

# STOKE GABRIEL PARISH COUNCIL

**DRAFT** Minutes from the **REMOTE** Parish Council EGM  
held on 24th August 2020 at 7pm via ZOOM

Present; Cllrs Blood, Bridge, Bullock, Collings, King, Stobbart, and Tully (Chair)  
Dist Cllr Rowe. County / Dist Cllr Hawkins  
1 member of Public & Clerk - Karen Gilbert

## **20/09/01V Apologies - Cllr Bastone**

## **20/09/02V Declaration of Interests -**

Cllr Tully. in 2031/20/FUL and 2030/20/FUL as applicant

Cllr Stobbart in 2192/20/VAR as Trustee

Dispensation requests - None

## **20/09/03V - Public participation - None**

## **20/09/04V- Minutes from previous meetings**

The Minutes from the Stoke Gabriel Parish Council meeting held on 27th July 2020 were agreed by the Council & would be sent to the Chairman for physical signature - all in agreement.

The Clerk reminded the Chairman that a fresh signed copy of the June minutes to replace the signed copy erroneously altered by the Chair, was still required for the Parish Council records

## **20/09/05V - Clerk's report**

a) To note tree report Rupert Baker Access track to "burial" site - **NOTED**

b) To note consultation re intended works to South Downs Wood - **to 09/20 Agenda**

c) To approve the SHDC 2020 Playground agreement ( required by 1/9/20 ) **APPROVED**

### **The following were NOTED**

- Large dog poo bin - delivered to Emma's - Cllr Bullock to install at Hoyle Copse
- The recent flood in the Toilets was kindly cleared by a team of Volunteers - much appreciated by PC and Parishioners
- Cllr King ( Cllr Tully as reserve ) to sit on local Totnes based Police forum as PC rep
- The dangerous limbs on the Devon bank adjoining the "burial" site had been removed and the tree made safe
- An incident during a PC visit to Blue cedar development had resulted in a two hour wait for people to be released from a stalled lift by the Fire Brigade

### **ACTION ; CLERK TO WRITE TO DEVELOPER**

It was **AGREED** that the 106 monies attaching to Waddeton Barton should be allocated towards the Scout Hut toilet replacement project

## **20/09/06V. - To consider reports on the Community Building and decide a way forward**

Cllr Stobbart confirmed that a viability report had been received from Bettsworths - which had been circulated to all Councillors .

It was **AGREED** that Cllr Stobbart - with Cllr Blood - should prepare a draft explanatory report for use in the Public consultation

It was **AGREED** that this must be done by 1st September 2020

It was **AGREED** that Cllr Stobbart would also forward relevant details / plans etc to Cllrs Collings / King to enable the website to be updated accordingly

It was **AGREED** that this process must not be subject to any further delays

## 20/09/07V - Finance

The following cheques were presented for payment ( gross figures ) - Payments approved all in agreement

Rupert Baker	1411	186.25	186.25	Tree survey - ash access track
Karen Gilbert	1412	61.27	73.54	Amazon - ink , paper etc
Karen Gilbert	1412	46.00	46.00	Expenses July 2020
TOILET ACCOUNT				
SSE - electricity	52	47.02	49.37	Electricity - estimate
D Wedderburn. *	53	394.00	394.00	Cleaning - 15 daily cleans to 8/8
J Bullock	54	15.00	15.00	Repair waste pipe

\* paid mid meeting - prior to approval See 20/07/14V minute ref

## 20/08/08V - Planning

### **2323/20/ARC Mr A Walker**

Application for approval of details reserved by conditions 5, 6 and 8 -12 of planning consent 0310/19/FUL

Stoke Gabriel House Duncannon Lane Stoke Gabriel TQ9 6QY - **NO OBJECTION**

### **2276/20/ARC Mr A Walker**

Application for approval of details reserved by conditions 3-5 and 7- 11 of listed building consent 0311/19/LBC

Stoke Gabriel House Duncannon Lane Stoke Gabriel TQ9 6QY. **NO OBJECTION**

### **2192/20/VAR Mr B Deacon**

Application for removal or variation of conditions 4 (restricted use) and 11 (no vehicular access) of planning consent 52/1473/15/F

Stoke Gabriel Boating Association Clubhouse Mill Point Stoke Gabriel TQ9 6RD

**OBJECTION - See below \***

### **2031/20/FUL Messrs RJ & J Tully**

Change of levels of agricultural field and creation of hedgerow

Waddeton Barton Waddeton Brixham TQ5 0EL **SUPPORT**

### **2030/20/FUL Messrs RJ & J Tully**

Proposed general agricultural building

Waddeton Barton Waddeton Brixham TQ5 0EL. **SUPPORT**

### **2366/20/VAR**

Application for removal of condition 10 of planning permission 52/2340/05/F

2 Badgers Retreat. Orchard Close. Stoke Gabriel

**OBJECTION - See blow \*\***

**2521/20/CLP Christopher Kenny**

Certificate of lawfulness for proposed use of garden room as home office

Hill Park Aish Stoke Gabriel TQ9 6PS

**NO OBJECTION - CONDITION to remain ancillary to House**

**2511/20/VAR Mr A Showell**

Application for removal or variation of conditions 2, 3 and 4 of planning consent  
1343/20/HHO

Dart House Paignton Road Stoke Gabriel TQ9 6SJ **NO OBJECTION**

**\* Response 2192/20/VAR - SGBA Mill Point**

**REMOVAL OF CONDITION 10 - OBJECTION**

There is no evidence to show the route by which vehicles will travel over the foreshore and where within their land any vehicles will park. If this condition were to be relaxed then the Council would have thought it was essential all know where any vehicles will travel so there is no misunderstanding in the future.

The Parish Council wishes to comment that Councillors were surprised on the lack of consultation with both the owner of the Foreshore and the Quay car park - without whose permission / agreement vehicular access would be impossible

NATURE CONSERVATION

No supporting evidence has been produced which demonstrates that by allowing vehicles to travel over the foreshore the bio diversity of the foreshore will not be damaged. This was one of the key reasons why this restriction was placed on the original planning approval. A full environmental impact assessment is required

To remove any restriction evidence must be produced to allay the fears that the original concerns about the specifics of any application can be satisfactorily discharged. This application fails to do this

SAFETY CONCERNS

The foreshore is a well used asset for visitors and residents alike and popular for dog walking . Parishioners have raised concerns over the current use of vehicles on the shore with reports of several near misses . The removal of this condition will only exacerbate the situation

Stoke Gabriel , like many popular visitor attractions has seen a dramatic increase in the volume of traffic . Much of this heads toward to Quay resulting in congestion in the narrow streets surrounding - namely Mill Hill and School Hill. Again the removal of this condition will worsen the congestion and could easily lead to Emergency vehicles not being able to access those in need .

DISABLED PERSONS ACCESS

The Parish Council believes that the SGBA Boathouse is not accessible to disabled persons . The reference to disabled persons access in the supporting Information provided by SGBA is therefore irrelevant

## TRAFFIC

It is noted that the supporting information that parking on the foreshore has taken place over years "at the site" . The Parish Council notes that the removal of the condition relates to the new building at a different site further along the foreshore - again , the reference to past usage is irrelevant - and that any vehicular access to the new building is in breach of Planning Permission

SUPPORTING INFORMATION - supplied by SGBA

The Parish Council wishes to point out that the sign on the Foreshore placed on site was not done on Resolution by the Full Council . The sign is placed on land which is does not own and refers to powers that it does not possess . Although as Clerk I only have limited access to historical records , I do not have any evidence that the slipway is owned by the Parish Council anyway - but appears to fall under the ownership of the person who owns the Quay car park . As such , the Parish Council does not consider that the existence of the sign reflects any Parish Council agreement that cars should / could use the Foreshore - especially as previously mentioned , the land is owned by a third party

## **REMOVAL OF CONDITION 4 - OBJECTION**

The second condition relates to the widening the use of the premises for other users to use the facilities. The SGBA has by far the biggest membership compared with any other village organisations.

The Parish Council sees no reason for the removal of condition 4 as the situation now remains exactly the same as when the clubhouse was first erected. To widen the use will merely take away existing or potential users from other village organisations who have a substantially smaller membership and perhaps are in more need of the potential income.

## **\*\* RESPONSE 2366/20/VAR - 2 Badgers Retreat**

It would appear that no professional or scientific evidence has been produced as part of the supporting documentation for this application about badger setts.

The Parish Council requests that an ecologist report be submitted to ascertain whether the badger setts are really no longer in use or just considered to be by the applicant. It may be that the setts are only used on an infrequent basis or that there are badgers in the village which might only use the sett for one night or more over a period of time

The Parish Council would also like to see proof that the access and runs to the sett have not been blocked up to deny access to the land by any badgers

Expert advice needs to be submitted based on Natural England's guidelines to ensure that this proposal relating to a protected species is not breaking the law.

The Parish Council OBJECTS to this application and wishes that the condition 10 remains in place

20/08/09v. **Date and time of next meeting** 28th September 2020 7.00pm via Zoom

There being no further business , the Meeting closed at 8.35pm