cars on Saturday evening. The taxi rank might have alleviated this.

Cllr Baker – OSSR Plan was on the website for consultation. Concerned it gave no timescale for review and wanted to ask how additional comments could be submitted. The Mayor said consultation was completed, but a methodology needed to be implemented to capture additional comments.

Cllr Lang – Raised broken wooden goalposts on The Berry - one had been left lying in the hedge. Town Council would contact the football club to remove.

- Wooden posts (Dragon's Teeth) at The Berry (St Dunstons Road track) had been knocked over. It seemed rotting may have weakened them and others were likely to need replacing. Quotes to be obtained and brought back to meeting.

Cllr Bricknell – Nothing to report.

CLERK'S REPORT.

- Jason Parry of the Harbour Hotel had advised that they had the grass at the car park cut and would address the chain replacement as soon as he was able but he had been busy and not able to do anything so far.
- The Town and Parish Fund was to become the Community Fund and would not be available to be applied to by community groups and must show working with voluntary groups/community and/or additional matched funds. The fund would no longer cover projects such as grass cutting, highway ditching or lengthsman. Projects should also, again, benefit more than one parish.

12. FINANCE

Bank Balances as at 22nd June

Current Account £4901.00

Deposit Account £328021.13

Receipts: Bonfire Hill Cemetery - £1255

Councillors APPROVED Internet payments to:

Foot Anstey – Legal Fees £1169.40

Krystal – Domain renewal Neighbourhood Plan website £11.99

Charles Rogers Building Contractor – Batson Creek footpath repairs £498.00

HMRC – Tax and NI £767.79

NEST – Pension June £148.04

Wages – June £1772.50

13. NEXT MEETING

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

Meeting Closed: 20:34p.m.

..... 27th June 2018.
Town Mayor.