

Minutes of the Meeting of  
**SALCOMBE TOWN COUNCIL**  
held in the Library of Cliff House, Salcombe  
at 6.30 pm on Wednesday 24<sup>th</sup> June 2015

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

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

**Also in attendance:**

Dist. Cllr S. Wright	A
Dist. Cllr Mrs Pearce	N
Cty. Cllr. R Gilbert	A
Gill Claydon (Clerk)	*

Pete Robinson (Cemetery Manager and Project Officer)	A
WPC Jo Pengilly	A
PCSO D. Gibson	*
Toby Leigh Kingsbridge Gazette	N

**560.DECLARATIONS OF INTEREST**

Members were invited to acknowledge any declarable interests, including the nature and extent of such interests that they may have in any items to be considered at this meeting. Cllr Biggs wished it known that by virtue of his professional and development contacts he would leave the meeting if at any point he realised planning matters relating to clients came to be discussed.

**561.OPEN FORUM**

**Police Report** – PCSO Gibson was in attendance and advised that during the last two weeks there had been a routine stop on a car travelling on The Mounts which had stolen property in the car from Salcombe. This property came from three separate shops and were high value items. Two people had been arrested and were currently on bail. He was aware that there had been complaints with regard to the parking of vans opposite the Bloor site and last time he spoke to the management they did suggest they would contact Town Council with regard to using the Park and Ride for some vehicles. Parking on the verge per se was not an offence but if vehicles were blocking the cycle path or a drive it was. It was advisory not to park within 10 metres of a junction or block visibility. Therefore if anything was a safety issue the police would look at it. He acknowledged that there had also been issues at Grenville Road so they had put out advisory notices. Coronation Road was also an issue and other areas were highlighted.

The Mayor noted that at the previous meeting someone advised that Salcombe police no longer used the Harbour Office. PCSO Gibson confirmed that they still had a desk there but had not been able to access it whilst the decorating works had been carried out but they should be there daily.

*PCSO Gibson left the meeting.*

**District Councillors Report**

None present this was dispensed with.

**562.MINUTES**

The Minutes of the meeting dated 10<sup>th</sup> June 2015 were approved by council and then duly signed by the Mayor as a true and correct record.

**563.CO-OPTION**

Councillors advised of various people that had indicated their interest but at present this was DEFERRED due to no applications.

**564.PLANNING APPLICATIONS:**

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

- 1231/15/F Proposed extensions at ground and lower ground floor, external alterations, renewal of roof coverings and glazing to existing windows 12 Courtney Street, Salcombe TQ8 8DQ – Applicant Mr & Mrs M. Coker – No objection.

- 1262/15/F Demolition of existing stone boundary wall and redevelopment of site to form 300sqm of A1, A2 and A3 ground floor commercial space and 5no. residential units above, new vehicular access and parking Development Site at SX 738 392, Former Gas Works, Gould Road, Salcombe TQ8 8DU – Applicant Freemantle Developments (Salcombe) Ltd. – Objection. It was noted that the plans for five residential units with four retail properties beneath were virtually identical to a set of plans put forward by the same architect another applicant. The Cedar wood and render were are not felt to be of a design reflective of an industrial area. There were concerns that the rear of the properties proposed at first floor level to have a row of balconies which would be built right up to the neighbouring fence and overlooking their garden. Also with residential and industrial units there was a lack of parking with only 5 spaces. Town Council felt that this was a designated employment area known as RA4 and as such should be used to further the demand for commercial property within Salcombe taking into consideration District Council’s evidence for the demand for industrial use. A1, 2, and 3 were applied for but it was felt they should be for all commercial uses as proper industrial use units were needed. It was suggested that the removal of the historic wall adjacent to the Conservation Area would not need to be carried out if purpose built commercial units were incorporated as part of the vernacular. If planning was permitted a condition should ensure that the commercial units are let before the residential units are sold and be conditioned to be tied together. Town council felt if approval was considered this application should be considered by the full District planning committee as this is an extremely sensitive employment area. It was further noted that the plan provided illustrated uses of properties on Island Street was not correct and skewed to show more retail than was actual.

***Cllr Biggs arrived at the meeting.***

- 1296/15/F Alterations to existing shop front 9 Fore Street, Salcombe TQ8 8BY – Applicant Mr E & D Basham – Objection as this proposal was felt to impact on the streetscene being currently one of four matching shop fronts which crystallised the designation of this Conservation Area within Salcombe.

**PLANNING CORRESPONDENCE**

- It was noted that application 1294/15/CU applicant Bang Wallop Island Street for Change of Use had not received or sent. The Town Clerk was requested to seek an extension and set of plans in order that they could consider at the next meeting.
- Copy of a response by Estuary Officer to a Marine Licence Application for Poyntz Croft, South Sands raising objection to this extension to a platform.

**565.COUNTY TRAFFIC REGULATION ORDER**

The consultation to introduce annual contractor dispensations along with other changes to parking provision/restriction were considered and it was AGREED to respond highlighting the following points: There was concern that the Order intended that not just contractors could obtain an annual dispensation but also landlords who let property out so they could visit, park and inspect. Also the proposal was to allow disabled blue badge holders to park in residents’ parking spaces. A permit was only valid whilst the driver was working at the property but the concern was who would enforce? It was advised that in most other Counties blue badge holders could park in residents’ places but in Salcombe this would compound the problem for residents with those on holiday being able to park in their spaces.

The consultation sought to reduce Salcombe residents to one permit per property whereas at the moment it was two. Second homes owners were to be able to apply for a residents permit from 1<sup>st</sup> November to 31<sup>st</sup> March but presently they were already obtaining permits outside this time with some cars bearing residents permits for two different counties. Although a dispensation annual permit must be visible with details of the registration, contact telephone number and works being undertaken who would check and enforce that these works were being undertaken. An enforcement officer was in Salcombe on Sunday parked beside a white van waiting for half an hour for someone to return but they never ticketed it. It was acknowledged that there was incredibly limited residents parking in this small rural town which was overloaded by the high amount. Town Council previous to this proposal and consultation had written a long comprehensive letter and then email detailing these concerns and both had been ignored by County. According to the County website when applying for a permit users must have the car registered to the property and yet there were at least four cars with permits who were not. There was also no time limit and just ‘whilst working on a job’ whereas it should be just working hours. At present Builders park on pavements and do not even get tickets so there was no enforcement. The £5 permit dispensation allowed parking on double yellow lines and this seemed to infer that yellow lines were not necessary if this was not a safety hazard. This was a totally urban policy aimed for larger towns/cities with plenty of alternative parking. In Salcombe this would have an impact on the tourism area if builders could continue to monopolise parking.

It was noted that on investigation Dartmouth Town Council were not aware of the consultation and they had requested an extension to the consultation period. Salcombe Town Council would also request an extension so that others can be made aware of this proposal.

**566.SHADYCOMBE CEMETERY GATES**

It was AGREED to retain the metal cross feature within the gates by sending it away for treatment and incorporating in the new gates.

## **567. SECTION 106 FUNDING**

The up to date list of payments had been requested from District but not received to date. The projects currently recorded were noted and following questions raised:

- With regard to the Batson Hill development did allocation of the affordable houses come into the receipt of the first tranche of Section 106 and if not how did the release of funds work?
- Priority should be given to Courtney Park as all the play equipment needed replacing and there were some who suggested a fence all around the equipment.
- The Berry copse area could be cleared with some funding to provide a walk through for everybody.
- It was not felt that allocation should be made for landscaping at Cliff House Gardens especially in view of any future commercial usage within it.
- Cross Park could be considered.

Jubilee Fountain needed renovation and two or three complaints had been received by Cllr Mrs Bricknell and should like to get a team together who would like to do voluntary improvements. The Town Clerk was asked to write to District Council and note all comments with regard to the Fairweather Fountain and request that town council be given permission to arrange for this area to be tidied up. In view of a change in regulations Rob Harkness District Officer was to be asked whether they could still carry out weed spraying around Salcombe and if so the suitability of such application.

Various urban footpaths were also in need of clearance; Bonaventure up and Bushells, Onslow to Raleigh also.

## **568. MAYOR'S REPORT**

The Mayor noted that at a previous meeting he had reported with regard to the condition of the grass cutting at Bonfire Hill cemetery. Since this time he had received a call from the resident to thank town council for attending to this and that the area was now well kept. These compliments would be passed on to the contractor. An invitation had been received from District for their Chairman and Vice Chairman to attend a future town council meeting and in view of the summer season and matters to deal with at the September meeting they would be invited to attend during October.

Next Thursday there would be a library relaunch which the Mayor could attend by 7.30pm noting it commenced 7p.m. Other councillors were invited and Cllr Miss Clark agreed to go. The Mayor noted he had met with Debbie Ward of Salcombe Information Centre along with Cllr Lang and the Town Clerk. A dozen or so comments had been received from park and ride users but this was a small amount compared the number of people parking in the Park and Ride and some points could not be verified. Debbie also noted a defect with the handrail fixing at the Council Hall but the Mayor noted that the bracket was sound although it looked rusty but was otherwise fine and just needed re attaching to the handrail.

He and the Town Clerk would be attending the Mayors and District CEOs meeting on Weds 8<sup>th</sup> July for an update on the new structure.

Draft Neighbourhood Plan letters from the steering group were provided to town councillors for information but were not for circulation as yet as they had not gone out for distribution. This early copy was to be delivered to every household. There was concern that the link with District would be diluted if Graham Swiss was no longer the officer continuing with liaising with Salcombe on their Neighbourhood Plan. The Mayor did note his concern with regard to the lack of a budget plan by the Steering Group for creation of the whole Salcombe plan.

## **569. COUNCILLORS REPORTS**

Cllr Miss Clark – The vegetation beside the pavement was overgrown outside the hockey club and needed clearing and the Mayor advised in his other capacity he would ensure the Rugby Club would do so.

Cllr Wheeler – Areas of the town needed vegetation cutting back as opposite Bonaventure Close. It was noted that the following day the clerk was to meet with County Highways Adam Keay. Cllr Wheeler had completed and submitted the monthly Gazettee article and advised of the content.

Cllr Lang – Noted the inaccessibility and poor surface on the footpath from Loring Road to Onslow Road. The town clerk was to raise this also with Adam Keay and if necessary town council would consider contributing towards path renovation works.

Cllr Mrs Bricknell – Some residents reported children had stung their hands in the sandpit on nettles growing in the bottom of the pit. These had been pulled up but the contractor would be asked to treat these weeds in the sandpit. The Mayor had also noticed stinging nettles near St. Dunstons Park. At Beadon Lane there were empty builders sacks and piles of blocks opposite residents properties where building works were being carried out and it was questioned whether this area could be dealt with by highways.

**CLERK'S REPORT.**

- Due to the Park and Ride bus due to run all week the works to the bus hardstanding could not be carried out at present as this would block access. Therefore the contractor had been requested to carry out the layout works and return to do the hardstanding at the beginning of September. As they would need to transport the equipment twice there would be an additional cost of approximately £100 and they would immediately repair the holes in the turning area for now with works scheduled to commence 20<sup>th</sup> July.
- The fences in the Park & Ride had been installed with the inner height restriction posts in hand, noticeboards due to arrive shortly and signage for the road route and in P&R chased. It was suggested that County/District could be asked whether an advanced notice of car parks available be installed. The information signs for The Berry were made just awaiting the posts before installing. One quote received for fitting the benches at The Berry but still awaiting further ones.
- Jubilee Gardens fence had two/three slats removed and this was repaired by Peter Burkitt whilst he there fitting the P&R fence.
- A complaint was raised with County Highways who passed this to town council with regard to the join in the gravel and tarmac path at Jubilee Gardens. The contractor had been requested to provide a price for making the joint a slope to remove the edging stone which apparently caused a trip and buggie to topple.
- The Engineer had reported back from County with regard to the wall slippage at North Sands. He acknowledged the problem but had been advised by his manager that County was not responsible for the wall and thus would not erect signs warning users to keep away from the walls in case of falling rocks. Chris Brook at District had been advised accordingly and was now looking at this matter.
- District Council advised that they could not enforce on the use of the land at Whitestrand as their Parking Order did not cover this. However Kerry Tidmarsh from assets advised she believed that there was a lockable post that could be erected to deal with this issue.
- Notification from District that the Chairman and/or Vice Chairman would like to visit all towns and parish in the South Hams during their year in office. Thus town council are asked to offer dates for such.
- Letter from a hair braider expressing the wish to resolve the issues with regard to carrying out their trade at the entrance to Whitestrand car park. Document fetcher Cllr Wheeler would bring out all Minutes.
- Copy email sent by Nigel Mortimer to residents at Batson with regard to the saltmarsh habitat and retention of the reeds.
- Various points raised by some of the residents around the Berry since the town council letter regarding the proposed fencing was received. The Mayor noted that Liz Lines wanted to have a meeting about cutting back the vegetation. Mike, Jane, Rob and Andy to meet with solicitor – both areas on one day.
- Salcombe Information Centre had reported that the handrail bracket on the steps was loose and contractors would be asked to quote for the works.
- Letter dated 11<sup>th</sup> June from Ann Thompson on behalf of Salcombe Town Regatta noting that their request for use of the town council parking space was refused last year and asking if one could be made available this year. It also states that such request was made six months ago and that Mrs Thompson and Mrs Hainey would like to be present when the town council decide on this request. The Mayor had spoken to Mrs Hainey since and she noted that this letter was sent before they knew that Cllr Wheeler was already attempting to sort car park spaces for them.

**570.FINANCE**

Councillors APPROVED the following cheques for signature:

003355 Concorde Copiers £21.32

003356 HMRC – Tax & NI £739.26

003357 and 58 Wages £1774.99

003359 Post Office – Stamps 50 x 1<sup>st</sup> Class and 50 x 2<sup>nd</sup> Class £58.50

003360 Cornwall Farmers – Stihl strimmer cord and gloves £18.00.

**571.NEXT MEETING**

The next meeting would be held on Wednesday 8<sup>th</sup> July 2015 in the Library at Cliff House, Cliff Road, Salcombe at 6.30p.m.

Meeting Closed: 9.29p.m.

..... 8<sup>th</sup> July 2015.  
Town Mayor.