

SALCOMBE TOWN COUNCIL

Notes of the Zoom meeting of
held online due to a Covid case present at Cliff House
at 6.30 pm on Wednesday 24th November 2021

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

Cllr Mrs N. Turton – Mayor (in the Chair)	*
Cllr M. Fice	*
Cllr Mrs C. Bricknell	*
Cllr R. Moore	*
Cllr Mrs L. Sinnott	A
Cllr I. Hatch	N
Cllr M. Payne	*
Cllr Miss D. Ward	A
Cllr P. Lafferty-Holt	*
Cllr R. Whitfield	*
Cllr A. Jurkiw	*

Also in attendance:

Dist Cllr Mrs J. Pearce	A
Dist Cllr M. Long	*
Cty Cllr R. Gilbert	A
Gill Claydon (Clerk)	*
Pete Robinson (Cemetery Manager and Project Officer)	*
Tom Ladds Kingsbridge Gazette	A
WPC Jo Pengilly	N

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. None received.

All other agenda items were postponed till the 8th December meeting and only planning observations and finance dealt with due to the meeting being held online to reduce contact as there had been a case of Covid at Cliff House.

2. PLANNING APPLICATIONS:

The following applications were duly considered, and such observations sent to the District as Planning Authority;

- 3770/21/HHO Householder application for proposed rear two storey extension an alteration works Folly End, Folly Lane, Salcombe, TQ8 8BT – Response 25th November – Objection as there was concern the amount of glass on the east elevation was too much and needed to be broken up more. This expanse of glass would have a significant impact on the AONB and Conservation Area and was not in keeping with neighbouring properties and as such would be contrary to Neighbourhood Plan policy B1. However, the inclusion of improved insulation, PV panels, and heat pump was to be welcomed and was endorsed by Town Council. If the application was considered for approval

there needed to be a condition requiring a Construction Management Plan due to restricted access to the property being in the centre of the town

- 3888/21/FUL Replacement dwelling, extension and remodeling of summerhouse and associated landscaping Fort Charles, Cliff Road, Salcombe, TQ8 8JU – Response 25th November – Objection as the proposal significantly raised the ridge height, thereby making the property seem overbearing in comparison to the existing building which nestled into the site, having an impact on the street scene. The significant amount of glass on the middle floor (referred to as the ground floor but effectively the first floor) would have a significant impact on the AONB and would create major light pollution. The design and mass of the building would have a severe negative impact on locally important view V19 within policy ENV6 of the Neighbourhood Plan. There was also a concern regarding the proposed arrangements for surface water which would see surface water drain direct into the estuary – it was felt that the run off from the zinc terrace would have an adverse impact on the SSSI. The proposed enlargement of the summerhouse (including the addition of a kitchen and shower) was not appropriate for the area being on the seaward side of Cliff Road, and it was not felt that a hot tub was appropriate in this location. If approval was considered, then there needed to be the following conditions
 1. The summerhouse must remain ancillary to the main house in perpetuity and should not be used as sleeping accommodation
 2. There needed to be a Construction Management Plan as the access road to the House (Cliff Road) has a width limit of 6'6"
- 3957/21/FUL Works to rear gardens of two dwellings following planning application reference 0820/21/FUL 2 and 3 Buckley Cottages, Lower Batson, TQ8 8NW – Response 2nd December – No comment.
- 4001/21/HHO Householder application for erection of reinforced stone wall to back of rear garden (part retrospective) Holly Cottage, Devon Road, Salcombe, TQ8 8HG – Response 9th December – Objection as the plans show the existing structure, but this had already been built without planning permission. The proposal stated that it was to build a retaining wall when in fact it was a structure to support a garden terrace. No such structure existed before which could be seen from a photo supplied which was taken no earlier than 2014 (this date was known by one of the Town Councillors as he had a boat moored in the picture which was not on that mooring prior to 2014). It would be overbearing on the adjacent footpath thereby impacting on the street scene. The proposed garden terrace would also have a view directly into the living room of the neighbouring property (St Christophers) and would cause a lot of noise pollution to that property thereby harming the amenity of St Christophers.
- 4024/21/FUL Replacement dwelling Sunny Ridge, Herbert Road, Salcombe, TQ8 8HN – Response 16th December – No comment.
- 4030/21/HHO Householder application for proposed removal of existing two storey extension with rear porch and erection of new larger three storey extension with internal alterations. Enlargement of existing flat roof dormer 10 Shadycombe Road, Salcombe, TQ8 8DX – Response 9th December – Deferred for comment till full council on 8th December
- 4093/21/HHO Householder application for new sliding door to replace existing rear door and window
7 Island Quay, Salcombe, TQ8 8QD – Response 16th December – No comment.
- 4123/21/LBC Listed Building Consent for the removal of modern false ceiling and restoration of original, removal of modern mezzanine floor, insertion of new floor and

reversion of window to door 55 The Estuary Club, Fore Street, Salcombe, TQ8 8JE –
Response 16th December – Deferred for comment till full council on 8th December

APPLICATION FOR WORKS TO TREES IN A CONSERVATION AREA

- 3760/21/TCA T1: Beech - Crown thin by 30% and crown reduction by 2m on all sides Muffins, Devon Road, Salcombe, TQ8 8HQ – Response 16th November. Objection: The Beech had a significant amenity contribution to the immediate area and the wider Conservation area, it could be viewed from Devon Road, Allenhayes Road and from wider viewpoints within and into the Conservation Area. There was no arboricultural reason due to safety or disease for the proposed works. The Beech was a good shape and not overbearing on neighbouring properties. The works requested would potentially damage the health of the tree, reducing the natural shape and growth of the tree. This tree would warrant consideration for protection by a TPO.
- 4157/21/TCA T1: Bay - Crown height reduction by 5m, and crown lateral reduction on all sides by 3m. To remove obstruction to pavement, road and overhead cables. Land at SX 739 389, Baptist Lane, Salcombe – Response 2nd December. No objection as the bay had grown into the utility wires and overhung the footways and roadways. The reductions proposed would be similar to reductions that had been made to the multi-stemmed tree in the past.

APPLICATION FOR WORKS TO TREE PRESERVATION ORDER TREES

- 3706/21/TPO T6: Dogwood, T7: Mulberry & T8: Dogwood - Deadwood removal (exempt). T7: Mulberry - Lateral reduction on South side by approx 1.5m to balance tree and reduce stress on rotting main stem. G1: Holm Oak x 8 and T5: Holm Oak - Repollard to previous points to allow light to flats. Fairhaven, Sandhills Road, Salcombe – Response 23rd November – No objection.
- 3886/21/TPO T11: Sycamore - Removal of side limbs from base up to 1m on all sides for thinning. T15: Ash - Fell for thinning. T1-T10, T12-T14 and T16- T17: Sycamore - Fell for thinning. The Old Flower Farm, Beadon Road, Salcombe, TQ8 8JS – Response 13th December. Objection as there was no arboricultural reasoning provided for the crown lifting or felling of TPO trees on this site. The area had a high amenity value when viewed from Beadon Lane and nearby footpaths. Thinning as proposed would reduce the amenity value of the area, reducing the tree cover and sylvan nature of this section of the lane and valley, contrary to the reasoning for TPO protection. There was no management plan provided or replacement planting proposed which would be required for the removal of TPO protected trees. There was a specific request to fell an Ash (T15), without any reference to Ash Die Back (ADB), and no evidence provided of ADB being present. The felling of Ash should be resisted to ensure resilient or resistant trees were not removed unless there was ADB present and there were clear safety grounds for felling.
- 3917/21/TPO T1: Ash - Fell and remove for safety reasons 2 Salcombe Heights Close, Salcombe, TQ8 8EL – Response 25th November. Objection as this was a significant old hedgerow tree that was afforded TPO protection due to the development of the adjacent site. This tree was in the general landscape boundary area which fell under the control of the management company under the planning permission granted for development of the site, it was not within the curtilage of No2 Salcombe Heights. There was an objection to felling, there was no evidence provided of Ash Die Back, photographic evidence would be needed in the previous growing season while in leaf to show the extent of ADB. This could appear to be a preemptive removal of an Ash

without evidence; with the arboricultural report provided stating a ‘tolerable’ risk; there was a question on the statement in the report ‘The tree has a limited life span’ as there was no clear evidence provided of the extent, if any, of ADB, not all Ash would or may succumb to ADB; also there was a comment ‘consider removing before brittle wood makes controlled dismantling safe’ the position in the hedgerow bank would appear to allow a controlled dismantling although a road closure would be needed if it were proved necessary to remove the Ash.

Given these comments there was a question whether the felling of the Ash would be a reasonable response.

Should the application be granted, there should be a replant condition for a suitable native tree in close proximity.

- 3972/21/TPO T165: Beech - Pollard to 8m from ground level due to decay. T229: Ash - Remove dead hanging Ash tree leaning on Sycamore. T230: Ash - Pollard to 9m from ground level due to ash dieback. The Plantation, Devon Road, Salcombe – Response 2nd December. No objection as the pollarding of T165 Beech with evidence of decay was a reasonable request given the position of the tree; the pollarding of T230 rather than felling was a measured response to ADB in this situation potentially allowing regrowth, on the removal of T229 town council would request a replant condition of a native tree in close proximity.

PLANNING MATTERS – Cllr Fice raised a concern on an application that had been determined but had received no comments from either District Councillor. Dist Cllr Long responded that he was not aware of anything coming out to him from the planning officer, Rebecca Dixon, and it would be strange for both Dist Cllr Mrs Pearce and himself to miss the response time and he would check email trails. It was noted that the officer report contained no reference to town council’s objections. Dist Cllr Long would revert on this matter once he had checked.

Dist Cllr Long left the meeting.

3. FINANCE

Bank Balances

Current Account £501.00

Deposit Account £545,829.62

Receipts:

Walter C. Parsons – Bonfire Hill £2,235.00

Devon County Council – Bonfire Hill Car Park £36126.66

APPROVED Internet payments to:

BRT Group – Citizen of the Year Plaque £67.95

South Hams District Council – September £1261.20

Krystal Hosting Ltd – Domain and hosting annual for Town Council £119.99

Knowle Tree Service – Swing tree on the Berry £1020

Amazon – Berry Padlock £5.20 and £15.29 £20.49

NEST – November £109.90

HMRC – Tax and NI £767.52

Wages - November £1923.36

Devon Tree Services – Ash overhanging highway (found later and added to Bonaventure Wood other works) £672.00

Devon Tree Services – Bonaventure Wood Ash near road £2328.00

Polaris Electrical Sers – Remembrance Service sound system £140.40

Matthew Lamble Painter and Decorators Ltd – Council Hall £7032.00

4. NEXT MEETING

The next Town Council meeting would be held 8th December 2021.

Meeting ended: 7p.m.

..... 8th December 2021.

Town Mayor