

KINGSWEAR PARISH COUNCIL
Minutes of the Council Meeting held remotely via Zoom
on Wednesday 13th January 2021 at 7.00pm

Present: Cllrs L Maurer (Chairman), B Longland, J Hawkins, G Webber, P Burnell, E Jones, P Pudduck, H Newcombe, District Cllr H Bastone, District Cllr R Rowe.

In Attendance: Miss Sue Balsdon – Clerk to the Council.

1 member of public present.

C/125/20 – Welcome from the Chairman

The Chairman welcomed everyone to the meeting.

C/126/20 – To receive any apologies for absence from the Meeting.

None.

C/127/20 - To receive any Declaration of Interest. [Councillors are also reminded that they must register any new interest or change in any interest already registered within 28 days of that new interest or change].

None.

The Council Meeting was suspended to allow members of the public to ask questions and make representations to the Council:

A resident reported building waste which had been left on the verge on Lower Contour Road. It was noted that this related to building works for a nearby property and was due to be collected.

The Council will receive the following reports if available:

i) Devon County Councillor - Jonathan Hawkins:

Please see Kingswear Parish Council website (Full Council Minutes) for County/District Councillor reports.

ii) South Hams District Councillors:

Please see Kingswear Parish Council website (Full Council Minutes) for District Councillor reports.

iii) Police: None.

iv) Residents Parking Working Group: None.

v) Neighbourhood Plan:

Eileen Parkes from the Neighbourhood Plan Group, provided an update with regards Policy 5 of the Neighbourhood Plan (New Homes to be Primary Residence).

St Ives Council included this policy in their Neighbourhood Plan, which was accepted by the Government Inspector. Developers opposed the policy and it was taken to the High Court in Nov 2016 and St Ives Council won. It was accepted as a legally enforceable policy. Following on from that SHDC agreed in 2016 to support the policy and the Government Inspector for the Kingswear Neighbourhood Plan approved our policy. The person responsible for monitoring the Neighbourhood Plan at St Ives Council, has been contacted and they have said, the plan has been in force for four years and having had a number of building developments, so far they have had no breaches of the policy. Estate Agents are marketing the properties, clearly indicating the restrictions of permanent residency.

One way that the St Ives Council have checked if the policy is being adhered to, is that they look to see if the dwellings are being registered for business rates. St Ives have had a problem with second home owners, who let their properties or say that they are available to let for a number of weeks and are then registering as a business. At the moment small businesses are exempt from business rates and they also avoid having to pay council tax on their property. St Ives have found that the permanent residency policy has solved this problem with regard to new build homes and they are collecting the correct amount of Council Tax from all of them.

The above problem has also been an issue for South Hams District Council, resulting in a loss of revenue. As well as the above, there are also other ways to check if the policy has been complied with. SHDC can ask for proof, for example are children registered in the local school, are residents employed in the local area, are they registered at a local doctors etc.

The Neighbourhood Plan Group believe, that Policy 5 will be helpful in carrying out the expressed wish of the residents of the Parish, to help stop the future growth of the number of second home owners in the Parish area.

Cllr Hawkins advised that Policy 5 relates to new builds only and this is why the Council have agreed to look at the possibility of allocating a new site to provide family homes in the Parish.

The Council will reconvene to discuss the following items:

C/128/20 - To resolve to approve the following minutes subject to any amendments [Amendments to the Confidential Minutes to be noted and documented in Part II:]

- i) Planning Meeting 11th November 2020**
- ii) Full Council Meeting 9th December 2020**
- iii) Full Council Meeting 9th December 2020 (Confidential)**

It was resolved to approve the Planning Minutes (11.11.20) and the Full Council meeting minutes (9.12.20) without amendment. The minutes for the confidential meeting (9.12.20) will be approved at the next confidential meeting.

Cllr Longland joined the meeting at 7.10pm.

C/129/20 - To make comment to the Planning Authority with regards to the following planning applications:

Minute amendment agreed at February 21 Full Council Meeting: Item C/129/20 chaired by Cllr Newcombe

i) Ref: 3825/20/FUL Proposal: Demolition of existing garage and stone wall and erection of a two storey structure with parking for 2 cars and a studio at first floor level Site Address: The Garage Site, Beacon Road, Kingswear, Devon, TQ6 0BS

SUPPORT – Comment to Planning Authority to advise, that although the Council support this application, it should be noted that Highways will need to consider contractor access to the site due to the narrow lane.

District Cllr R Rowe joined the meeting at 7.15pm.

ii) Ref: 3722/20/HHO Proposal: Householder application for conversion of roof space and addition of dormer (Resubmission of 1931/20/HHO) Site Address: 5 Hillside Terrace, Fore Street, Kingswear, TQ6 0AH

SUPPORT

iii) Ref: 4049/20/HHO Proposal: Householder application for construction of new garage and parking area with associated landscaping Site Address: Castle Cottage, Kingswear, Devon, TQ6 0DX

OBJECT – Planned development is out of keeping (AONB).

Cllr Hawkins did not participate in discussion or voting, in regard of the above planning applications.

C/130/20 - Financial Matters (Clerk).

i) To resolve to approve the expenditure of the Council for the period 01/12/20 – 31/12/20.

It was resolved to approve the expenditure of the Council for the period 1st to 31st December 20.

ii) To present for review the month end finance report and bank reconciliation as at 31/12/20.

The income and expenditure report and bank reconciliation for month ending 31st December 2020 was reviewed by Councillors.

C/131/20 - To receive the Chairman's report.

The Parish Council are continuing to run the Volunteer Group and residents have stepped up to take people to vaccination appointments, as and when needed. The Chairman is in weekly contact with the Church and 2 to 4 club, to ensure all our vulnerable, elderly residents who are shielding or need help, are will catered for.

The new community pantry in the Church Porch is up and running. The Council are unsure as to whether there is a need for this within the Parish and will monitor the project over the coming weeks.

C/132/20 - With reference to budget setting for 21/22 (Clerk):

i) To review forecast of year end position.

Councillors reviewed a forecast report produced by the Clerk, detailing the 20/21 budget, the Councils spend to date, a forecast of estimated spend for the remaining part of the year and the subsequent variances against each budget line.

ii) To consider the draft budget figures for 21/22 and make any other amendments considered

necessary.

The draft budget figures were considered by Councillors and the following adjustments agreed:

- a) Increase Cemetery income budget by £800 to £5000.
- b) Increase expenditure budget by £403 to offset in part, any inflationary increases.

The proposed budget adjustments for 21/22 will not result in any increase to the Council's precept.

iii) To agree the total budget requirement for 21/22.

The Parish Council's budget requirement for 21/22 is £67,924.

iv) To agree the total precept requirement for 21/22.

The Parish Council's precept requirement for 21/22 is £43,207.

C/133/20 - To receive an update regarding Residents Parking and agree any future actions (Jonathan).

The proposed residents parking scheme is to be discussed at a meeting due to be held on Friday 15th January. Councillors and members of the Residents Parking Working Group, will meet with Chris Rook from the Devon County Council Traffic Management Team, to discuss the scheme detail and to ascertain an approximate implementation date, if approved.

C/134/20 - To resolve to approve the Deed of Surrender of Part and Deed of Variation, in relation to the lease for the Lower Ferry Toilets (Clerk).

The Council resolved to approve the Deed of Surrender of Part and Deed of Variation, in respect of the surrender of the 'Old Gents' premises at the Lower Ferry Toilets.

C/135/20 - With reference to the Churchyard (Clerk):

i) To receive an update and agree future actions regarding the replanting of the hedge and temporary fencing (Churchyard wall).

The faculty application to replant the hedge has been approved by the Diocese Advisory Committee. The contractor has advised that the new hedge, will not form an immediate safety barrier and therefore a temporary fence will need to be installed, which will require full faculty and planning permission. The Clerk advised, that following the replanting of the hedge in January, it is likely that access to this part of the churchyard will be restricted until the necessary permissions have been granted for the fence.

ii) To approve quotes for the following:

- **Remove existing hedge and wooden fencing** £575 Brownstone Grounds Maintenance
- **Re-planting of the hedge** £2950 Brownstone Grounds Maintenance
- **Installation of a temporary fence** £620 Brownstone Grounds Maintenance
- **Architects fees to update drawings for the faculty and planning applications** £300 APSE Architecture & Planning
- **Faculty application fee** £260 Diocese Advisory Committee
- **Planning application fee** £231 South Hams District Council

The Council approved quotes as listed above.

C/136/20 - To receive an update and agree future actions with regards to Cemetery Lodge (Clerk):

i) EPC Rating / Energy Efficiency Grants.

The clerk has contacted South Dartmoor Community Energy, to obtain advice with regards improving energy efficiency at the Lodge. The home energy advisor said they would try to help to identify suitable funding / grants towards the cost of any improvements required.

ii) Fire Risk Assessment.

The fire risk assessment at Cemetery Lodge was carried out on 4th January 2020. The report and recommendations to be considered at the February Full Council meeting,

C/137/20 - To resolve to approve contract offer from SSE with regards the electricity supply for the Lower Ferry toilets (Clerk).

The Council resolved to approve the contract offer received from SSE with regards the electricity supply for the Lower Ferry toilets, to commence with effect from 1st February 2021 for a period of 12 months.

C/138/20 - To propose agenda items for the February 21 Full Council meeting.
Local Policing; Review of Lengthsmen work schedule.

C/139/20 - Urgent Items – For information.

None.

By Order of the Council

Sue Balsdon

Sue Balsdon
Clerk to the Council

The Meeting ended at 8.40 pm.

Minutes Approved: Councillor L Maurer – Chairman