

Minutes of the Meeting of
SALCOMBE TOWN COUNCIL
held in the Library of Cliff House, Salcombe
at 6.30 pm on Wednesday 28th May 2014

COUNCIL MEMBERS PRESENT

*** Denotes Attendance**

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

Also in attendance:

Dist. Cllr P Coulson	*
Cty. Cllr. R Gilbert	*
Gill Claydon (Clerk)	*
WPC Jo Pengilly	A
Toby Kingsbridge Gazette	*

289.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 as follows:

- Cllr Biggs wished it known that by virtue of his professional and development contacts he would leave the meeting at any point he realised planning matters relating to clients came to be discussed. He would however give advanced notice of declarable interests he was aware of prior to discussion.
- Cllr Lang noted a declarable interest in applications 1041/14/F and 1244/14F by virtue of his business contact.

290.OPEN FORUM

Jim Martins attended as a resident of Salcombe and wished to acknowledge the revamping of the public toilets at North Sands. He primarily wanted to highlight the Bakerswell footpath situation and access to the foreshore along this public access to and from the waters edge. Various information he had collated on this matter over the years was passed to the town clerk with regard to the history of this public footpath. District Council recently had sold the cliff face with the path included going down to the beach. The issue for the town he felt was that this section of path was not on the definitive map as a footpath and he noted it had not been mentioned in the sale of contract. Therefore the private people who bought might not be aware it was a public access way. He had obtained local declarations of the historic use of the path and contacted County Council on this matter in the past but noted that it continued to have a ‘private’ sign displayed and now a padlock and note stating that the footpath was dangerous. The chains had been placed behind and no maintenance was being done to reopen it. In trying to establish the public right of way Mr Martins felt that if this issue was not addressed now to reaffirm his claims in 2006 then the town could lose it.

It was a path that had historical usage and losing access for the public to the foreshore should be addressed immediately. Mr Martins was requested back in 2006 by a Mr Dignity to look into this matter and it was noted he lived adjacent to this path. The 1891 Conditions of Sale, Sale of Estuary of Salcombe pages 64 & 64 stated that Bakerswell was subject to a public right of way.

Dist Cllr Coulson arrived.

The Mayor acknowledged that he had also had a comment from someone who lived in Bakerswell and this person used to cut back vegetation. The Town Clerk had forwarded on this information to County but no response was received as yet. Cllr Wheeler noted where else could the public get to the foreshore short of Whitestrand and the ferry steps, all other points were shared access or private. Jim Martins said that it was known to local people that the local authority carried out work to the concrete and stonework at the bottom section so he felt they must have accepted responsibility. Cty Cllr Gilbert noted that he sat on DCC footpaths and he felt that people should get this established in the system. He went on to say that if Town Council made the initial documentation application then a right of way would be established. Cllr Cohen questioned whether this foreshore was the piece that was sold fairly recently which was confirmed as the cliff line going down and a metre of the foreshore but the steps were public access.

Dist Cllr Coulson noted that it was not a designated public right of way because it had not been included in the last definitive survey although there were also a number of historic rights of way around town that had not been properly included. Dist Cllr Coulson said that Town Council had always been fobbed off by County stating they were going to get around to a review some time. If someone was going to lock and exclude access then County must now deal with this. If the Town Clerk emailed everything through then Cty Cllr Gilbert would speak personally to officers at County and obtain a proper response. Jim Martins noted that just behind the locked gate that the fence was gone and it was dangerous and felt the owners would state that the local authority were not doing the works. As a point of interest he noted that usage statements signed by local people and furnished to County historically amounted to quite a number and he believed there were about 100 who responded as it was the old ferry landing.

Jim Martins left the meeting.

County Councillor – Cty Cllr Gilbert offered congratulations to Mike Fice on his election as Mayor. With regard to County highway residents permits for Chandlers Heights he noted that Mr Stevens had been communicating with him in a robust manner and it had been hard to deal with him. Therefore for the first time in ten years he had now decided to no longer deal with this person. Cty Cllr Gilbert went on to state that Chandlers Heights were never part of a residents parking scheme and they had never requested to be part of such and would need a Traffic Regulation Order. He tried to explain this to Mr Stevens that he could not raise public funds for just one TRO for this due to cost. If this was added to an ongoing list then maybe he could arrange a TRO for Salcombe some time. Therefore Cty Cllr Gilbert requested Mr Stevens to contact Town Council to register such but he did not seem to want to comply with any procedure. Many officers had tried to explain this to him.

At North Sands on the pavement opposite the public conveniences an accident had happened recently. A bench had been removed and there was still a level pedestal remaining and one particular lady was making a compensation claim for her fall. He asked if Town Council knew who owned this and was advised they all presumed it was District. District had standard bench from the Cavendish range but this was not from such. Cllr Miss Clark noted that the whole pavement there was awful as she nearly tipped her disabled buggy there. Town Council were asked to send a robust letter to District to say, from Cty Cllr. Gilbert, that they believed an accident could happen and this area should be dealt with immediately.

Cllr Wheeler noted an area in Fore Street where the blocked pavement was removed and replaced with tarmac. This had been reported and was being dealt with. Cllr Miss Clark requested consideration of sleeping policemen in the highway down at North Sands..

Cty Cllr Gilbert noted the potholes and huge amount of work carried out by Cllr Collings and advised that these reports should be logged onto the County website. Cty Cllr Gilbert would try to get this list logged as one batch by Adam Keay. Cllr Biggs enquired what the designation was if an area was an adopted highway would it be repaired or if potholes just minimal maintenance. Cllr Miss Clark had been sending photographs to the town clerk with regard to blocked on street drains and this was all due to where temporary repairs had taken place with tarmac and it subsequently rained and the stones ran down the road and filled drains up. During winter a lot of potholes were temporary filled and the team were now going back and pulling these out and redoing. Cllr Collings stated that the roads around Salcombe are really bad but others felt that they were no different to other areas. With the budget heavily slashed Cty Cllr Gilbert was not making excuses but with less money there was only so much that could be done. The roads in a good condition would be maintained but ones in not so good condition would only be repaired. Cllr Cohen felt that Health and Safety claims came in to consideration. Cty Cllr Gilbert advised that if a pothole was one foot wide and one inch in depth then it was a legal requirement for it to be repaired. Cllr Taylor noted a general observation on surface dressing that when contractors carried out surface dressing loose stones came off the top and the road ended up a skating rink and then these stone went into drains. Cty Cllr Gilbert noted it was much cheaper to surface dress than redo. He also noted that they could not recycle the stones as every category of road had a different grade of stones and all were swept by the same machine. They were however trying to obtain a graded machine now.

Cty Cllr Gilbert noted that the Salcombe Library open event would be on 12th June 3.30 – 5.30p.m.with a drop in session. He suggested that those interested attend the event as he could not go as he had another meeting so would like feedback.

Dist Cllr Coulson highlighted a meeting on the 5th June at District to discuss the seagull problem with regard to refuse and felt it would be advantageous to have someone attend from Town Council. At the meeting would be the Head of Department Helen Dobby, Stuart Jellings, Paul Coulson, Jude Pearce and if Town Council wanted to nominate someone that would be good. The Mayor would attend. Cllr Biggs enquired who was responsible for rubbish at Whitestrand in the evening over Bank Holiday. The public rubbish bins were overflowing and seagulls were having a field day and this was the first area noted when visiting Salcombe. Cty Cllr Gilbert noted that yachtsmen were coming ashore and dumping their refuse and also the Mayor had seen someone coming out of a holiday home and dumping their household rubbish in public bins. The Mayor also noted that he felt District had cleared this very promptly the next morning. The new private company Devon Recycling was not necessarily handing out seagulls bags to properties as TQ did and this needed

addressing. The Mayor noted that the rubbish was not on the streets so much as on Whitestrand and as it was the Harbour Office who noted the refuse on Whitestrand they should perhaps be advising sailors. Cllr Wheeler noted that in 2006 he instigated the recycling scheme on the Harbour and the biggest problem was to teach people to put their refuse in bins and not just place it around bins as there were plenty of facilities on the water. This message must come via the Harbour Board with leaflets, recycling bags etc. Dist Cllr Coulson made a note to invite the new Harbour Master to the 5th June refuse meeting too. Nothing was going to stop the problem but education was needed. Cty Cllr Gilbert and Mrs Gilbert left the meeting.

District Councillor – Dist Cllr. Coulson had missed the last town council meeting on 14th May due to the planning meeting lasting longer than that day. At that meeting District had approved 50 acres of solar panels which was a head over heart decision as Government guidance gave no room for manoeuvre. The application where the applicants were going to build up to the adjacent garden boundary he felt should have been refused but unfortunately others did not agree so this was passed. At Buckley Street an application introduced a deck in a valley between properties encroaching on the roof of the lower property and was intended to be an amenity area which would have been within 4 feet of the adjacent bedroom windows. Sadly again the new planning committee approved this. There was a Design Panel on Cottage hotel as they were going for a massive increase, not height but extending in length and mass dropping towards the edges of the property to mould into the hillside. The architect he felt had done a good job as functionality must define so a certain capacity of rooms were needed as Hope Cove could not afford to lose The Cottage but there were some questions and he would return to the Design Panel.

The recent election engaged much energy and from Dist Cllr Coulson's point of view he wanted somebody to replace John Carter who knew about planning law and local government and Jude Pearce appeared to fit this bill. She had already visited Salcombe with regard to the rubbish issue. He had also asked her to take RA4 under her wing as this must have absolute priority for employment space in this town. Salcombe did not want RA4 to be filled with a District scheme for maximum rental but real benefit to the town as there was a need to keep craftsmen etc.

The rubbish issue was covered within Cty Cllr Gilbert's report. By Lloyds Bank Fore Street someone came out of a cottage with a black bag and were visitors who noted there was no leaflet in the accommodation telling them what to do with regard to seagulls and depositing rubbish. They knew what would happen so he advised them to take the rubbish to Torr Quarry, not strictly supposed to but it was the only option to help.

With regard to RA4 Cllr Wheeler noted there was a large battle with several levels of attention that District give to certain projects and not others and he felt this was appalling. It was noted that the recent gas works application was rejected. But with District support shown to some projects and totalling ignoring others another parking space was lost on the Creek car park because the ramp was incorrectly built into the new café. He went on to ask where District were with land outside Captain Morgans as people from the café were still using it. Dist Cllr Coulson had asked Dist Cllr Mrs Pearce to look at this matter.

At North Sands Cllr Lang had the impression that the conduit would be screened to stop people getting in and yet now they were putting up a fence and the grass around was up to his knees. The Mayor noted that at the Fairweather Fountain area a path has been cleared but there was mess left all around it. This was supposed to be on a District maintenance rota.

291. MINUTES

The Minutes of the meeting dated 14th May 2014 were approved by council and then duly signed by the Mayor as a true and correct record.

292. PLANNING APPLICATIONS:

Councillors considered the following applications and sent such observations to the District as Planning Authority:

- 1041/14/F Householder application for amendment to approval 41/0404/14/F (replacement of hipped roof with gable) 5 Park Rise, Beadon, Salcombe TQ8 8NX – Applicant Mr and Mrs Buchanan. No objection. Work commenced and cannot see any problem as down in valley and not overlooked and probably better with a gable.
- 1046/14/F Demolition of existing dwelling and construction of replacement Meadow Ridge, Bonfire Hill, Salcombe TQ8 8EF – Applicant Mrs and Mrs Haskins. It was felt that as no plans had any heights it did not indicate if it was lower or higher. Cllr Wheeler confirmed that from the scale it was lower in ridge height but larger in mass however it did not show how it affected the ridge heights on adjacent properties. Town Council therefore would like to see an overlay and better particulars before giving consideration to see how this proposal affected the adjacent properties and streetscene.
- 1083/14/F Householder application for rebuilding of collapsed retaining wall in the Italian Garden, The Moulton, Cliff Road, Salcombe TQ8 8LE – Applicant Mrs D. Marks. No objection.
- 1084/14/LB Listed Building consent for rebuilding of collapsed retaining wall in the Italian Garden, The Moulton, Cliff Road, Salcombe TQ8 8LE – Applicant Mrs D. Marks. No objection.

- 1088/14/F Householder application for raising of existing terrace with enlarged garage below and associated works Lealholme, Allenhayes Road, Salcombe TQ8 8HU – Applicant Mr P. Pawsey. Objection. This was set within the Conservation with a larger garage entrance and slightly raising the terrace introducing glass and stainless steel. This was felt to be an inappropriate use of materials in the conservation area including a bin space in the wall and enlargement of a garage which would remove a valuable on street parking space.
- 1114/14/F Retrospective application for retention of a concrete structure for use as car parking for adjoining residential properties (resubmission of 41/1767/13/F) Salcombe Court, Cliff Road, Salcombe TQ8 8JQ – Mr P. Colclough. Objection as this was not felt to be an enhancement and was highly detrimental to the AONB as was also visible from the estuary. The structure was felt to be utilitarian, in a prominent position and not in keeping with an AONB and raised safety concerns with regard to access on to the three way junction and width restriction, such bollards in line with the parking space, and any reversing would hold up three roads. Highways should be re consulted in the light of Town Council concerns.
- 1143/14/F Householder application for conservatory extension Le Temps Perdu, Robinsons Row, Salcombe TQ8 8EU – Applicant Mr D. Lowe. No objection.
- 1239/14/F Change of use of land for agricultural/equestrian use and building extension Land at SX7204 3858 Lower Collaton, Malborough, TQ7 3DJ – Applicant Mrs M. Brooks. No objection.
- 1244/14/F Householder application for remedial works to retaining wall 1 Robinsons Row, Salcombe, TQ8 8EU – Applicant Mr A. Collier. No objection so long as highways are satisfied with such drilling in order to affix the netting over the wall.

WORK TO TREE PRESERVATION ORDER TREES

- 1173/14/TW Reg No. 3510 Site: Woodcot, Cliff Road, Salcombe TQ8 8JU Proposal to crown reduce Hornbeam by 2.5m on all sides to maintain the current shape of the crown. Pruning cuts to be limited to 75mm in diameter. Pruning to shorten rubbing branches. No objection.

TREE PRESERVATION ORDER; GRANT OF CONDITIONAL CONSENT

- 0478/TW Reg No: 3485 Site The Ridings, Bennett Road, Salcombe. Grant to remove multi stemmed Leylandii.
- 0725/14/TW Reg No: 3497 Site Shadycombe Cemetery, Shadycombe Road, Salcombe. Grant to carry out works as per inspection Schedule dated 26th February 2014.

PLANNING CORRESPONDENCE

- Most already forwarded by email for information.
- 0785/14/F REVISED PLAN Sandhills, Sandhills Road, Salcombe for information only

293.COUNCIL HALL

It was AGREED that costings be obtained on the draft proposals received with some suggestions included.

294.GRANT APPLICATION

It was AGREED to defer this matter pending request of a copy of the club's accounts and attendance by a member to explain the request for a grant.

295.PARK AND RIDE

The advice from the solicitor and references from users of Premier Parking Solutions were noted and it was AGREED to ask the solicitor to remove the 13 spaces from the Parking Order and enter into a Licence for these parking spaces designated and used by the Harbour Hotel subject to further payment negotiations.

296.SOCIAL MEDIA POLICY

With the Facebook prevalence the Mayor noted his concern that town councillors may wander into discussions that should have Town Council approval before such goes on social media. General discussion took place and most felt that town council statements should be approved. Cllr Collings felt social media postings had proved their worth on storm information etc. but other felt that if a councillor could write anything to the Gazette or elsewhere they did not sign as a councillor. Town Councillors by virtue of the Code of Conduct were more restricted by the public perception of statements that any ordinary person. Pete Robinson noted that County Council had a social media guidance/policy. Dist Cllr Coulson noted that anyone could write on anything and were entitled to views but as a District Councillor they had a policy and he was not free to comment as an individual. It was suggested that councillors were mute in some respects by virtue of their position as decision makers. It was AGREED to put in place a town council policy to advise on the use of social media by council members in respect of town issues.

297.MAYOR'S REPORT

The Mayor and Deputy Mayor attended the D Day commemoration which was well received. The boat that was supposed to be going around various places however broke down in Plymouth so the piper and person arranging were

ferried in on the Harbour Boat. One veteran attended from Kingsbridge and it was a very good turn out by the public. The piper then went off to Dartmouth in Mike Wrigley's lifeboat piping out of the harbour.

The Mayor received a phone call from Douglas Parsons commenting on the boat planter at the top of town and its maintenance and offering himself and another to plant and maintain such. It was advised that it needed plants there did not need much watering due to its location and that currently Bayleaf Gardening had been providing this service voluntarily.

298. COUNCILLORS REPORTS

The Mayor explained that he felt that by going around the table councillors might feel they had to say something. Reports were to advise of issues raised by members of the public or meetings attended and thus only those with something to report should comment.

Cllr Collings – Diana Paton from Salcombe library had been in touch with him with regard to her concerns what was going to happen. He noted that there were no signs to advise where the library was.

Cllr Miss Clark left the meeting.

Cllr Biggs – Showed pictures to all present of a temporary structure in Coronation Road and noted that the person who reported it did not like it. Cllr Biggs did not personally have a view but the person noted if this was repeated all over Salcombe it could have an impact on the town streetscene. The road was adjacent to a Conservation Area – Shadycombe Cemetery and such just down below it. Dist Cllr. Coulson noted that a tradesperson wanted to put tent over a boat in the Creek Car Park but was denied permission as it was in an AONB so this needed to be considered as not just a temporary structure.

Cllr Miss Clark returned to the meeting.

A few people had raised signage and town council did look at this a few years go. He wandered around and there were 'A' signs and signs in the middle of roads and noted the policy at District was no 'A' boards at all. Generally he asked how could these signs placed on narrow roads, lamp posts etc be dealt with as Salcombe was starting to look 'a bit tacky'. Dist. Cllr Coulson said District chased this every so often and probably it was time to revisit. How many signs were allowed to be outside an establishment, even on a wall, before there were too many? Dist Cllr Coulson noted design restrictions that altered the grade of character so each one was looked at individually. Somewhere else in the country they actually sell space on railings and did this mean that town council should consider such at their Park & Ride. It was felt that the signage matter was something that could be addressed by the Kingsbridge and Salcombe Chamber of Trade.

Toby Leigh for the Gazette left the meeting.

Cllr Cohen – With regard to his enquiry in Coronation Road the Mayor and others of the planning working party visited and felt that there was no contravention of planning as it was below a certain height.

Cllr Lang – Noted that a For Sale sign had been placed in the hedge of the allotments advertising Tree Tops and should not be there. Chapter 8 training and its provision was again discussed and it appeared that County were not agreeing that Cornwall certificates could be used.

Cllr Miss Clark – Noted the hair braiders and that someone else was trading off the end of Whitestrand car park. The other trader said he had permission to do so from the car park attendant. Also people were feeding the car park meter so as to continue to buy tickets and remain all day and the car park attendant allowed them to do this. With regard to District bins she advised she could not reach any bins in Salcombe because they were on a platform or too far into the pavement so disabled access was not possible.

Cllr Mrs Bricknell – Noted the cycle path had not been cut. However the portion up to Maryknowle which was within Salcombe was cut. The drain cover on the corner of Onslow Road was up again.

CLERK'S REPORT.

- 22nd May 2014 email received from Lorraine Bulloch of District with regard to an enquiry by Jack Wills (Retail Shop) to hold an event on Whitestrand car park during week commencing 14th July. Cllr Wheeler advised he had spoken to lady about two weeks ago and said he did not think there was anywhere suitable within Salcombe as the music festival had been for local benefit of the town. This was a commercial event and District would lose car park income. Previous Jack Wills events were noted and it was decided that only community events should be permitted.
- An enquiry had been raised with Adam Key of County in relation to the withdrawal of Residential Car Parking Permits at Chandlers Heights, Shadycombe Road. Historical investigation of the original Order noted that Shadycombe Road was included in its entirety but that latterly certain properties within Shadycombe Road were designated. As there had been no public consultation and re advertising of the Order it was to be questioned why

this change was made. Cty Cllr. Gilbert was in correspondence with Keith Hardacre, County Parking and Enforcement Team and therefore further explanation was expected.

- Stuart Jellings District Environment Services had arranged further negotiation sessions with regard to alternative solutions for keeping public conveniences open. The dates offered for these for parish/town councils to book into were on the hour from 9a.m to 11a.m. and 1p.m. to 3p.m. Monday 9th June, Wednesday 11th June and Thursday 12th June. Monday or Weds morning.
- Discussion had taken place with Tozers solicitors on the outstanding matters they were dealing with and an update would be forthcoming.
- Any comments for inclusion in Risk Assessment or a separate meeting in the day. This was to be an agenda item on the next meeting.
- With permission for works to trees in Shadycombe granted for Salcombe Town Council and also residents wishes down the side footpath discussion should take place as to quotes and works.
- Rob Harkness advised that his invoice represented three members of staff being on site for one day and reason invoice was late was the exceptionally difficult winter weather and continual need to react to storm damaged trees. A meeting was to be requested with Rob Harkness and to ask for plans where they sprayed and how often.
- Notified Barry Taylor of Greenlands that monies had not been paid pending receiving an invoice from new maintenance team with regard to areas poorly sprayed or missed. Received email to note that none of the outstanding monies relate to this part of the work which they had undertaken at cost to themselves and therefore all materials on site (benches, waste bins etc) remained their property until completion of payment. Town Council felt a letter should be sent to Colette Charsley expressing their disappointment with the contract and the contractor be paid but advised that the specifications were not followed.
- South Huish Parish Council Penny Hillett advised that South Huish Parish Council would support Salcombe Town Council if they wished to take issue that the Youth Hostelling facility at Sharpitor, Overbecks had been closed. She advised that the original agreement was that this property could be open as a Youth Hostel for as long as they wanted it. It was noted that the Youth Hostel Association terminated the agreement due to restrictions of what people expected of accommodation nowadays.

299.FINANCE

Received: From Stokenham Parish Council as partnership TAP funding £1958.34

Councillors APPROVED the following cheques for signature:

003161 SHDC Rates for Bonfire Hill and Shadycombe Cemeteries £536.13

003162 HMRC Tax & NI £543.01

003163/4 Wages £1402.54

003165 SHDC Bio Bags/caddy liners £108.00

003166 Hawthorns Accounting Sers. Ltd. Internal Audit £199.00

003167 Tozers Solicitors – Legal advice £392.40

300.NEXT MEETING

The next meeting would be held on Wednesday 11th June 2014 in the Library at Cliff House, Cliff Road, Salcombe at 6.30p.m.

Meeting Closed: 21.57p.m.

..... 11th June 2014.
Town Mayor.