

EAST PORTLEMOUTH PARISH COUNCIL MEETING

East Portlemouth Village Hall, East Portlemouth

Tuesday 2nd December 2008 at 7.00pm

PRESENTATION BY Chris Lucas, Head of Environment Services.

Chris Lucas explained that similar problems had been encountered with waste compounds in Dartmouth and Salcombe. With good communications, the problems had been resolved and he believed that when the compound at East Portlemouth was removed, with the help of information from the Parish Council and Parishioners, problems can be sorted out.

He explained that any location which receives waste must be licensed, must have impermeable surfaces and an operative on hand to prevent the deposition of hazardous waste. An unlicensed facility could attract a £50,000 fine.

If the waste is generated from a private house, the District Council can address their problems. However, it is unlawful for a business to use the facility and this includes houses which are let for holidays.

One Member said that it was a useful facility and the problem had arisen because, for some reason, bags had not been removed. Mr. Lucas said that there had been complaints about the compound being a health hazard. He is willing for the compound to remain until the New Year, and hopes that the Parish Council will assist in highlighting any householders who will find its removal a hardship.

OPEN FORUM – Twenty-six members of the public attended.

The Chair ascertained that the majority of the public had attended due to their interest in the planning application for affordable housing. She asked for comments to be brief and not to be repeated. A lively exchange took place, which was sometimes acrimonious, reflecting the passionate views held. A summary of the main points made, is as follows:

- Affordable housing is sorely needed in the South Hams.
- East Portlemouth is not the right location.
- The Parish Plan listed affordable housing as a priority.
- There are insufficient facilities to support the scheme.
- Several Parishioners live in East Portlemouth and use the ferry to get to work in Salcombe.
- There are health, shopping and transport facilities in Salcombe.
- Employment opportunities could be available if there was somewhere for people to live.
- Due to the housing shortage, the Coastguard is unable to recruit sufficient volunteers.
- It would not be practicable to live in East Portlemouth without a car, increasing traffic.
- An elderly parishioner who lives near the proposed site, has never been consulted.
- The scheme will give rise to bad feeling.
- It is wrong in design and the wrong site and social engineering.
- Some people work hard and can buy houses and some people do not want to work.
- There are several businesses in the village.
- The scheme would provide a nucleus for the village.
- It may be different from what people think when they arrive.
- Young people will hate it in East Portlemouth.
- Social renting is what many organisations are highlighting as necessary.
- The scheme will bring new life to the village, which will otherwise become fossilised.
- The scheme will act as a focal point for the village.

Following the discussion about the affordable housing scheme, one parishioner said that the road from Devonshire Bridge to Millbay never seems to be swept. The Clerk will chase up.

DISTRICT COUNCILLOR'S REPORT:

- Cllr. Julian Brazil said that he is on the planning committee at SHDC and therefore cannot make any comment on the application for Bakers Piece. He explained that the Parish Council will consider the application as consultees. If the views of the Planning Officers differ from the view of the Parish Council, the application will go to the full committee of SHDC. Two members of the public would have the opportunity to speak each for 3 minutes. If the application is approved that is the end of the matter, if it is refused, the applicant has the opportunity to appeal and the decision of the Inspector is final. The application will be considered at SHDC on the 14th January, or more likely the 7th February.
- SDLAG had obtained funding of £1.8million and application can be made through Alan Stapleton if anyone has ideas for a scheme needing funding.
- The car parking charges are only to be raised by the rate of inflation.
- The digital handover will take place in April or August. A simple £15 set box is all that is usually necessary to receive the new signal.
- The refurbished Library is now open and looking very good and parishioners were encouraged to make use of the facility, support for which will help to ensure it continues.
- **POLICE REPORT:** None

PRESENT: **Councillors:** L. Lindley (Chair), P. Reed, C. Cox, R. House, M. Nolan, J..Neaverson
In attendance: S. Winstanley (Clerk) Cllr. J. Brazil (arrived 7.40pm)

1. APOLOGIES – J. Gurney**2. MINUTES OF THE PREVIOUS MEETING** held on 4th November 2008.

It was proposed, seconded and *resolved* that the Chair should sign the Minutes as a true and correct record.

3. DECLARATIONS OF INTEREST – P. Reed & M. Nolan declared prejudicial interest in the planning application for Baker's Piece.**4. CLERK'S REPORT:**

- It will be essential to fix the Precept at the January meeting because the notification has to be with SHDC by the 16th January.
- For the benefit of the audience, it was explained that a Digital Roadshow has been arranged for the 22nd January, 2009, in Frogmore Village Hall between 4pm and 8pm.
- Following the information that the waste compound was to close, the Clerk had researched the arrangements which had been set up in Salcombe & Dartmouth. It is possible to employ a private organisation to collect rubbish bags, which can be purchased at a cost of £1.60 each.

5. PLANNING & PLANNING MATTERS

For information only:

1. 20/1889/08/F – The Old Chapel TQ8 8PE – Permission Granted
2. 20/1842/08/F - Hillside, TQ8 8PE – Permission Granted

To be considered at this meeting:

1. 20/2114/08/F – Site at Bakers Piece, East Portlemouth
Construction of 6 local needs houses for rental
Following site visits, each Member expressed his view about the application.
A summary of the views expressed is as follows:
 - Most of the youngsters who lived in the village, hated it.
 - The Design Statement is flawed.
 - The residents in the cottages opposite should be considered.
 - The access is in the wrong place and should be re-sited to the south east corner.
 - The access as designed, will mean that headlights will shine into the cottages opposite.
 - The majority of the public who attended the meeting are in favour of the scheme.
 - The only objectors are owners of the cottages opposite or second home owners.
 - The unpleasantness is very sad.
 - The scheme is a wonderful opportunity and should be grasped.

- Young people in the village need somewhere to live and want to stay.
- Many people now work from home, making commuting unnecessary.
- Residents are trying to make a community.
- There is no work in the village and transport is a problem.
- It is an exception site which is outside the Rural Area Development Plan.
- It meets one of four criteria for an exception site.
- The design is overdevelopment of the site and north facing.
- The houses should be further down the site to give more garden.
- There is a very small amenity area and poor pedestrian facilities.
- There have been many letters to SHDC re. the application, approximately half were in favour.
- It is a departure from the planning policy.
- The Parish Council can only take into account material considerations.
- It is an AONB but the design cannot be said to be detrimental.
- The notion that this is a remote rural community is erroneous. Objectively, it is possible to get to Salcombe where there are facilities and the village is better served than other nearby villages.
- The findings of the Housing Needs Survey must be accepted.
- The sewage arrangements need to be clarified.
- The scheme will not create a precedent.
- The scheme will have a very positive effect.
- The Parish Council Plan supports affordable housing.
- Across the range of home owners, there are those who support the scheme and those who do not.
- The Housing Needs Survey found there is a need for social rented accommodation in the village.
- Several suggestions by the Design Panel have been noted by the applicants making the design as unobtrusive as possible.

It was proposed that the application be recommended. *Resolved* with the following comments:

1. Clarification is needed on arrangements for sewerage
 2. Landscaping should take account of any loss of privacy
 3. Clarification of the safety aspects of the access is needed
2. 20/2061/08/F - Forge Cottage, TQ8 8PN
Alterations and extension to dwelling
Following a site visit it was *resolved* to recommend no objection.
 3. 20/2092/08/F – Rectory Stables TQ8 8PA
Demolition of piggery, erection of garage with hardstanding,
raised front boundary wall and installation of gate
Following a site visit it was *resolved* to recommend objection on the grounds of over development of the site.

6. CHAIR'S COMMENTS

- Bus Shelter – Postponed to next meeting.

7. FINANCIAL MATTERS

1. To approve payment of the following cheques:
Cheque Nos: 100110 - £207.93 S. Winstanley (November)
100111 - £29.02 S. Winstanley (to reimburse for flower bulbs)
2. Proposal to contribute to the cost of copy of Local Government Administration. *Resolved*.
3. Current finances – cash at bank - £2,423.79

8. PROPOSAL TO LIST THE TELEPHONE KIOSK WITH NATURAL ENGLAND

Postponed to next meeting.

9. PROPOSAL TO JOIN THE BT SPONSORSHIP SCHEME TO ENSURE THE OPERATIONAL FUTURE OF THE TELEPHONE KIOSK

Postponed to next meeting.

- 10. **CORRESPONDENCE** - SHDC Boundary review
 SHDC Parish Cluster – 14.1.09 7.00 pm Kingsbridge Town Hall
 Salcombe Harbour Board Meeting – 26.1.09 2.30pm Cliff House, Salcombe.

11. **COUNCILLORS' REPORTS:**

Gara - A letter had been received from J. Zouche. The Council's support for the bunding and road were much appreciated.

A new planning application is anticipated to shift the balance between apartments and hotel accommodation increasing the hotel beds from 14-28 and decreasing the apartments from 14-8. The plan should not affect the external appearance. The tennis courts and swimming pool will be included.

A new meeting with the developers is anticipated.

The Chair expressed thanks for the ongoing commitment to Gara of R. House and C. Cox.

Saltstone – If the unitary proposals go ahead, Saltstone resolved to take part in a pilot for the community boards. There is an opportunity for Councils to put forward suggestions and powers they would wish devolved down to the community boards which are relevant to the local area. Suggestions to be emailed to C. Cox.

Website – P. Reed feels that he cannot continue with the website. Thanks were expressed for the work he has done. The website will be on the agenda for the next meeting.

10. **DATE OF NEXT MEETING - 6th January, 2009**

SIGNED
 L. Lindley Chair S. Winstanley Clerk

ACTION POINTS:

- 1. Clerk to find out who is responsible for cleaning the road near Millbay. ✓
- 2. Clerk to contact Enforcement Officer re. portakabins at Rickham Farm. ✓
- 3. Members to send suggestions for community boards to C. Cox.
- 4. Members to assist in identifying householders adversely effected by the removal of the waste compound.