

MALBOROUGH PARISH COUNCIL

Minutes of Parish Council Meeting



Date: 15 th December 2010		Venue & Time: Village Hall Annexe, commencing at 7.45pm
Present: Cllr. Gill Boyce Cllr. Ann Kendall Cllr. Paul Pedrick Cllr. Edmund Putt Cllr. Ann Smallman Cllr. John Yeoman (in the Chair)	In Attendance: Dist. Cllr. John Carter Dist. Cllr. Paul Coulson Mrs Debbie Ede (Clerk - Minute taker) Part meeting Andrew Lethbridge, Keith & Jenny Makepeace Caroline (landscape design) 2 members of the public	Apologies: Cllr. Tony Lyle Cllr. Roger Rendle Cllr. Mike Taylor SEASONAL GREETINGS & BEST WISHES TO ALL PARSIHIONERS

Minute Ref	Minutes	Action
679	<p>PLANNING (part)</p> <p>The meeting commenced with a presentation from Messrs Lethbridge and Makepeace taking the Council through proposed developments for the Soar Mill Cove Hotel - prior to the submission of a formal application to SHDC. The rationale behind the development came from customer feedback and market research in that the hotel had to move forward and ensure its facilities were fit for purpose for its target market. This to include a self catering element (but with the convenience of hotel facilities on-site), better provision for extended families and DDA compliance. Circa 8 large schematics and photo-boards were provided and the developers outlined, in considerable detail, the expansion of the hotel through a new build of 5 3 bedded coastal suites together with the up-grading of existing facilities. The design team, in discussion with planning officers, had placed considerable emphasis on ensuring the development sat seamlessly within the landscape making use of the natural colour palette evident from a 3/12th visual study of the area. Key features of the new suites would include; excavations to embed the suites into the slope in front of the hotel such that the views from the hotel would continue to be uninterrupted, over the top of the development to the coast. The suites would be stone faced with green roofs of a coastal sward. Excavated spoil would be banked and landscaped to provide rocky outcrops and dry stone walls. Gorse and fern would be planted to mimic existing bracken and wind sculpted gorse copses. There would be a move away from the current manicured lawns to a mowed coastal-maritime mix sward. The existing concrete pool would be punctured and a bog habitat formed. The development was said to be both visual and ecological, 'fully engaging the visitor in the landscape'. The entrance to the hotel would be moved to the rear and existing outbuildings would be replaced by new staff quarters. Other changes included the expansion of the swimming pool and spa, a new children's' playroom and a function room.</p> <p>There was a Q&A session from Councillors and the public and reassurances given over provisions for waste, traffic, safety, boundary and visual impact. The session concluded with Mr Lethbridge promising some CGI to follow. Mr Makepeace emphasised that the site was his family home and he was very anxious to minimise any impact and, indeed, argued that much of the site would be improved and 'tidied-up'. Mr Makepeace advised Councillors that he has talked to the National Trust informally - who raised no objection - and said he would email the neighbours and let them know that the plans were available for them to see and discuss at the Hotel. Planned timescale - Plans submitted formally in the new year with a decision hoped for by March and a build start date of autumn 2011, completion Spring 2012. This would give the Hotel a chance to inform and market the development to their 2011 clients and run a short season only to accommodate the build.</p> <p>Cllr Yeoman thanked the participants for their presentation and they then left the</p>	

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	meeting.	
680	INTERESTS Cllrs. Pedrick & Yeoman declared interests in the Hope Cove Lifeboat	
681	MESSENGER Cllr Kendall will write the Messenger report	AK
682	MINUTES OF PREVIOUS MEETING With one correction, the minutes of the November meeting were agreed and signed as a true record, proposed by Cllr. Boyce & seconded by Cllr. Pedrick	
683	MATTERS ARISING (from previous Minutes only) a Cllr. Putt reported that the gully in Luckhams Lane remained blocked with a fallen branch with the debris spilling out across the main road. b Cllr Boyce had visited the allotments and expressed concern over the poor boundaries. Cllr Yeoman to walk the allotments. There were no matters arising which would not be taken under Agenda items.	JY
684	FACILITIES FOR YOUNG PEOPLE a Malborough Wheels Park; 2 additional funding streams were confirmed - the £500 tranche from Dist Cllr Carter from the Sustainable Community Fund and a further £1,000 from Salcombe Town Council. Dist Cllr Coulson promised a further £500 from his sustainable community fund which meant that the shortfall was now £205. It was felt that this could be funded from underspends elsewhere in the Parish budget. Thus the wheelspark can now be considered to be now fully funded. Cllr Yeoman advised that the contractor, Bendcrete, was manufacturing the pieces of equipment and would start on site as soon as there was a weather window in the new year. Some delays had been incurred as, unfortunately, the roof blew off their factory in the winter gales so production was halted for a while b Cllr Yeoman reported that he and the Clerk had met with Alex Whish from SHDC to consider how to spend the £5k ring-fenced capital monies for the children's' play area. It was hoped to secure 2 pieces of equipment and that these would be in place before the end of the financial year.	PC
685	PLANNING cont/.... a The following applications have been received by the Parish Council for consideration: 2741 Mr J Rundle - Variation of condition (1) for planning consent 33/1649/00F to renew for a further 10 years, permission for a field shelter/hay store - White Cross Field, Malborough 2634 Squire Bros - Outline planning permission for the erection of an aircraft hanger suitable for the storage of six light aircraft, with all matters reserved - Bolt Head Airstrip, Malborough, Kingsbridge TA7 3DW 2603 Mr R M Taylor - Householder application for erection of garage - 25 Cumber close, Malborough TQ& 3DE b The following decisions have been received by the Parish Council: 2298 PERMITTED DEVELOPMENT (planning permission not required) Mr & Mrs Wright - Householder application for provision of parking areas. Remove part of rear boundary hedging and excavate to reduced levels to form a new driveway access and parking spaces - 4 Moor View, Luckhams Lane, Malborough TQ7 3RY c Alston Gate: Cllr Yeoman informed the meeting that representatives from the District Council and the developers were meeting again, next Monday, to discuss the way forward. Some revised plans (believed to concern drainage) had been submitted to SHDC development management and Malcolm Elliott had promised to forward these to Malborough Parish Council. It was now felt unlikely that the proposal would go to the SHDC January Planning Committee meeting. The Parish Council agreed to wait on developments and would consider the need for another	

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	<p>public meeting in due course.</p> <p>d Cllr. Yeoman informed the meeting that Mr J Rundle had put in an application (no. 2741) to have the time limitation on the original building permission extended by 4 years. This was discussed and approved by Council having been proposed by Cllr Pedrick and seconded by Cllr Putt.</p> <p>e Advice had been received back from Planning re 4 Moor View that this was permitted development. It was therefore down to local residents to resolve issues over access to the private lane themselves.</p> <p>f Feedback from SHDC Planners re. Cross Park Bungalow was that there was no agricultural tie on the property.</p> <p>g Cllr Yeoman, following the steer and written responses from Council since the last meeting read out the response sent by the Clerk for application number 2634 (aircraft hangar). In summary the Council approved the build but subject to strict conditions including that the existing terms for the certificate of lawful use be strictly adhered to and enforced. Dist Cllr Carter also raised queries from a Coombe resident and Mr Kerslake (also from Coombe) spoke, from the floor, of his concerns over the number of movements, the expansion of the strip and the apparent lack of enforcement of planning conditions. He had also written a letter to SHDC and this was brought to the Parish Council's attention. Council felt that there was now a strong lever for SHDC to enforce condition compliance and that movements and logs - as also required by the CAA - should be regularly inspected.</p> <p>h Cllr Yeoman read out the letter sent by the Clerk re application number 2603, again following written responses from Councillors. This application was approved subject to conditions.</p> <p>i Feedback had been received from SHDC re the on-going issues with signage in Higher Town, specifically The Old Inn and Saints. Both were subject to investigation with The Old Inn now having an enforcement order against them. Saints had been advised that a retrospective application would not be considered and a meeting was required to discuss their signage needs. Devon County would also be following up the issue of signs on the roads. Council noted that signs in Lower Town should also form part of the review by SHDC but that it was the swinging signs on the road that were the main cause of concern.</p> <p>j Cllr Boyce queried the progress on planning issues in Great Lane, namely the reinstatement of the bank at No. 2. No 5 was known to be waiting on planning and Cllr Putt advised that No 1 had taken c. 6' of the bank. Feedback from SHDC was awaited.</p> <p>k Following a query from Cllr Boyce as to the part removal of the bank at Whitehall Cottage it was confirmed that this was part of the original - and approved - planning application.</p>	
686	<p>FINANCE</p> <p>a The Finances reported at Appendix A were agreed as a true record, proposed by Cllr. Boyce and seconded by Cllr. Pedrick and the request for payments passed with the resulting cheques raised and signed. These included a cheque to the Clerk for additional hours worked - as voted on and approved in November. The detailed claim was submitted, discussed and passed for payment.</p> <p>b To inform the PRECEPT discussions the Clerk tabled a financial statement and took the Council through the figures. This is reproduced at Appendix B. In summary 2009/10 outturn, year to date spend for the current financial year and estimated year end outturn was shown, all reconciled to cash book and bank. This informed a 1st cut budget proposal for discussion.</p> <p>c Cllrs. Pedrick and Yeoman withdrew from discussions over a proposed change in the Precept to fund a contribution to the Hope Cove Lifeboat. Cllr Boyce took the Chair and it was proposed by Cllr Kendall and seconded by Cllr Smallman that the 2011/12 precept be increased by £500 for the specific purpose of the Hope Cove Lifeboat.</p>	

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	<p>This was agreed by all Councillors entitled to vote.</p> <p>d Cllrs Yeoman and Pedrick rejoined the meeting with Cllr Yeoman resuming the Chair. The Clerk explained the derivation of the proposed budget which included some inflationary pressures on insurance and NALC pay scales but proposed that these could be contained within the existing precept without the need for an inflationary increase. Cllr Kendall confirmed broad acceptance of the draft Messenger budget but alerted the meeting of a possible drop in income in 12 months time.</p> <p>e Cllr Yeoman took the meeting through a series of bids submitted by MVH&PFA. These were :</p> <ul style="list-style-type: none"> a) Inspection of the children's play area by SHDC total cost £117.50p, PC Contribution 100% b) Replacement of swing seats in the children's play area - estimated cost £189.00p, PC Contribution 100% c) General grass cutting, strimming and hedge cutting of areas except the playing fields. 2010 costs to date £2563 and are expected to be similar next year. PC contribution of £1,500.00 is 59% d) Tree surgery/maintenance of Leylandii overhanging Collaton Rd. We obtained an estimate last in 2009 of £3200 but decided we could not afford this at the time. PC contribution of £600. would be 19% e) Christmas tree itself was free this year but new lights cost £161. A PC contribution of £100 would be about 50% (or 12.5% if it was bought by DEFRA!). f) More new 'No Dogs Allowed' notices - £100. We have no estimates of the costs yet. <p>It was proposed by Cllr Pedrick and seconded by Cllr Putt that a total of £2,000 be awarded in respect of these bids (the list itself equating to £2606.50). The award would be to fund items a,b,c,e and f only. This was agreed. It was noted that there might be scope to link in the new skateboard inspection requirements with item (a) thus avoiding double running costs.</p> <p>f The 1st cut budget with no increase to precept, bar the £500 above, was then voted on, proposed by Cllr Putt and seconded by Cllr Boyce and approved unanimously.</p> <p>g Section 137 awards for the current financial year were then discussed. Proposed by Cllr Boyce and seconded by Cllr Putt, all agreed to pay £100 to each of WRVS & CAB and £75 to Malborough Horticultural Society. The cheques were drawn and signed at the meeting.</p> <p>h Cllr Boyce asked the meeting to consider a possible bid from the Church for a contribution towards a new flagpole. No estimates were available as yet but there was broad sympathy towards the proposal.</p>	
687	<p>DISTRICT COUNCILLORS REPORT</p> <p>Dist. Cllr. Coulson advised that there were self-help proposals being published w.r.t. inclement weather policies including a named snow warden/officer to act as liaison officer for the Parish. He would copy Debbie with the details.</p>	PC
688	<p>BUSINESS UNDER THE DIRECTION OF THE CHAIRMAN</p> <p>Cllr Pedrick queried whether more bins could be obtained; this would be followed up.</p>	DE
689	<p>CORRESPONDENCE</p> <p>Received and on circulation were: (from 18th November to date)</p> <p><u>Planning (in addition to applications and decisions received)</u></p> <p>SHDC – response re alleged breach of planning control, site adjacent to Cross Park bungalow, 02/12/2010</p> <p>SHDC - response re alleged unauthorised signs The Old Inn, 18/12/2010</p> <p>R Kerslake 10/12/2010 – re application number 2634</p> <p>R & J Littlejohns 26/11/2010 – re application number 2144</p> <p>Feedback questionnaire SHDC development management</p>	

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	<p>Joanne Flint, Hastoe 25/11/2010</p> <p>Other</p> <p>Tree preservation orders – proposals for streamlining</p> <p>Snow code/emergency management/snow clearance – red diesel/responsibilities</p> <p>RBL – thank you for poppy donation, 23/11/2010</p> <p>Christmas card; Cllr John Baverstock</p> <p>Christmas greetings via email; South Hams and West Devon Joint Management Team</p> <p>Village green</p> <p>NALC bulletin</p> <p>CPRE best kept village</p> <p>BT Community Connections</p> <p>Recruitment campaign Census</p> <p>Review of landscape and leisure activities SHDC</p> <p>Insp P Chivers – budget briefing December 2010</p> <p>Supt S Sharpe – budget briefing December 2010</p> <p>Marldon & Berry Pomeroy Bus route alert</p> <p>Democracy Pack – Local Councils Associations</p> <p>South Hams newsletter</p>	
	There being no further business the meeting closed at 9.40pm	
	Dates for the Diary	
	Next Parish Council Meeting date Wednesday 19 th January 2011 at 7.45pm, Cumber Clubhouse	

Signed as a true record: _____

Print Name & Date: _____

Agenda Items and Updates; where possible please could these be submitted to Debbie by the 1st 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 Debbie for distribution) together with their apologies.

Distribution List

Cllr. Gill Boyce
 Cllr. Ann Kendall
 Cllr. Tony Lyle
 Cllr. Paul Pedrick
 Cllr. Edmund Putt
 Cllr. Roger Rendle
 Cllr. Ann Smallman
 Cllr. Mike Taylor
 Cllr. John Yeoman (Chairman)

For Information

District Cllr. John Carter
 District Cllr. Paul Coulson
 County Cllr. Sir Simon Day
 Mrs E. Bond
 Reverends K. Haye & T Skillman
 Malborough Parish Council Notice Boards (2)
 Malborough Primary School
 Malborough Village Hall Committee
Malboroughvillage.org.uk
 Salcombe Police Station