

DITTISHAM PARISH COUNCIL
Incorporating the Hamlet of Capton and the Manors of Bozomezal and Coombe

**DRAFT Minutes of the Monthly Meeting of Dittisham Parish Council held in
Dittisham Village Hall on Wednesday 3 July 2024 at 7:00 p.m.**

6:00 pm - Drop-In Session

Two members of the public attended – one to be available to discuss 1476/24/FUL Fairholme planning application and one explained their objection to 1253/24/HHO, 1 Glendale Manor Street planning application.

Present: Cllrs Nightingale(Chair), Bond(Vice-Chair), Golding, Green, Lloyd, Neale, Pope, and Unitt were present, as were A Thom (Clerk) and Devon County Council Councillor Hawkins. There were five members of the public present in person and none over Zoom audio-connection.

Absent. Cllr Hawkes.

7:00 pm - Public Forum

i. Dartmouth & District Chamber of Commerce

The two Co-Chairs of the new Chamber discussed the Chamber and its objectives to represent the interests of businesses and community groups. The Chamber was launched in January this year and now has 130 members. Membership is free to community and festival groups. The current charge for businesses to join is £10 a year. There are four priority areas: parking, staffing, housing, and tourism; which have each have task forces. The tourism work is producing outcomes. They have a related legal entity which is managing the Dartmouth Visitors Centre. The Chamber advocates, connects, and collaborates. There is a celebration barbecue at the Dartmouth Golf Club on 16 July 2024.

ii. Issues raised by Members of the Public

a. 11476/24/FUL Fairholme, Riverside Road, Dittisham, TQ6 0HS.

The applicant said that the recent application was withdrawn because of late questions from South Hams District Council which they could not answer in the available time. The replacement application now has certified passivhaus plus but no other changes.

b. Parish Lengthsman

The Lengthsman described their recent work in Dittisham and some obstacles to making progress. They will send a written report including hours worked.

1. Apologies

Apologies for absence were received from Cllr Hawkes and SHDC Cllr McKay.

2. Declaration of Interests

Cllr Golding declared an interest in 1965/24/ARC Bozomezal Manor planning application. Cllr Bond declared an interest in 1764/24/TCA 27 Dittisham Court planning application. Cllr Unitt declared an interest in 1476/24/FUL Fairholme planning application and a financial interest in item 8.5 Whitbread Group Plc Premier Inn new licence application.

3. Approval of Minutes

It was resolved to approve the Minutes of the meetings held on 5 June and 26 June 2024.

4. Community Reports

4.1. South Hams District Council Councillor

Deferred in the absence of SHCC Cllr McKay.

4.2. Devon County Council Councillor

DCC Cllr Hawkins reported on meetings about setting up a Dartmouth community composting scheme. The Jawbones site has been chosen. SHDC will support with funding and there will be a meeting in the Dartmouth Town Hall. The project will need volunteers to run the site.

5. Financial Matters

5.1. Financial Reports

It was resolved to approve the Financial Reports which showed total funds £74,335.59 and an unearmarked general fund of £18,448.92. The Finance Working Group will review communication of financial information to Cllrs in September 2024.

5.2. Payments

It was resolved to authorise the following payments:

- Internal Audit, £150.00
- 2024 Playground inspection, £186.00

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- Reimbursement of Clerk's expenses £30.99

The following payment authorised since the last monthly meeting was noted:

- Installation of handrail at Little Orchard access steps, £606.23

6. Car Park Contract

It was resolved to extend the current contract to 31 December 2024 on the same terms.

7. SHDC Planning Decisions

The following decision was noted:

- 7.1. 1118/23/TEX Langscott, Lower Street, Dittisham, TQ6 0HY. T1: Silver Birch - Wind has blown tree over & T2: Silver Blown - Rootplate lifted on one side and heavily leaning, to be dismantled before it falls over. No Objection Raised.

8. New Planning Applications

- 8.1. 1253/24/HHO, 1 Glendale Manor Street Dittisham TQ6 0EY. Householder application for proposed erection of a free-standing shed/summer house.

Object (by resolution). The image of the proposed building is a basic timber structure that DPC considers has the appearance of a summer house. DPC's view is that the proposed building would have a negative effect on the associated Listed Buildings and on the character of the Conservation Area, and would overlook 2 Glendale's garden with a negative effect on its privacy. If the development was approved DPC requests conditions requiring that the building cannot be used for living accommodation, cannot be used for overnight accommodation, and that no amenities can be installed. DPC will also request that a method statement be required, due to the difficult access to this location.

- 8.2. 1476/24/FUL Fairholme, Riverside Road, Dittisham, TQ6 0HS. New 3 bed dwelling and detached garden store with associated car parking & landscaping (including new tree planting).

Support (by resolution) and comment with the same feedback as for the previous application. Cllr Unitt left the meeting while this item was addressed.

- 8.3. 1965/24/ARC Bozomzeal Manor Bozomzeal Dittisham TQ6 0JG. Application for approval of details reserved by condition 4 (Internal Wall Finishes) of planning consent 0928/24/LBC.

Cllr Golding left the meeting while this item was addressed.

Support (by resolution).

- 8.4. Little Pizza Ltd 5 – 6 Fairfax Place, Dartmouth, TQ6 9AD. New premises licence for: Supply of alcohol for consumption on and off the premises, Monday to Sunday 11:30 to 23:00. Opening hours of the premise Monday to Sunday 11:30 to 23:30

- 8.5. Whitbread Group Plc Premier Inn adjacent to Townstall Road, Violet Drive, Little Cotton Farm as per OS SX855 508, Planning reference 0278/24/ARM in Dartmouth. For: Supply of alcohol for consumption on and off the premises, Monday to Sunday 10:00 to 00:30., Exhibition of films indoors Monday to Sunday 10:00 to 00:30., Late night refreshment indoors Monday to Sunday 23:00 to 00:30., Opening hours of the premises Monday to Sunday 06:00 to 01:00.

No Comment – It was resolved to respond that DPC will not be commenting on either of the above two planning applications. Cllr Unitt left the meeting while this item was addressed.

9. New Tree Applications

- 9.1. 1764/24/TCA 27 Dittisham Court Dittisham TQ6 0HS. T1: Conifer – Remove.

Support (by resolution). Cllr Bond left the meeting while this item was addressed.

10. Working Groups & Positions of Responsibility Role Descriptions

It was resolved to approve the revised the document with the additional amendments: Footpath Warden to be made plural and to note that two of the Parish of Dittisham Charity's Trustees are DPC Cllrs.

11. Roles for recently co-opted Councillors on Working Groups and Task & Finish Groups

The nomination of new Cllrs to specific additional roles was deferred.

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12. Reports from Councillors' Working Groups and External Forums

12.1. New Car Park Task & Finish Group

DPC Cllrs have met with representatives of the Village Hall Management Committee and with the grantor of the land for a proposed new village car park. The proposal is now for the land to be transferred to DPC and for all three car parks to be run by DPC. It was agreed to meet with the grantor to suggest that DPC develop the project and to discuss conditions. DPC would consult with all stakeholders.

12.2. Climate & Nature Working Group

The Melt artwork project has been launched. In September and October there will be events associated with it. Sustainable South Hams will be conducting a Cllrs even, date to follow.

13. Annual Playground Inspection

The Report of the 2024 Playground Inspection on 8 May 2024 identifies some risks – all assessed as low or very low. It makes recommendations for action. It also says to ensure that an appropriate water risk assessment is in place. The Clerk's Report discusses DPC's response to the Inspection Report and makes recommendations for action by DPC. A DPC maintenance schedule and maintenance contractor role have been drafted. DPC is carrying out its own water risk assessment. Two quotes have been received for an external water risk assessment, they start from £1039 +VAT. It was resolved not to arrange for an external organisation to carry out a water risk assessment.

It was resolved to install a site information sign on the existing playground sign posts and the authority to do so was delegated to the Clerk.

It was resolved that Cllr Neale will action additional planting in an area identified to the west of the bench on the southern side of The Ham.

SHDC will be asked to trim the edge of the western stream more often to keep the stream visible.

The Clerk will action a playground wetpour assessment and repairs.

The consideration of fencing to manage risk was not on the Agenda for this meeting and was deferred.

14. Maintenance Contractor

It was agreed to advertise for a DPC Maintenance Contractor.

15. Management of Hemlock Water Dropwort on The Ham

The Report was considered. It was resolved to implement recommendations for revised information signs, to record extent of hemlock water dropwort plants around The Ham and actively monitor it, and to defer a decision about new planting with a view to reducing the extent of hemlock water dropwort.

16. Signage around The Ham

It was agreed to implement proposals to purchase signs for Ham Car Park chevron parking, Ham access Gate, Hemlock, and a high tide directions sign, and to review all DPC signage in the autumn.

17. 6:00 pm - Drop-In Sessions

It was agreed to cease the trial of 6:00 pm drop in sessions prior to monthly meetings of DPC. Future drop-in sessions will be provided as necessary and be from 6:30 pm.

18. Asbestos Survey of Toilet Facilities on The Ham

The Survey arranged by SHDC of its building was noted.

19. Correspondence & Communications

The following correspondence was noted.

- 2/6/24 Friends of the Dart, Enquiry about Funding Support for River Dart Water Testing Programme
- 6/6/24 Cllr approached about street furniture next to residence on Lower Street. Resident referred to SHDC & DCC as the responsible authorities
- 24/6/24 Project Manager at Sustainable South Hams, Support for councillors on climate and nature

20. Next Meeting

It was confirmed that the next meeting of the Parish Council will be held on 4 September 2024 at 7:00 pm.

Cllr Golding gave apologies for the meeting.

The meeting closed at 9:28 pm.