

Minutes of the Meeting of
SALCOMBE TOWN COUNCIL
held in the Library of Cliff House, Salcombe
at 6.30 pm on Wednesday 27th July 2016

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 T. Lang	*
Cllr R. Whitfield	*
Cllr Mrs L. Sinnott	*
Cllr Mrs M. Kemp	*
Cllr C. Marshall	A
Cllr K. Baker	*

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	A
PCSO D. Gibson	A
Chris Derrick Kingsbridge Gazette	*

872.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 declared an interest in 2826/15/FUL due to his business connections.

873.OPEN FORUM

Police Report - No report received.

David Auty was in attendance to raise the issue of access into town as he noted that cars were getting wider, roads narrower and with delivery vehicles getting much larger he there was no signage to tell anyone anything and SatNavs led people in along inappropriate roads. He acknowledged that Cty Cllr Gilbert had assisted him previously but he felt there were various issues and more accidents of wing mirrors etc hitting his property. Church and Buckley Street properties kept getting hit and his solution was signage which limited the size/weight of vehicles coming in like Croyde which did not let larger vehicles in town. The Mayor noted that the current scaffolding across the road probably pushed vehicles over at present and that the current signage did not stop coaches going down into town. Cars parked at the roadside were wider than the lines for parking so that narrowed streets too. The Mayor invited Cty Cllr Gilbert to comment and he said he was happy to help if Town Council wanted to consider changes if there was something to the improve situation and he would get an expert opinion as this was a big subject. He noted that County could restrict lorry weights as they had done at Loddiswell. The Mayor cautioned that many vehicles came down to collect shellfish/crabs that were transported away so large Lorries must have a route in. Any consideration could be register for the next Traffic Regulation Order. Cllr Mrs Sinnott noted there was already signage at the junction of Shadycombe and Church Hill which stated it was unsuitable for coaches but nothing to say large lorries so maybe this should also be mentioned to stop them getting down to Market/Courtney Street. Cty Cllr Gilbert noted that if there were some simple solutions such as this to try he would pay for it out of his Devon County budget allowance.

Dave Jobbins and Jason Parry were present and Dave Jobbins advised they had met with Tom Jones, District Planning Officer, and handed in CGIs to assist in the consideration of the Tides Reach application. These were also provided to town council at this point.

County Councillor report – Cty Cllr Gilbert advised he was present to listen to any points raised with regard to County Council. Broadband was at its phase 2 tendering and would be closed in October with a further £40million heading into the system with phase 3 to clear the final areas to ensure 98% + connected. He was asked if phase 2 would cover all of Salcombe and he confirmed it would. The Visit Devon website that was

dropped was being reinstated by Devon County and he noted that the local information centres at Kingsbridge and Salcombe were independently run.

Salcombe had still heard nothing with regard to the County gulley clearing and they were now in the height of the season and Balfour Beatty had cleared and gone away. Salcombe had requested these works to be done before the peak season whereas Cllr Gilbert believed that previously it had been said not to do anything until the water works were finished and not within the peak season. The gulley sucker was in Malborough two weeks ago. It was noted that a person on Buckley Street cleared a drain because it was blocked but on clearing the opening the water did not go anywhere and the pipe had a cement block in it, it was felt it was a purpose built plug! Cllr Gilbert noted that as the gulley cleaner went around the driver was supposed to note drains that were still blocked as there was a time allocation for each gulley. Thereafter someone was supposed to return to clear any blockages which were often large jobs. There were bound to be ongoing issues for County to keep tackling. The Mayor asked for Town Council to receive a report of gulleys that were not cleared as they were deemed blocked in order that they could follow up these problems

Cllr Gilbert and David Auty left the meeting.

District Councillors report – Dist Cllr. Mrs Pearce had been trying to obtain a schedule of street cleaning in Salcombe but she and Dist Cllr Wright were not succeeding. She did respond to the officer that she understood there was no final new schedule for the street cleaning machine but please provide a temporary one but had no reply. The officer felt that the new system should make the standard of cleaning a lot better.

She mentioned the Rugby event licence application for using South Sands and noted the concerns and suggested maybe having just one pitch. This event was requested during Wednesday of the week leading up to Bank Holiday weekend in August and did not advise who was playing. Town Council asked why they were not using the Rugby Club if they wanted to use a pitch and did not feel this event should clear people out from using the South Sands beach.

The District Council meeting the following day was to discuss the proposed Local Authority Company and it looked as though it was going on to the next stage as officers wanted more money to obtain answers to more questions in relation to wages and pensions of staff transferred to such a company. She noted that District had won the Appeal on Nethercott and felt congratulations should go to Matt Jones, planning officer.

Dist Cllr Wright advised of the full council leisure review and that a decision had been made and he should have more information shortly. They had also had an Annual Report from the Leader which he felt all should read. At the meeting of a new council each year they usually had the Annual Report but this year the Leader had written it out and provided an overview of the year at the council. Dist Cllr Wright's only concern was that the Leader had not acknowledged the pain of some staff during the transition of T18. With regard to the Boathouse Salcombe Gin Company application he was not happy with the proposal for another off licence in town. Therefore he had gone back to the licencing officer and it had been agreed they would only be selling their own gin in the art gallery and only during shop hours. The North Sands culvert had been finished but the other side of the culvert needed to be completed but the valve was working well. The volume of water coming out did clear the sand away so it seemed to be the solution but they awaited a south easterly storm to test it.

With regard to on street drains planning could not condition anything but maybe each planning decision could ask for a contribution from a developer towards drains on either side for gulley cleaning. A condition report before and after could be sought. Dist Cllr. Mrs Pearce welcomed such an idea but was cautious as off-site conditions were tricky.

With regard to the hairbraiders Dist Cllr Wright was talking to officers and had questioned District solicitors and believed there is going to be a team coming down on Friday and suggested perhaps put planters around the trees on Whitestrand.

The Mayor reinforced his comment from the last meeting that the Town Council was concerned when Dist Cllr Mrs Pearce was asked, as Salcombe ward member; at District Development Management Committee she stated that she was fully in support of the Whitestrand planning application proposals. This was even though 150 people attended a public meeting and there were 51 letters all but one objecting. It was felt that as a ward member she should represent the views of residents. She responded there were some people who actually liked the plan. She also stated at another time that there was plenty of opportunity for the town to discuss the application beforehand but the Mayor advised this was not the case. There was one meeting with Chris Brook about a year ago at which details discussed were just a draft which Chris Brook said was not what was coming forward in the application. There was nothing more heard until Dist Cllr Wright discussed matters with the Town Council and then the actual plans came out immediately. Dist Cllr Mrs Pearce noted that District

Councillors were not consulted at that point. The Mayor advised of the points made at the Development Management meeting with regard to the speed of the application and that District wanted to get the work out to contract before the bad weather. The District Vice Chair then said District was usually castigated for being slow and it was nice to see them being complained about for being too quick! The Mayor felt that this was an inappropriate comment at a meeting and that Salcombe people were not adverse to works at Whitestrand but due to its iconic location people in town should have had more inclusive input. Unfortunately the town public meeting was the night before the Development Management. It was also said there were ‘Other things afoot...’ but the next stage was not decided upon as District wanted to move around the Harbour Office. However this stage was known and had been mentioned by Chris Brook at the public meeting, Dist Cllr Brazil at DMC and was in the Harbour Strategic Plan. There should have been a consultation on the ‘best use’ of Whitestrand and this was residents’ concern. Dist Cllr Mrs Pearce felt District was damned if they do or do not. Dist Cllr Wright said they both shared some of the town council frustrations and perhaps there were areas within District Council where officers moved too quickly and did not give members enough time to brief their localities. He assured everyone present that they would come to Town Council as soon as they knew anything and would also involve the Salcombe Information Centre. This was a test situation at present to see how the usage went and provide more public space without drastically reducing parking which could be a good solution. Cllr Biggs noted there had been a distinct silence on his request for the Health and Safety risk assessment for Whitestrand and the other South Hams area towns with harbours. The problem was that there was no consultation as once the project went into planning there was little to object to policy wise under planning. It was noted for the record that there was a huge mistrust of District Council at the Whitestrand planning application public meeting and also at the previous nights meeting on the Thriving Towns and Villages consultation.

This was similar to the street cleaning changes as members did not know what was intended under the new regime. District Council accused Salcombe community of not liking the ‘c’ word Change, but District Council did not like the ‘c’ words communication and consultation! Dist Cllr Mrs Pearce agreed that the lack of information started with the members not being told either. Most were worried with the proposed Local Authority Company as members were seen to be losing control of how the council was run. Dist Cllr Mrs Pearce noted a Council should be run by members but the senior officers did not seem to understand. There were she noted some really good officers lower down the tree who worked extremely hard and most people who dealt with council could see that. Cllr Mrs Sinnott noted Town Council were the front line before District and received the town comments. Dist Cllr Mrs Pearce advised that at the next DMC meeting when Whitestrand was to be considered she would be on holiday. The Mayor asked that a message be imparted that residents were concerned how things were happening in Salcombe without proper consultation. Dist Cllr Mrs Pearce advised she had arranged with the Chairman of DMC that she could send comments. The District Councillors would also alert the assets department members that the Town Council and town must be consulted on matters.

874.MINUTES

The Minutes of the meeting held on Wednesday 13th July 2016 were considered and AGREED for the Chair to sign as a true and correct record.

875.CO-OPTION

No applications for co-option having been received this was DISPENSED with.

876.PLANNING APPLICATIONS:

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

Cllr Biggs left the meeting whilst the following application was considered.

- 2826/15/FUL READVERTISEMENT (Revised plans received) Refurbishment and extension of existing hotel including erection of new bedroom wing to form a 44 bedroom 4* hotel and part change of use of existing upper floors of existing hotel to create 10 apartments with associated car parking Tides Reach Hotel, Cliff Road, Salcombe TQ8 8LJ – No objection but a Highway condition survey and construction management plan was requested.

Dave Jobbins and Jason Parry of the Harbour Hotel left the meeting.

- 1553/16/HHO REVISED PLANS Householder application for extension to dwelling Morningside, Devon Road, Salcombe TQ8 8HJ – No objection
- 1689/16/VA Variation of condition2 (approved plans) of planning consent 41/2024/15/F (amendment to approved floor/site plans to accord with the approved elevations) Cottles Quay, Thorning Street, Salcombe, TQ8 8DW – Original floor plans the windows overlooking Shadycombe Creek so changed floor plans to make windows the same. No objection.
- 1905/16/LBC Listed building consent sky light windows at the back of the building with poly carbonate. This should look the same but be more hard wearing 54 Fore Street Salcombe TQ8 8JE – No objection – No objection.

- 1974/16/VAR Variation of condition 2 (approved plans) of planning consent 41/2898/14/F to amend ground floor window configuration Southerly House, St. Dunstons Road, Salcombe – No objection.
- 2012/16/HHO Householder application for new porch and covered walkway to facilitate the installation of a platform lift and associated works Beacon House, Bonfire Hill, Salcombe TQ8 8EF – No objection.

PLANNING CORRESPONDENCE

- Emailed Work to Tree Preservation Order Trees notification received. 2279/16/TPO Proposal: Various works as specified at Appendix 3 on attached Arboricultural Report. Location Mandalay, Beadon Road, Salcombe, TQ8 8JS – No objection as long as the Tree Officer was satisfied.

877.DELEGATED AUTHORITY TO RESPOND TO PLANNING APPLICATIONS

It was AGREED to approve delegated authority to the Town Clerk to respond to planning applications, following observations from town councillors, during the August recess.

878.DISTRICT LOCAL PLAN CONSULTATION

The Mayor thanked all District and Town Councillors who attended the previous evening consultation meeting on the District Our Plan and noted he did encourage everyone at the meeting to make their own response online.

Most discussion centred on the Shadycombe Car Park site with differing views being aired as some wanted parking and others felt it was a good idea to build houses over this area. The need in the town was for affordable housing and parking and nobody raised any issues at this meeting about the proposed site adjacent to the petrol station. It was felt that the Neighbourhood Plan Group could promote other sites if this came out of their consultation and Dist Cllr Mrs Pearce explained that the Neighbourhood Plan group must propose a site suitable for development. An interesting comment received was that The Crofts open space could be terraced and plastic grids/grasscrete installed so that in the winter cars could park there and then sheep could graze later. People present at the meeting felt that consultation, in whatever form by District Council, did not listen or take heed of Salcombe peoples' views.

Dist Cllrs Mrs Pearce and Wright left the meeting.

Following the input from the public meeting held for this consultation document it was AGREED that the following comments be incorporated and sent from town council being submitted to District before the 12th August 2016:

- The Chairman of the Neighbourhood Plan committee had taken a considerable amount of information away from the meeting and this could be used towards their plan and possible response.
- The Visions and Themes section, on the whole, was agreed but with regard to infrastructure there was no plan for additional parking in Salcombe or numbers provided of such (i.e. what the town needed to sustain its tourism economy now and what was needed in say 10 years' time). It was felt this information should be included. There was a feeling that over the life of this plan there could be a call for more parking provision and this should be considered. Of greater concern was that increased parking provision be provided within Kingsbridge due to the increase in housing within and surrounding Kingsbridge and the natural use of this area as the market town.
- A concern was raised that by joint working Plymouth were spilling over into the South Hams and developing areas as an urban fringe.
- How many houses and how the numbers allocated were established considering Salcombe was within an AONB was noted. Although affordable housing was required in Salcombe this National calculation of need was not felt to reflect the town requirements.
- The allocation to the area for housing was not questioned and the need for two sites allocated for development of new homes was not challenged but an explanation of site choice was requested as the assessments and constraints table appeared to conclude that no District Council owned land had significant constraints. When ensuring delivery of affordable housing it was asked how these allocation numbers would be tied in with all emerging Neighbourhood Plan numbers.
- At the Shadycombe Car Park allocation there was concern that any building thereon would lead to a reduction of car parking spaces and have a knock on effect on the usage of the town and access. There should be no reduction in current parking provision. Also the site proposed at the top of the hill had poor access for pedestrians and it was questioned how the site assessment and constraints had dealt with this.
- With regard to employment provision the previous RA4 was already allocated and part of this had been taken for housing. If this was developed what would happen to the fire station, Beehives and Gig shed? As to whether housing and employment allocations should be made in and around local centres this was agreed. Any further comments on employment space should be included from the Neighbourhood Plan Group as their plan should address this.

- Association of the emerging Salcombe Neighbourhood Planning with this final District policy document was important for the local input with regard to car parking, affordable housing, proposed further housing and employment sites and thus should be acknowledged and work together.
- Any points with regard to supporting communities were unknown as this was a topic that was addressed as and when such situations arose.
- In conserving the natural environment this item was felt to be well addressed in the draft Area of Outstanding Natural Beauty document as Salcombe sits within the AONB and any neighbouring sites allocated did not affect Salcombe directly.
- No comments were received with regard to what else was this plan needed for but it was noted that all Neighbourhood plans should fit together with this plan and therefore adjacent communities should also work together.

Chris Derrick left the meeting.

879.HARBOUR PROPOSED STRATEGIC BUSINESS PLAN 2017 – 2022

The draft plan was reviewed and it was felt that it did not focus enough on Salcombe and its involvement with the land community. The plan was far more tilted towards Kingsbridge and visiting yachtsmen facilities. However it was acknowledged that the previous harbour master Ian Gibson focused on Salcombe so they now needed to do work Kingsbridge end. The plan was talking about reducing the landing fees in the hope that the passenger ferry would again run and the visitors pontoon did not have running water so this and other amenities would be installed. It was felt to be an omission that there was a mention of working with Kingsbridge but not Salcombe Information Centre. A concern raised was that Salcombe was becoming a marina town when most visiting yachtsmen visited because they preferred not to be in a marina.

The night security patrol was to be applauded but could only be in one place at one time. The theft caught on camera the previous week could not be used as the camera quality was so low and perhaps there should be investment in better security cameras on the water. There was also no date on this review and the information indicated the Harbour Board worked with the regatta committee but they did not.

It was hoped that the Jubilee Pier was a priority and in the light of all the expenditure the plan was indicating Town Council felt that some of the Harbour money should be diverted towards assisting with the funding of rebuilding Jubilee Pier. A concern raised was the recent situation with immigrants coming into a small seaside port and should the emergency protection be enhanced with training taken immediately. The plan should not accept usage of the harbour was going to drop by 120 p.a. without a plan to say how they were going to address this. There was a need to see specific objectives stated and how this was going to be achieved with aims that would adapt to such changes. It was stated there were 32 deep moorings in Ox Bay and was this being confused with Egremont Bay.

It was AGREED to ask Adam Parnell for a deferral on a response from town council as they wished him to attend the first meeting in September to explain some of the issues for a more open and transparent dialogue.

880.SHADYCOMBE CEMETERY

It was AGREED to defer this matter to September but consideration would be given to removal of the bamboo and large bush growing within the graves.

881.LICENSING

An application for a Variation to premises licence at The Boathouse, Salcombe for the proposal to sell alcohol for consumption off the premises from the additional building are: Monday to Saturday from 9am to 6pm and Sunday from 10am to 6pm was noted and AGREED. It was also advised by the District Councillors' earlier that only Salcombe gin would be sold and this would be accepted as they did not want another off licence.

882.COUNCIL INSURANCE

Annual review advice from the insurance company with regard to the Long Term Agreement and suggested amendments and ongoing advice services was noted and it was AGREED to accept the play equipment value increase of £5.40 for £40,000 equipment insurance.

On 1st November 2015 the Government summer Budget increased Insurance Premium Tax from 6% to 9.5% (£222.75) As a result of adding a nominal manual wage estimate a Tree felling Exclusion had been added to the Employers liability section and an Agricultural Contractors endorsement to the Public Liability section. This was noted due to the project manager carrying out duties that involved some manual labour.

WPS also offered an insurance building valuation service exclusively for Town Councils through Barrett Corp Harrington and the town clerk was to seek an estimate for this service.

883.MAYOR'S REPORT

The Mayor thanked Cllr Mrs Bricknell and her team of helpers for the Fairweather Fountain garden work which had been completed and well received on Facebook.

For provision of a lit night time Air Ambulance landing site at the Rugby Club it would cost £1188.98 to install a remote controller on the flood lights to allow them to be turned on from the helicopter. Rotary had offered a 50 – 50 split of funding with Town Council and the town clerk was asked to agenda consideration of a contribution to be ratified in the September meeting. An email was also to be sent to Cty Cllr Gilbert along with Dist Cllrs Mrs Pearce and Wright to ask if they would contribute anything.

The Mayor advised he had been asked to open the Church Fete on Monday. He had also been invited to meet with Steve Jordan CEO on Monday 8th between 2 – 4p.m. At the District Planning site visits on Monday he attended Whitestrand and the Rough. The Whitestrand decision had already been taken. The Rough had provision for a lift shaft from the garage to the first floor and those present at the site placed a post where the front of the lift shaft would be which illustrated it towered above neighbouring Burberry's roof line and was as much in front of their frontage. This was of extreme concern and would be discussed.

At Church Hill a sign appeared outside the Information Centre drilled into the wall and covering the Council Hall lettering. There had been no permission requested within the email for this sign and Town Council was not prepared for the sign to be left there in the interim and would not have granted permission for it to be erected. herefore the Town Clerk had instructed it to be removed by the end of this week and the stonework made good.

It was welcome news that the Harbour Master was happy to be parade marshal for the Remembrance Sunday Parade.

884.COUNCILLORS REPORTS

Cllr Mrs Sinnott – Asked what the council policy was on sticking up posters on trees all around town. There was no support for such.

Cllr Mrs Kemp – Noted that at Raleigh Terrace and Raleigh Road there was some bamboo growing underneath the pavement raising it and causing a problem.

Cllr Baker – On the verge on Devon Road/St. Dunstons Road brambles were pushing into the road from the pavement as with the vegetation that came from Cross Gardens and also down at Batson. These areas were supposed to be dealt with by District although a section of the Batson hedge could be private.

Cllr Mrs Bricknell – The Green Lane along Horsecombe Lane needed clearing and it was noted this was owned by Charles Thomas. She had received a further report with regard to the wall in Newton Road that looked dangerous but Cllrs Mrs Bricknell had been unable to locate this problem. Pete Robinson noted he sent a letter to a householder in Cliff Road advising of the holes and bulge but received no reply and it was not felt to be the same location.

CLERK'S REPORT.

- Notification of an event licence requested for beach rugby to be held at South Sands. Following a request for further information Matt Powell advised that he was initially going to run the event independently however because he needed cover of over £5million he organised it through his company. He was a Director at Bath Rugby and this was to be a free event and not commercial with entry free and fully inclusive. A plan of intended use of the beach for pitches was provided. Town Council did not support the use of South Sands Beach for this event especially in view of the fact that it was during the summer period when the beach was used.
- Jubilee Gardens had been closed off by District Council due to the wooden edging having been undermined and the play equipment stated to have a defect. It was felt that the climbing frame was made with the piece of wood within it so a check with the installers would be carried out. The play area edging had also been kicked out and needed attention.
- Following an email from the town clerk requesting the removal of the unauthorised sign placed over the Council Hall stonework Andrew Jones of the Information Centre and Town Association had apologised for not requesting permission. He asked that the sign remain in place until they were able to make the proper applications so that visitors could find the Information Centre. This sign had been drilled into the Council Hall stonework. He also requested an ongoing representation at their meetings of a town councillor but this representation had been decided on previously as not required for each meeting as the committee could come to town council to raise any matters directly.

- Access had been requested by a Mrs Clements to be allowed to take their car into the Shadycombe Cemetery driveway in order to maintain a grave. This would be permitted but they would be advised that they entered the driveway and used it at their own risk making good any damage caused.
- Fiona Shirra District Legal had advised that District Council had finally made an application for adverse possession in respect of that part of the playing field at the Berry that was currently registered to South West Water following further information being provided by town council. They had also made an application for first registration of the piece of land in the middle of the playing field that, for some reason, had never been registered.
- Nigel Grimshaw had emailed to offer to prepare a technical report which could be forwarded to County Council with regard to the pedestrian access to the Harbour Hotel although he did not think this was entirely a matter for County Highways as this inclusion had been a pre requisite of planning permission.
- A thank you letter was received from David Stevens Cliff House Trust Ltd with regard to the Council's 'generous grant.'
- Email from Nigel Mortimer Estuary Officer advising of Conservation Forum on 27th September 2016. Also noting the AONB Planning Guidance Consultation open until 16th August 2016 and that they were preparing a guide to preparing a 'Construction Environmental Management Plan' along with other useful information.
- Lady who offered to weed Cliff House Woods gardens was put in touch with Val the Treasurer of Cliff House Woods Trust Committee and was going to join their group and help.
- Alexis Huggins had offered to meet to discuss Hangar Marsh and using Section 106 monies to cut it back and refurbish the bird hide. Town Council needed to complete their OSSR plan and consider current s106 monies but did not wish a meeting at present.
- Town council were asked if they would charge if Roger Barrett and their team obtained all the necessary Statutory Declaration information and were given permission to carry out their wish to erect a headstone/memorial for the coxswain of the lifeboat disaster. It was agreed to waive this administration fee.

885.FINANCE

Bank Balances

Current Account £1,670.99

Deposit Account £239,020.16

Receipts:

Cheque : Marchand & Petit P&R Advertising and Commemorative Bench £1169.99

Councillors APPROVED Internet payments to:

WPS Insurance Brokers & Risk Services – Council Insurance £2582.67

Cliff House Trust Ltd – Hall for Thriving Towns & Parishes Consultation £60.00

Wages – July £1765.67

Nest Pension – July £148.10

HMRC – Tax & NI July £782.55

Cheques APPROVED for signature:

None

886.NEXT MEETING

The next meeting would be held on Wednesday 14th September 2016 in the Library at Cliff House, Cliff Road, Salcombe at 6.30p.m.

Meeting Closed: 21.50p.m.

..... 13th July 2016.
Town Mayor.