

SOUTH HUISH PARISH COUNCIL

Minutes of Parish Council Meeting

Date: 5 th September 2018		Venue & Time: Galmpton Village Hall, 19.30hrs
Present: Cllr Elizabeth Brimmacombe Cllr Simon Coleman Cllr Paul Green Cllr Jo Hocking Cllr Alan Rundle Cllr Bruce Williams	In Attendance: Kathy Harrod (Clerk & Minute taker) Cllr Rufus Gilbert Cllr Judy Pearce Cllr Simon Wright 9 Parishioners	Apologies: Cllr Anne Rossiter PCSO P O'Dwyer

REF 2018/19 MINUTES

MEETING FOCUS: Full Council Meeting

144.18 DECLARATIONS OF INTEREST: Declarations of interest were received from Cllr Coleman in respect of planning for Lantern Lodge/Tamarisks and Cllr Green in respect of Finance. The councillors withdrew from these discussions.

145.18 MINUTES OF PREVIOUS PARISH COUNCIL MEETING 15TH August 2018

Prior to this meeting an email had been received from Debbie Crowther MA (Oxon) MSc MRTPI of Devon Halo requesting that inaccuracies in the 15th August minutes needed to be addressed. The email was read to all attending and the following alterations were agreed:

Alterations re the response from Debbie Crowther to Mr Allies

- Pre-application advice has been received from the planning officer at South Hams District Council. This advice has been verbal, despite numerous requests for a written response.
- The information from the floor area and site area was received direct from the architect.
- Non-residential floor area on the application form was not answered, this was not required to be answered.
- If SHDC has any queries over any of the submitted information Debbie would expect the planning officer to discuss this with the planning agent.

Alteration in respect of comments made by Mr Bird, owner of the Lantern Lodge:

- Mr Bird, the owner of Lantern Lodge advised that the Lantern Lodge Hotel is neither making nor losing money. The new scheme is to create a modern building with some residential and some self-catering holiday accommodation. There has been little, if any investment from the previous owner. Mr Bird further advised that he was not prepared to spend in the region of £700k to bring the hotel facilities up to standard as this would take between 18-22 years to recoup. The owner then advised they are currently working on wording of clauses for sale of the 5 residential apartments.

Alteration in respect of other parishioner comments:

- A parishioner commented that the turnover of this established B&B could be relatively easily developed further by increasing the food/beverage offering to provide lunches, dinners and a fully licensed bar area. There is a large lawn and significant passing trade to allow for increased seating with an outstanding view during fine weather. The current turnover is minimal in comparison to properly run hotel – and a direct comparison would always be shown as detrimental to viability.

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The minutes from 11th July 2018 were agreed and signed without alteration.

Proposed Cllr Rundle, seconded Cllr Coleman and voted through unanimously.

146.18 MATTERS ARISING FROM 15th August Minutes:

- a. **Dog waste bin (South Milton Beach)** – No further developments **ACTION: Clerk**
- b. **Bandstand Repairs** – Cllr Coleman continues to fill the hole with cement a little at a time. Cllr Coleman advised the works are almost completed. **ACTION: Cllr Coleman.**

147.18 OPEN FORUM:

- a) Wolmancliffe – the SHDC website shows no record of the SHPC response re the original planning application. Further noted there are no public responses recorded either.
The original works were advised as being householder application for proposed extension and alterations to dwelling. The works being undertaken appear to be a two-storey extension with annexe. Has there been a change in plans not seen by councillors? Cllr Pearce was asked to investigate.
ACTION: Cllr Pearce & Clerk
- b) When does a parish become non-viable through second homes? There is no definitive answer to this, however, a good Neighbourhood Plan can protect new properties from becoming second homes.
- c) Viewing point – a large hedge is growing up to side of benches on Channel View and now blocks the view. The owner will be asked to trim the hedge along the boundary of the Cottage Hotel after Westview. **ACTION: Clerk**
- d) Complaint re SHDC Planning Department. Letters to be published are being lost. If planning shows that letters are accepted via email/post more care should be taken to ensure the views of parishioners are shared on the website. Cllr Wright was advised of an incident of a recorded delivery letter having been signed for and subsequently lost as well as email communications that have not been added to the relevant applications.
Furthermore, no autosave feature on the SHDC website causes people to lose work and give up – the Harbour Master has experience of losing work 5 times. Can an autosave function be added?
ACTION: Cllr Wright to investigate lost communications and autosave.
- e) Parking over Hope Cove Weekend was terrible, all up New Road, Hope Bypass, Weymouth Rd and Grand View Road. The field was open charging £2 (given to charity) for the whole day but still very poor parking. Two boats were prevented from gaining access in addition to others. Visitors and residents have complained to Councillors re parking – cars/boats/trailers have been parked on the side of various roads for whole weeks at a time. There are areas requiring enforcement. If any parishioners are aware of these issues in the future, please contact the clerk directly and Cllr Gilbert will be informed to arrange enforcement visits. A request was also made to Cllr Gilbert to provide enforcement for Hope Cove Weekend 2019. The police will also be advised and asked for their involvement.
ACTION: Clerk/Cllr Gilbert
- f) Clive Higgs provided further evidence of bonfires on the beach burning wood with nails embedded. The remaining ash and nails have been left on the beaches and are a significant hazard to all users. Signs are needed, and the previously agreed signage was not considered acceptable. Cllr Gilbert

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offered to fund signage, the Clerk will agree on signage with Mr Higgs and will then approach Cllr Gilbert for the finances required. **ACTION: Clerk**

- g) A vehicle has backed into the fence at the top of Mouthwell beach leaving the fence hanging over the footpath. Fence now taped up to show area in need of replacement. The alleged perpetrator is known and will be reported. In the meantime, replacement fencing will be costed. **ACTION: Clerk**

148.18 POLICE BUSINESS & NEIGHBOURHOOD WATCH:

Over the last month (31 days) there has been no crimes reported to police. For the same period last year there were 5 crimes reported to police. However, there has been an increase in rural burglaries, especially in remote areas and would like to urge everyone to contact police via the 999 system if you see anything suspicious. We would like to reiterate the need for personal security of all property including vehicles, ensuring that all valuables are out of sight, and homes and vehicles are secure.

As we approach the autumn months, we start to see an increase in fuel thefts mainly heating oil and would like to kindly remind residents to keep a watchful eye on neighbouring properties that maybe unoccupied. Should they see anyone acting suspiciously or observe a vehicle filling up from the oil tank then please call us urgently as this can have a serious impact on those who require heating during cold spells, only to find out they have been targeted by unknown offenders.

Sorry again we couldn't make it tonight, but I wanted to reassure the council that we have not had any further reports of activity from around the grand hotel area and suspect it was possibly visited once on that night by unknown persons? We have requested that the area be patrolled by response officers and should anyone be witnessed leaving there during the hours of darkness, they may be pulled over and questioned as what they have been doing. Should however any further information come to light then naturally we will investigate further and would again urge the local community to contact us directly on 101.

A parishioner advised that there have been two incidents on Grand View Rd, police were called to both incidents which involved different vehicles parking and blocking the road. A query was made as to why this was not noted in the police report. A further query was raised re the number of police visits to the parish.

ACTION: Clerk to follow up.

The meeting noted that locals are flouting traffic laws too.

An expression of interest re the Neighbourhood Watch position was made by Mr Neil Prater. **ACTION: Clerk to contact to accept.**

149.18 DISTRICT & COUNTY COUNCILLORS REPORTS:

County Councillor Report:

- An email has been sent to clerks re the West Alvington road being closed for resurfacing, works will be undertaken at night.
- The Plymouth turn at Bantham Cross has now been repaired re previous flooding.
- Note for parishioners, if you have a poor mobile reception at home did you know that most modern phones can be used through the routers at home?
- The new mast at Malborough is not yet connected but not expected to cover the valley. Cllr Williams is trying to get the Church used for a mast. Is any assistance available from Cllr Gilbert? Part of Cllr Gilberts remit is mobile coverage & super-fast broadband. There is now greater emphasis re this problem, but focus is currently on superfast broadband. Local concern is that the Tetris system for emergency services is turned off next year, if no coverage in the valleys how will this provide cover in the event of an emergency?

ACTION: Cllr Williams to write to Cllr Gilbert for a formal response.

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- Parking – pavement parking being reviewed for Devon – there will be areas whereby people are stopped from parking on pavements.
- Traders Permits are also being reviewed.
- Carers parking is being reviewed – a query was raised re 2nd line emergency services. Can those services have a purpose marked parking? Cllr Gilbert happy to help formalise if SHPC can provide a site.
- 20mph speed limits also being reviewed.

Cllr Green asked to Cllr Gilbert to thank the footpath team for the work undertaken on path 4 recently.

District Councillor Report

Cllr Wright:

Noted that the road marking team will be back to undertake the works in West Alvington

The Engagement Portal is on the SHDC website now. Start the conversation, they're happy to learn!

Seamoor Lotto – all details and purchases are made online, 54 organisations signed up including Friends of Hope Cove Harbour. £27k forecast to be given to charity during the year. If you would like information re registering your charity/organisation, please see the SHDC website.

Cllr Pearce:

The Joint Local Plan is moving forward slowly. Noted all AONB villages were allocated 10 properties to develop over lifespan of plan. However, the new NPPF gives higher protection, inspectors say the only provision is for local housing. This is not yet in writing but is already applicable to developments in the AONB. Inspectors are taking out settlement boundaries from JLP, but a development plan document will be issued to reinstate settlement boundaries once the plan has been adopted.

Noted new settlement boundaries may include new buildings previously outside the boundary but SHPC will be consulted if this is the case.

Neighbourhood Plan Website – the site will be having added links re advisory papers etc and will provide a more helpful location for information.

Cllr Green requested our thanks be forwarded to the HCW street cleaner for all his hard work.

150.18 PLANNING:

a) INVITED GUEST: Mr T Rendle

Proposal to build three dwellings on his property with no removal of trees as the trees on site are all part of a preservation order. Three small circular buildings proposed at a maximum height of 10m with a roof terrace in the canopy of trees. Construction materials include bronze mesh.

Cllr Hocking thanked Trevor for attending the meeting, at this stage SHPC will not be commenting and we await sight of the full planning application in due course.

Full details of conservation areas to be obtained by the Clerk and distributed to Councillors, clause 79E of the NPPF will be checked.

ACTION: Clerk

b) LIST OF APPLICATIONS RECEIVED

1. **2066/18/FUL Lantern Lodge Hotel, Grand View Road, Hope Cove, TQ7 3HE – SHPC Objection Unanimously Objected.**
2. **2269/18/FUL Tamarisks, Hope Cove, TQ7 3HH – Information Required SHPC Objection Unanimously Objected.**

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3. 2433/18/HHO Waverley, Grand View Road, Hope Cove, TQ7 3HF – SHPC No Objection
4. 2811/18/FUL 1 Abovedown Cottages, Galmpton, TQ7 3EU – SHPC No Objection with conditions re bin storage and addition of retaining wall.
5. 2532/18/HHO 36 Weymouth Park, Hope Cove, TQ7 3HD – Request delay of decision due to lack of plans.

c) APPLICATIONS AWAITING SHDC DECISIONS

1678/18/HHO Mr J Stabik, Sea Brook – SHPC No Objections

0122/18/FUL Mr Andrew Gardiner – SHPC Objection.

0552/18/CLE Mr & Mrs Reddish – SHPC Objection

In an AONB the planning authority can refuse to accept an outline planning application within 30 days of its receipt and can insist on a full application being sent in. SHPC will always insist on a full application being submitted.

NOTE: All planning responses from SHPC will incorporate a request for:

- Sight of a letter from South West Water confirming that the increased sewage load will not adversely affect the existing sewage works in respect of new build properties and extensions incorporating bathrooms/kitchens.
- Damage caused to any infrastructure to be made good to a comparable standard.

d) SHDC DECISIONS

0435/18/FUL Mr & Mrs Burke – SHPC Objection. SHDC Conditional Approval

e) ENFORCEMENT & OTHER PLANNING ISSUES

Enforcement continues to be dealt with.

Other planning issues

It has been clear that there are an increasing number of violations of conditions during building works following receipt of planning permission. ALL violations will be reported to Enforcement for follow up. If any parishioners are aware of any violations, please advise the Parish Clerk. **ACTION: Clerk to report**

Query re the houses for sale at The Nest, the housing has been signed off, but building has not commenced. 46/3044/13 **ACTION: Cllr Pearce to investigate. Clerk to view application.**

Coastguard Cottage Wall – no developments despite it being understood that an 8-week restricted time condition from SHDC was in place. **ACTION: Clerk to view and report in if required.**

f) NEIGHBOURHOOD PLANNING:

Mr Windle has recently spoken with Peter Sandover who knows about Neighbourhood plans, how to obtain funding and how to draw together the plan. Proposed that we contact Peter to discuss what he can do and what needs to be done for us and determine if he may be prepared to contribute to the South Huish Neighbourhood Plan.

This MUST be a community initiative.

SHPC have been approached by a Mr Knowles who is also willing to be a part of the NDP team.

ACTION: Mr Windle

151.18 BUSINESS TO BE DISCUSSED:

a) HIGHWAYS:

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Problem parking areas in the parish

To compound the existing problems, road markings in Outer Hope, reported as very worn 2 years ago, have almost faded beyond recognition, leading to parking that blocks traffic or indeed does not show the direction of flow around outer Hope leading to traffic chaos of vehicles meeting each other in what is meant to be a one-way system. **ACTION: Clerk to speak with Highways**

Parish Lengthsman

There has been no attempt to clear blocked gullies or drains (including drains recorded as blocked for 3 years) while the weather is good. An extra gulley sucker has been brought in to reduce the backlog. **ACTION: Clerk to obtain Lengthsman rota**

- b) **FOOTPATHS:** The footbridge across the stream below Galmpton has been repaired. This job was carried out by contractors organised by Ros Davies and paid for with the extra grant from the County Council. They have done a very good job as it includes work to channel the stream away from the area of bank that was being eroded. The extended bridge now allows you to cross without ending up in the mud at one side. They also replaced the stile with a gate. The bill for this came in at £1950.30 excluding VAT but the Parish had only received £1,500 in respect of P3 costs to cover the year. The clerk has been in touch with the P3 team and they have agreed an additional payment of £700 will be made to the Parish to cover this and any other works for the remainder of the year. After VAT reclaim there is £213.22 in the P3 reserves.

c) **MISCELLANEOUS:**

Cracks in the sea wall

Cllr Green, opposite Spray Cottage on seaward side is a crack from the top to the bottom buttress. A second crack can be seen towards the breakwater.

Further noted that the previous sink hole that was repaired is now sinking again.

ACTION: Clerk to report

Hope Cove Public Toilets

Costings to run the toilets are as follows:

Water, rates, electrics	£4,759.11
All other costs	£11,770.87 (staff, repairs, insurance, vehicles etc)
Total Costs	£16,529.98

SHDC has resolved to make a saving of £226,000 on public toilets during the next financial year and it is anticipated that £36,000 of this will be generated from the implementation of a Pay on Entry scheme at many of its public toilet facilities.

The public toilet at Hope Cove is included in this proposal. It is anticipated that work to install the Pay on Entry equipment will commence in October this year. Please note that all disabled facilities will be fitted with RADAR locks, where not already in place, which will allow continued free access for disabled customers.

Councils must acknowledge acceptance of this information by 30th September 2018.

ACTION: Clerk to acknowledge acceptance through letter noting the issues this will cause and expressing dismay by SHDC actions, a request will be made for alterations to take park in 2019. Query creation of a disabled toilet?

NB: For Parishioners information, other locations have been advised to take on the toilet facilities themselves or they will be sold.

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Unauthorised Shower

'Moorings' adjacent to the harbour have installed an outside shower at the rear. There is no drain or soakaway, waste water drains across the road, down the slipway and onto the beach. The shower is also noted as being used by visitors not staying at the property. The Environment Agency has been informed.

Broadband/Mobile Phone Signal Availability

Connected Devon & Somerset are failing to keep Parishes properly apprised of delays in Gigaclear delivering on its contract. A letter saying there was delay but specifying no timeline nor reason was sent to houses in Galmpton earlier this summer. At earlier meetings (last year) CDS did suggest if there were to be further delays that an alternative 4G approach would be considered - but once again the lack of response to repeated emails means I can offer no advice. Having first being assured, by CDS, delivery from May 2018 the Gigaclear web site now states:

- *Galmpton (South West)*
- *Includes Bolberry, Combe, Galmpton, Hope Cove, Malborough, South Huish, Thurlestone Sands*
- *Congratulations, Gigaclear and Connecting Devon and Somerset (CDS) are working together to bring the UK's fastest broadband to your community, as part of several build phases between now and the end of 2019. Gigaclear will be installing a new Fibre to The Premises broadband network in your area over the next 3 years bringing speeds from 50Mbps up to 1000Mbps to properties included in the project. Currently, Gigaclear and CDS are finalising the rollout schedule for the coverage area and will send out communications to the properties involved as soon as the scheduling process is complete. In the meantime, you may register your interest by clicking the button below. This does not commit you to anything, it just allows Gigaclear to keep you informed on progress with the rollout. You can find out more about 'Connecting Devon and Somerset' by going to www.connectingdevonandsomerset.co.uk*

See comments made to Cllr Gilbert re action point.

Registry of local heritage significance sites as Local Listings

It has been brought to the attention of a parishioner, that it may be possible to register the Wash House in Inner Hope and St Clement's (and any other building or site - public view? - of local heritage significance) as a Local Listing. A process understood to be completed through SHDC. This may bring some protection and consideration in the event of any planning application.

ACTION: Clerk to investigate

152.18 FINANCE & GOVERNANCE –

- Receipts & Payments – Month 6**
- Accounts to pay –** An update re the accounts was provided – see Appendix A. Accounts to pay: Clerks Salary & Expenses £235.98, HMRC £56.80, Reading Room Fees £180, August Printing Fees £71.40, Strimmer Service N Anderton £94.68, P3 fuel costs £13.29, P3 works £2,340.36
Proposed Cllr Coleman, seconded Cllr Brimmacombe

At 21.49 hrs the Chairman declared the meeting closed

Next Meeting Date **10th October, Venue TBC, 7.00pm**

Signed as a true record: _____

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Print Name & Date: _____

Agenda Items and Updates; where possible please submit to the Clerk by the first Wednesday in the month to ensure time for inclusion, circulation and study. If a Council Member is unable to attend a meeting it would be appreciated if they could submit a brief précis of progress on their actions, if applicable, (to the Clerk for distribution) together with their apologies.

Distribution List

Cllrs Brimmacombe, Coleman, Green, Hocking, Rossiter, Rundle & Williams **For Information to:** County Cllr R Gilbert, Dist. Cllr Judy Pearce, Cllr Simon Wright, WPC Pengilly, PCSO O'Dwyer, South Huish Parish Council Notice Boards, National Trust, Richard Pollard, Dave Illingworth

APPENDIX A

Category	Descriptor	Date	Paid In	Paid Out	Cash Book Balance
Cash Book Balance b/f from last financial year					2,598.92
Payment	DALC Affiliation	04/07/2018		- 123.69	5,073.14
Payment	DALC GDPR Training	04/07/2018		- 48.00	5,025.14
Payment	South Hams Newspapers Cllr Advert	03/07/2018		- 54.00	4,971.14
Payment	Internal Audit Alison Marshall	04/07/2018		- 114.85	4,856.29
Payment	Transfer to Holding Account	04/07/2018	-	- 3,100.00	1,756.29
Payment	Clerks Salary & Expenses	12/07/2018		- 235.28	1,521.01
Payment	HMRC	12/07/2018		- 57.00	1,464.01
Payment	Viking Stationery	12/07/2018		- 21.48	1,442.53
Payment	Clerks Salary & Expenses	14/08/2018		- 235.78	1,206.75
Payment	HMRC	14/08/2018		- 57.00	1,149.75
TOTALS YTD Financial year 2018/19			£ 4,875.00	-£ 6,324.17	£ 1,149.75
RECONCILIATION CASH BOOK TO BANK					£
Cash book balance b/d			FY 2018/19 month	6	£ 1,149.75
Balance at bank at end :				05-Sep-18	
Revenue Accounts				1,149.75	
Unpresented Items			receipts		
			payments	-	
				£ 1,149.75	-
ACCOUNTS FOR PAYMENT					Variance
	K'Hamod Salary		Salary includes £8 facilities recharge & paid by direct transfer on 15th of each month		235.98
	HMRC NIC				56.80
Plus	Reading Room Fees				180.00
	Newsletter Print Costs to Malb. Parish Council				71.40
	Strimmer Service N Anderton P3				94.68
	Fuel Costs P3				13.29
	P3 Works to footpath 4				2,340.36
Meeting Sub Total					2,699.73
Holding Account £3,100.20 - Being £1,500 P3, £1,000 Maintenance, £500 NDP and £100 Website					
Treasurers Account £1,149.75 to cover costs through to 2nd tranche of Precept due October 2018					
Receipts & PAYMENTS REPORT TO COUNCIL					
MEETING DATE			05/09/2018		
Prepared By:			K'Hamod for South Huish Parish Council		
Date:			05/09/2018		