

**MINUTES OF SPARKWELL PARISH COUNCIL MEETING**  
held on 14<sup>th</sup> November 2023 at Hemerdon Village Hall

**Present:** Cllrs May, Webb, Lee, Nicholson, Serpell Denman, Sophie Jones (Clerk)

**In attendance:** Cllr Thomas (SHDC), Rich Smith (Hand Drawn Homes), John Maloney (Miners Arms), Marica Lyndon (Tungsten West), 20+ Members of Public (MOP)

**Part 1** (Open to the Public)

**120/23 Apologies for Absence**

Cllr Hartley, Cllr Hutton-Fellowes

**121/23 Agreement of the Agenda between Parts I and II**

All agreed. Councillors noted that one item of business would be considered in Part II of the meeting.

**122/23 Declarations of Interest**

Cllr Nicholson and Cllr Webb noted that they visit The Miners Arms which will be discussed item 8.a. of the agenda (minute 127/23a.)

**123/23 County Councillor's Report**

Cllr Hart was not present at the meeting.

**124/23 District Councillor's Report**

Cllr Thomas presents a brief to the Sparkwell Parish Council. The 20<sup>th</sup> November 2023 commences round 2 for waste and recycling. The routes have been shown to the drivers to familiarise themselves with the rounds. They expect there to be missed collections due to teething problems, but please report these via the website.

Cllr Nicholson asks Cllr Thomas if SHDC will be objecting to the Tungsten West/Hemerdon Mine planning application (DCC/4365/2023). Cllr Thomas says that SHDC have put a series of comments forward regarding environmental impact, noise, and disturbance to residents.

Cllr Nicholson also requests that the rubbish bin in the centre of Hemerdon village be replaced. Cllr Thomas agrees and notes the funding may need to come from the Locality budget.

Cllr Thomas left the meeting at 19.09

**125/23 Public Forum**

Parishioners had concerns regarding a current Class Q planning application. Questions were raised is a Tree Preservation Order may be needed for an Oak tree on the land.

**ACTION** – Advise SHDC to issue a TPO.

There was also an issue raised regarding parking on New Park Road.

**ACTION** – Clerk to ask for the white lines to be repainted.

## **126/23 Hemerdon Mine**

Marica presented a monthly update from TW. There have been redundancies and a restructure within the company. TW are still waiting on permits, but no date has been alluded to yet. The LLG meetings were halted for a short period due to the restructure but will be restarted again soon. There will be a further reduction of staff, there is an ongoing consultation as to how many will be made redundant.

Cllr May noted there have been around 350 responses online to the current TW planning application. Marica is collating the comments and said it is worth noting that fundamentally, Tungsten West have been pro-aggregates, but the main focus now is the tungsten. She said the aggregate is not the main focus as it has been in the past.

Cllr Nicholson asked that given this new information, have TW considered withdrawing the application? Marica said not at this stage. TW hope to have the permit prior to Christmas and additional application for secondary aggregates in the New Year.

Marica left the meeting at 20.12

## **127/23 Planning**

**a. Hand Drawn Homes Ltd** – Richard Smith from Hand Drawn Homes Ltd attended the meeting to discuss the Permission in Principle application ref 3494/23/PIP (minute 127/23f). He explained that this application is to understand the principle of development on The Miners Arms site. He suggests that in the future another application may be submitted as so far it's illustrative plans. The proposal is for between 2 to 4 dwellings, on 40% portion of the site. The drainage detail, soakaways, etc will happen in the future. It's a residential development. The application has been submitted to South Hams, and HDH have placed board posters around Hemerdon village.

Cllr May asked what the bedroom sizes will be. Richard said for illustrative purposes it will be 2, 3, 4 and 5 beds. Cllr Lee said the detail included is appropriate for this stage of application – the development will skirt around the edge, taking some of the car park and beer garden.

Richard said that the pub is used less, the overall site area is not being filled with customers. It is a listed building and a community asset. They are trying to diversify a portion of the Miners Arms. The East/South Eastern section will be used and surrounded by a tree screen.

John Maloney, the owner of The Miners Arms, said that in the 10 years he's owned the pub it has never been profitable enough to pay the bills. Every year a substantial amount of money is lost, they are reliant on the summer trade and good weather. Money needs to be invested back into the pub to keep it running. John said if the houses are built and sold, then money could be invested into the pub.

Cllr Nicholson said that by submitting a Planning in Principle application, there is a very narrow opportunity for comments. He's asked why they have chosen to submit a PIP, rather than a traditional planning application which allows an 8 week consultation period.

Richard said that despite it being a simpler application, they still must do all the supplementary reports.

Cllr Nicholson questioned how many parking spaces are needed to make a sustainable business. There are parking considerations, highways, sewage and septic tank requirements. A principle decision is very difficult to change further down the line. He asked what comfort HDH can give from a planning perspective that it won't have a significant affect on the village? Where is the Highways assessment? On-street parking would make the village standstill.

Richard said there will be a loss of parking, but John has made an agreement for overflow parking nearby.

Cllr May has concerns that the application is being fast-tracked. He feels it's important for all who has concerns to submit prior to the deadline on 27<sup>th</sup> November 2023.

Cllr Lee encouraged community members to submit comments if they had valid planning reasons as to why the proposal cannot go ahead.

A MOP noted that there have been issues with the onsite septic tank for years. If houses are to be built there then it is imperative the septic tank is replaced.

John said that surface water is getting into the tank and causing it to overflow. It has nothing to do with The Miners Arms.

**ACTION** – Clerk to contact SWW regarding septic tank on Miners Arms car park.

Another MOP commented that they feel the PIP is practical and they would rather there are developments built than the pub shut down.

Cllr Nicholson proposed that SPC formally write to the applicants requesting they withdraw their application. He isn't satisfied there is enough time to make reasonable and fair considerations on the application. Eight weeks is a more appropriate time frame, 3 weeks is very unusual. The consultation is being removed.

**ACTION** – Clerk to write a formal letter to applicants requesting the application is withdrawn.

**b.2847/23/FUL** – Conditional approval

**c. 3251/23/VAR** – No comment

**d.4181/19/OPA** – No comment

**e.4185/19/OPA** – No comment

**f. 3494/23/PIP** – see minute 127/23a.

**g. 2363/23/FUL** – Conditional approval

## **128/23 Minutes**

Councillors considered the minutes of the Parish Council meeting on Tuesday 10<sup>th</sup> October 2023

**RESOLVED** – unanimously that the minutes of the Parish Council meeting held on Tuesday 10<sup>th</sup> October 2023 be approved and signed.

## **129/23 Climate Change and Biodiversity**

No update this month.

## **130/23 Road & Snow Warden**

Cllr Webb has noticed a lot of flooding within the parish recently. The community cleared a particularly flooded area. The Lengthsman has also been visiting.

**ACTION** – Clerk to contact Cllr Hart to learn hotspots for flooding that can be checked frequently/thoroughly (Beechwood Cross, Venton Bridge, Moor Bridge, Winwhistle Woods).

### **131/23 Tree Warden**

No update this month.

### **132/23 Parish Assets (Bus Shelters, Benches, etc)**

No update this month.

### **133/23 Chairman's Business**

Cllr May noted that he has now resigned from the board at Sparkwell Parish Hall. A representative is now needed from SPC. Cllr Serpell Denman has offered to join the Board at Sparkwell Parish Hall.

**ACTION** – Clerk to write to Sparkwell Hall to introduce Cllr Serpell Denman as SPC representative.

### **134/23 Correspondence**

- a. Clerk has received a letter from Ring & Ride requesting funding.

**ACTION** – Cllrs voted and **RESOLVED** to donate £350 to Ring & Ride

**ACTION** – Clerk to advertise the Ring & Ring service.

### **135/23 Finance**

- a. Cllrs reviewed and **RESOLVED** to approve the budget analysis report and bank reconciliation for November 2023.

### **136/23 Payments and Receipts**

- a. Cllrs reviewed and **RESOLVED** to approve the list of payments for November 2023.

### **137/23 Date of next meeting**

The next meeting will be held at 7pm on **Tuesday 12<sup>th</sup> December 2023** at **Hemerdon Village Hall**.

**Meeting closed at 20.55**

This is a true and accurate record of the meeting.

Signed .....

Name ..... Date .....