

Minutes of the Meeting of
SALCOMBE TOWN COUNCIL
held in the Library of Cliff House, Salcombe
at 6.30 pm on Wednesday 11th July 2018

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

Cllr Mrs N. Turton – Mayor (in the Chair)	*
Cllr. M. Fice	A
Cllr Mrs C. Bricknell	*
Cllr T. Lang	A
Cllr R. Whitfield	N
Cllr Mrs L. Sinnott	*
Cllr K. Baker	*
Cllr P. Lafferty-Holt	A
Cllr M. Long	N
Also in attendance:	
Dist. Cllr S. Wright	N
Dist. Cllr Mrs Pearce	A
Cty. Cllr. R Gilbert	A
Gill Claydon (Clerk)	*
Pete Robinson (Cemetery Manager and Project Officer)	A
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.

2. OPEN FORUM

Rebecca and Becky from Kingsbridge Dementia Friendly Group were present and explained the areas they wished to cover. Dementia was a topic talked about and last year it was the biggest single killer in the UK and affected 1 in 14 over 65 years of age, but this figure was probably just the tip of the iceberg. The condition affected the whole family, friends and carers. They explained that it could affect any sense function as it was a disease of the brain and in and around Kingsbridge with such a widely spread rural community it could lead to isolation. There was a need to talk about this to highlight and raise awareness of this condition and this was their number one aim. Both were trained as dementia friendly champions and could provide awareness training, which lasted about 45 mins to an hour, to any group as they had spoken to many varying age groups. Most who they had spoken to were positive at the sessions. As a Dementia Friendly Community, they had been awarded official recognition by the Society so they had set out what they wanted to achieve and had 9 areas to target including Arts & Culture, Schools and Education, Churches and religion, transport and emergency services, rural areas, housing and health and society care. They had agreed group actions in each of those 9 areas were slowly addressing these. Official recognition meant they could also work with businesses and groups to look at the environment they were acting in and whether it fitted with being dementia friendly aware. Perception was a sense that could be affected for those suffering such as a big mat looking like a big hole. Thus they were talking to people about how things were set up within their business. Wording such as ladies toilet, powder room etc could cause difficulty in understanding and access. Ensuring customer facing services and how this directly affected users meant they could award Dementia Friendly Status to a business with a sticker/plaque to display a logo 2018 – 2020 to show that they were taking steps. Thereafter logos were being renewed with ongoing progress and continually awarded. The Alzheimer Society released the rural guide which had been sent to all town councilors. Dementia Friendly groups had been around for 3 years and Rebecca and Becky had been involved for with the Kingsbridge one for 18 months. It was their wish to not just focus on Kingsbridge but include all the surrounding villages and hamlets.

Cllr Mrs Sinnott asked if businesses had to pay towards being involved and were advised no it was free and the steps that businesses could take did not cost money. Just being aware of staff, customers, clients or anyone they came into contact with. Housing and new businesses and premises were being required to look at what needed to be in place to assist. There was such a broad spectrum of conditions that would be displayed so people just needed to be sympathetic, understanding and look out for the community. They had brought along various postcards with information such as ‘safe and sound’. The Herbert Protocol had also been set up by the police about arranging and having on file in advance information with regard to reporting a missing person because potentially this might happen with a person illustrating dementia and they would probably wander. This facility to prepare had been promoted but in rural areas the message had got lost. They were trying to forge links with Coast Guards and other services etc. A further question was whether

there was anywhere within the health authorities that if a someone was concerned about a person in the community they could contact/talk to/email to ensure they were alright or being looked after without concerning the person involved? There was no direct way for this safeguarding or vulnerable adult route but at a recent Health Care Alliance meeting held by St Lukes the authorities were trying to create a map to ensure a support network. Saltstone Caring were involved and there maybe social prescribing coming to this area. It was a very delicate line between caring and interfering in someone's personal circumstances. There was a booklet for customer facing staff available. It was suggested that a network along the lines of luncheon clubs for the elderly and other clubs could be used and attendees transported in to ensure relief for carers and a social experience for those more vulnerable.

A website had just been launched with funding received in March and they had produced the leaflets and cards ready for Dementia Action Week. An events calendar was on the website. At Honiton they were fund raising for an Admiral Nurse and Tavistock was another more advanced model they had looked at.

The Mayor thanked them for their time and all the information that they had provided.

District Councillors' Report

No district councillors were present.

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 27th June 2018 were approved and duly signed by the Mayor as a true and correct record.

5. PLANNING APPLICATIONS:

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

- 3419/17/FUL READVERTISEMENT (Revised Plans Received) Demolition of existing garages and erection of 1no. dwelling (revision of 0877/17/FUL) Land at Baptist Lane, Salcombe – Objection. Salcombe emerging Neighbourhood Plan had gone through Section 14 consultation and stated that design must be in keeping with the area which this was not felt to be. 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 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. Being on a main route into Salcombe concern was raised with regard to possible displaced parking which would block visibility for vehicles.
- 1519/18/FUL Demolition of existing property and erection of 2no two storey semi-detached dwellings Firm Anchor, Grenville Road, Salcombe TQ8 8BJ – Objection. Overdevelopment of the plot which had an adverse impact on the street scene. It would be unneighbourly with overlooking of the adjacent bungalow which would in turn be overshadowed by a huge wall situated close to it affecting its light. With one parking space per property this would create a loss of parking and the Salcombe Neighbourhood Plan policy B1 para 4 stated there should be no loss of parking or increase in demand for on street parking and therefore this application was against this. Policy ENV 7 stated that any subdivision of the plot should not exceed the size of the original footprint whereas this did. The proposed application meant that the property extended down the garden and provided significant overlooking into the properties within Bonaventure Road creating visibility, by the slope of the land, directly into the adjacent property bedroom windows. Grenville Road was narrow and needed consideration of the knock-on impact of parking and access for service and emergency vehicles. When viewed from the water the massing of this proposal would be over dominant.
- 1538/18/HHO Householder application for alteration and extension to dwelling 9 Croft Road, Salcombe TQ8 8DZ – Objection. Overdevelopment of the land with a two-storey building affecting the Conservation Area due to its design and materials. Concern was raised that the plans were also incorrect as the boundary line, as shown, did not allow for the extension proposed.
- 1762/18/HHO Householder application for replacement sun room, new utility room extension, replacement deck/terrace & replacement windows including enlargement of existing dormers (reduced sill height) Fairmount, Bennett Road, Salcombe TQ8 8JJ – No objection.

- 1824/18/HHO Householder application for replacement garage with studio over Oversteps, Froude Road, Salcombe, Devon – Objection. The height of the proposal was twice the size of the current structure and was in fact a completely self-contained dwelling with kitchen and bathroom within. This was felt to be overdevelopment creating an additional dwelling incurring the loss of a public amenity view from the public footpath across the bar to Prawle Point.
- 1851/18/FUL Erection of a two-storey side extension, dormer window to rear of third door, external alterations including front dormer and conversion of two properties into one residential unit, 74 Fore Street, Salcombe TQ8 8BU – No objection.
- 2006/18/FUL Demolition of existing house and erection of replacement dwelling with associated amenity space Herwood, Bennett Road, Salcombe TQ8 8JJ – Objection. Overdevelopment as it proposed to increase the property by more than 50%. Such massing, design and materials would have an adverse effect on the AONB. The Salcombe Neighbourhood Plan B1 noted that design must be in keeping with the area using high quality materials that compliment the existing palate.

PLANNING APPEAL

- 3865/17/VAR Appeal reference: APP/K1128/W/18/3195750 Proposal: 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 Location: Sunny Cliff Hotel, Cliff Road, Salcombe, TQ8 8JX - Town Council wished it noted that the District Officer's report states Town Council supported the original application whereas they merely stated No objection. On further consideration it was felt that the use of slate would be preferable to weather boarding in consideration of the site location, prevailing wind and salt air and keeping with appropriate design and materials for this area.

PLANNING CORRESPONDENCE – Five letters of objection in relation to 3419/17/FUL were received.

6. SALCOMBE WELCOME SIGN

This was DEFERRED to the following meeting.

7. MORTUARY BUILDING

This was DEFERRED to the following meeting.

8. MAYOR'S REPORT

On the 28th June the Mayor attended Devonport Naval Base for the Commissioning of HMS Magpie – the new survey ship which was now officially affiliated to Salcombe. Her guests were her husband Richard and the Assistant Harbour Master Chris Gill. She met the commander of Magpie, Lt Com William Alexander and his crew, along with Brigadier Graeme Fraser, the South West Civic Liaison for Affiliates, and Mrs Teresa Gardner, the Lady Sponsor. They were both coming to visit Salcombe on the 6 August to mark the beginning of the new relationship with the town.

On the 4th July the Mayor attended the Kingsbridge & Salcombe Chamber of Commerce meeting. Modbury had now been incorporated but there was not going to be a change of name yet. Dartmouth's Chamber was possibly renewing but Kingsbridge was going to promote itself to the businesses there who were looking for a welcoming Chamber to join. The 16-24 Work Club was in danger of folding due to the death of Sha Hard and the Chamber was considering ways of helping it stay up and running. Kingsbridge was just starting its Neighbourhood Development Plan. Regarding their K5 development site, it appeared that District had done a deal with the developer whereby they could buy back the land designated for employment use for just £1 if the developer 'couldn't develop the business units'. This seemed to be an easy opt-out for any developer in future. Although District suggested that capital was due to be invested in certain business sites, even if this funding were to get allocated to K5 it would take more than 5 years for units to be built, and suggested that District was not fairly representing the community in generating space for jobs or enhancing the economy. A formal objection was going to be issued by the Chamber. She raised Salcombe's issue with speeding vehicles and that they were expecting a random speed check to take place.

9. COUNCILLORS REPORTS

No further points raised.

CLERK'S REPORT.

- Notification received from property owners of 6 and 7 Buckley Street that Land Charges at South Hams District Council had merged the two property addresses to now be called 7 Buckley Street.
- Notification of an application for adverse possession for land lying to the north of Puffins, Fortescue Road, Salcombe TQ8 8AP received and any comments to be submitted to the Land Registry before 30th July 2018.
- The proposal for a taxi rank had been accepted at the HATOC meeting and would now be going out to consultation.

- Sutcliffe Play South West would like to meet and provide an overview of possibilities at the play area.
- The Police and Crime Commissioner had launched a small grant scheme for projects that would assist communities to make their place safer. Funds of £250 to £2500 could be applied for before the end of July.
- The Park and Ride allowed children to ride free with their parents when returning to cars parked at the car park. An adult single was £1.10 but there was no provision for a child travelling alone to pay to use the bus to return to the car park. This was a service for the car park but firstly Tally Ho would be approached to ascertain what they could provide.
- Received a phone call to the office to say that the edge of the sandpit at Jubilee Gardens was degrading and that the adult had stepped on splinters. The request was that the sand pit be repaired as the fencing had and that the equipment needed renovating. This was in hand and other possibly better solutions were being investigated but no response could be provided as the complainant left no contact details.
- Alongside Cross Garden Cottage there was a narrow public pavement on which the property's brown bin was being left permanently at the corner. This caused problems for those with pushchairs and the locality officer would be asked to look at this and seagull bags being left hanging outside other properties.

10. FINANCE

Bank Balances as at 11th July

Current Account £

Deposit Account £

Councillors APPROVED Internet payments to:

Tony Glynn Scaffolding Ltd – Access to rectify Council hall window leak £540.00

C.B & P.M. Lane – Council hall window leak £280

R.J. Brooking – Council hall window leak £200.00

Softcat plc – Office 365 £30.85

Marketing Means (UK) Ltd – Summary Survey Neighbourhood Plan £390.00

T. Lang – Clear Council hall gutters of weeds £20.00

Greenspace – Remove bench and reset and provide Fence post £291.00

BRT Group – Citizen of the Year Plaque £52.94

SWH Group – Jubilee Gardens creation of access path from entrance to benches £7970.82

SHDC – Grass maintenance June £998.95

SHDC – Bonfire Hill Bin Rental £4.50

PART II

Members of the public and press were excluded from this part of the meeting as the item under discussion contained information exempt under the LGA 1972, Schedule 12(a) Part 1, Section 1 and the Public Bodies (Admission to Meetings) Act 1960.

11. LEGAL ADVICE

The legal advice regarding land was received and it was AGREED to respond to the town council solicitor that he should proceed as directed by the community at the public meeting.

12. NEXT MEETING

The next meeting would be held on Wednesday 25th July 2018 in the Library at Cliff House, Cliff Road, Salcombe at 6.30p.m.

Meeting Closed: 7.25p.m.

..... 25th July 2018.
Town Mayor.