

BIGBURY PARISH COUNCIL

Minutes of the monthly meeting of Bigbury Parish Council held in the Memorial Hall, St Ann's Chapel on WEDNESDAY 12th September 2018 at 7:30pm.

PRESENT: Cllrs: C Carson, G Rosevear, S Smith, E Huntley (D.Cllr.), H Getley, V Scott, and Clerk R Matthews. Four residents were also in attendance.

1.0 Declaration of Interest

The Chairman read out a statement in respect of Declaration of Interest and no such interests were acknowledged.

2.0 Apologies for absence:

Apologies for absence were received from Cllr. C Case

3.0 Minutes of previous meetings held on July 11th 2018

Cllr. Smith proposed the minutes be accepted as an accurate record of this meeting. Cllr. Scott seconded the proposal and all Councillors present at that meeting voted unanimously to accept the minutes, which were duly signed by the Chairman.

4.0 Matters arising (actions) from July 11th meeting and not covered in this month's agenda:

Clerk provided a) an update received from BT on the repainting of the three operational phone boxes in the Parish, b) an update on the VAS speed monitoring exercise to be undertaken in St Ann's Chapel by Devon Highways, c) shared a proposal to clear the Millennium Steps of all sand, cutting back the undergrowth on each side of the steps. Cllr. Smith proposed this option be accepted, Cllr. Rosevear seconded the proposal and all Councillors voted to accept. The work will be undertaken at the end of September or first week of October.

5.0 Minutes of previous meeting held on July 25th 2018

Cllr. Rosevear proposed the minutes be accepted as an accurate record of this meeting. Cllr. Smith seconded the proposal and all Councillors present at that meeting voted unanimously to accept the minutes, which were duly signed by the Chairman.

6.0 Matters arising (actions) from July 25th meeting and not covered in this month's agenda:

Clerk provided a) an update received from SHDC on the cost and frequency of grass cutting in the Paly Park, b) the Council's position on the appointment of an IT expert, c) the communication in respect of the temporary summer car park at the Oyster Shack.

D. Cllr. Huntley asked that SHDC be reminded to include cutting of the grass on the Warren at regular intervals in line with the play park schedule.

Action Clerk

7.0 County Councillor's report

C.Cllr. Gilbert provided the following updates:

Many complaints had been received from other Parishes in respect of the Telent / Gigaclear related road works. Was this a similar situation in Bigbury? Cllr. Huntley responded that significant time had been invested in ensuring that Telent were given clear guidelines as to the impact of such work in the summer period, adding that alternate routing options across the edge of farm land had been suggested. As a result, disruption in Bigbury Parish was minimal.

C.Cllr Gilbert confirmed the speed management exercise was in hand.

C.Cllr Gilbert raised concerns in respect of the high number of scams that were being reported in rural areas – especially involving the 'old' and 'vulnerable' population. He would supply a video clip to the Clerk for onward distribution to raise the profile of this issue.

Action Clerk

The Chairman agreed to bring forward agenda item 10 as there was great concern that the recent increase in car parking charges had not been discussed and agreed at Parish Council level, causing a large number of issues during the summer period.

On review of this matter the Clerk identified that the communication received for SHDC had not been shared with the Parish Council and apologised for the resultant issues.

C.Cllr. Gilbert indicated SHDC would be formally reviewing the option to introduce a 'Pay to use' toilet charge as part of the car parking price in October.

8.0 Open Session

Resident A raised concerns about the parking charges after 6pm, indicating the signs were contradictory. Cllr. Huntley agreed stating that the signs would be replaced but the situation in respect of 'Pay to Use' toilets would be a factor in their design and wording.

Resident B raised concerns about the general state of grass verges, trees, hedges and the layby, indicating most were overgrown and needed attention.

Cllr. Carson advised that some hedges and trees were the responsibility of the owners, SHDC were responsible for the verges and Warren but the lay-by was the Parish Council's responsibility.

Resident B informed the Parish Council that a Community Christmas card would be produced in 2018. (as in the prior year).

9.0 District Councillor's Report

D.Cllr. Huntley shared the following updates:

The Telent / Gigaclear road works were progressing well (also see agenda item 7).

The rubbish clearance process from the beach and car park was much improved.

A new carpark sign stating 'no overnight parking' had been installed.

SHDC had sent a team to cut the verges on the Warren which look much improved this summer.

Planning Officer Matt Jones had been promoted and would be leaving in October and SHDC had agreed to allocate one specific Officer for all applications in the Parish to provide a more common approach and ensure consistency of decision making. Any planning proposals from Burgh Island will now be considered at a scoping/pre application meeting attended by a Senior Officer, a Landscape Officer and this allocated Planning Officer. They will form a core group.

A meeting was held with the owners of Burgh Island covering a) Broadband installation adding that a fee had been received for hosting the signal, and such an option may be open to the PCC for similar use of the church spire, b) Clearance of the mermaid pool and a consideration to install three tiers of seating so that guests can watch performances from an already installed L-shaped deck that points to the middle of the pool, c) The decision to open up the Pilchard Inn for more trade had been a success with good profits and the capital outlay had been repaid. d) Warren Cottage was repainted and reorganized internally but still with a need to rebuild the cafe as asbestos is present and it is too tiny to be workable. 50-60 covers are the capacity requirement and a London architect has been engaged and is considering a single storey design. I suggested maybe a flat roofed cafe would be a good design, emulating the hotel, providing extra capacity on roof with a tier set down below within the garden. There is a need to keep the building low as it's on the front row (sea facing). e) I told him I thought it highly unlikely permission would be granted for dwellings on the wild side of the island or tractor shed. f) The red gas canisters had been moved out of sight and the poly tunnel will also soon be gone. To enhance the 'Green theme' more solar options were being considered. g) The owners are considering the option to build a third arm to the hotel with 'Green' staff accommodation atop the pillbox. h) Finally, the owners are looking forward to welcoming everyone who is attending the charity function.

During this update on Burgh Island Cllr. Scott expressed concerns in respect of the lack of planning discussion in relation to the tower that had already been built, adding her concerns about the general lack of discussion across the Parish Council on such matters, fearing the Parish Council are

being by-passed as a consequence of setting up a scoping group. Similarly, Cllr Carson expressed concerns about the lack of any discussion / consultation at all with the wider Parish Council on these matters.

I met with Duncan Smith who is working with SHDC preparing the Council's response to JLP Inspectors. I showed him all areas of the Parish and shared my understanding of the plans the hotel were considering. During the course of our meeting he made the following statement *'In the NP lay down some design standards - no house is to be higher than etc. Get someone with design experience to look at design standard or criteria which would test development. It's a reasonable reason for overall amenity. The whole thing about NP's is trying to make it Local. The design standards set in the JLP are very, very strategic. If you come down to this level, we are trying to protect things which are important to the village. It is worth putting to the planner that is working on the NP the concept I've just put forward - a key feature of this community is the views that people have got across to the island. It's not just one, it's a communal view which turns it from protection of an individual amenity to a definite amenity for the whole community - to look out the window & see the sea. So you turn that into a design standard and you'll be copied throughout the country.'* He added that any development on the Korniloff site should be for Local people and I showed him around him the Golf Club, the development at Bigbury, the St. Ann's Chapel proposed site plus the other two potential construction sites.

The two Inspectors of the JLP have written an 'advice note' supporting stronger protection for the AONB that is currently apparent in SHDC planning decisions. They have questioned how the target housing numbers for the housing allocations were ascertained, indicating there is not sufficient evidence to support these particular numbers - the minimum of 10-20 houses sustainable villages should host. They have withdrawn these targets but have retained the sustainable villages list which is where developers etc. will now come looking for locations to develop. The numbers of houses to be built in these sustainable villages will be identified by the NP so it will be the NP that will suggest the numbers of dwellings. Our NP is already working on that.

Consultation on JLP will start from the end of this month. If allowed to aggregate housing figures for all 3 areas of JLP (Plymouth, W. Devon & S. Hams) there will be a 5 year land supply. The Government will publish figures in November and from now on SHDC will monitor annually the amount of development. In considering applications, weight will be accorded to the JLP from September and it should come into full force from April 2019.

SHDC are considering putting forward a plan to borrow - on a case by case basis - £60 million to build 'affordable housing' which is priced at 20% less than market value, and may include commercial properties in the South Hams. This scheme could be seen as preferable to the previous one for which the consultation cost £110,000 and which was subsequently dropped - and focused on property outside the District.

10.0 SHDC proposal for car parking / toilet charges

This was covered in agenda item 7

11.0 Planning related matters

2566/18/HHO Cliff House, Marine Drive, Bigbury-on-Sea. The Council members had made a site visit and on consideration have no reason to object to this application but ask SHDC to ensure a full structural survey is undertaken before permission is given. Cllr. Scott proposed the application be supported. Cllr. Rosevear seconded the proposal which was agreed by the Councillors with the exception of Cllr Huntley who abstained from the vote.

2835/18/VAR Merrylees, Bigbury-on-Sea Variation of condition 1. The Councillors discussed this variation and Cllr. Getley proposed acceptance. Cllr. Rosevear seconded the proposal and the Councillors voted to accept. Cllr. Huntley abstained from the vote.

Update on Neighbourhood Plan – Cllr. Scott provided the following update:

Community-led housing scheme

Solicitors have now drawn up the Option Agreement relating to the land at St Ann's Chapel and this has been sent to the landowners for signature.

The Architect has prepared a revised concept plan following further discussions with the landowners and the Architect will also be preparing some sketch drawings showing what the scheme might look like. We will then be arranging a meeting with the adjoining occupiers of land and an event at which the local community will be able to give their comments on the proposed layout and initial design concept. It is proposed to have a series of consultations on the layout and design of the proposed development as it moves forwards.

Work is also now progressing on the ground investigation and the drainage strategy.

Local heritage list

The draft list of local heritage assets was published on the website on 6 August 2018 and copies of the list were placed in the Holywell Store. The Bigbury News also referred to the list and provided a link to the website. People were asked to send in their comments by 10 September 2018.

We have only had a few responses all very positive and we would now like the Parish Council to approve the list so that it can be included in the Neighbourhood Plan.

Inspectors' Post Hearing Advice following Examination of the Joint Local Plan

Post Hearing Advice has now been received from the two Inspectors who are considering the Joint Local Plan (JLP). The JLP has generally been found sound subject to some main modifications (MM). One of these modifications is in relation to **Policy TTV30 – Empowering local residents to create strong and sustainable communities** where the JLP is reliant on the delivery of 650 dwellings within 'sustainable villages'. A list of 'sustainable villages', where development is expected to take place, is set out in Figure 5.8 of the JLP. This list includes St Ann's Chapel which is shown as one of the villages able to accommodate around 10 dwellings. The Inspectors considered that the available evidence does not demonstrate that sufficient weight has been given to AONBs when determining whether settlements are suitable for housing. They have therefore suggested that unless clear evidence is available now, settlements within the AONB should be removed from Figure 5.8.

The wording of the Policy TTV30 would likely remain unchanged and this states that the LPAs will support the preparation of neighbourhood plans as the means of identifying local development needs and that the LPAs will support development that meets the essential local needs of the community. This therefore does not prevent a scheme of around 10 dwellings coming forward at St Ann's Chapel as part of a Neighbourhood Plan where it can be shown that a local need does exist and/or that it will support the sustainability of the village.

The Inspectors have also advised that in relation to Policy **TTV31.1 – Development in the countryside** which relates to housing development adjoining or very near to an existing settlement. The Inspectors consider that there should be a policy which allows for '**rural housing exceptions**'. These are small sites used for affordable housing in perpetuity where sites would not normally be used for housing.

Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the LPA's discretion, for example where essential to enable delivery of affordable units without grant funding.

In the case of the community-led primarily affordable housing scheme which is being proposed to the rear of the Holywell Stores this can still be brought forward as an '**exception site**' or as part of the Neighbourhood Plan as we do now have evidence of significant local housing need for this development and it is also receiving positive support from South Hams District Council, who are now funding the scheme, and the AONB Unit. The proposal would still be in conformity with the emerging JLP policies and there is no need to amend our proposals as a result of the Inspectors' Advice Note.

Strategic Environmental Assessment for the Bigbury Neighbourhood Plan

We have now received the Strategic Environmental Assessment (SEA) of the Neighbourhood Plan. The SEA concludes that the current version of the Bigbury Neighbourhood Plan is likely to lead to significant positive effects in relation to the 'population and community' and 'health and wellbeing' SEA themes. These benefits largely relate to the neighbourhood Plan's focus on enhancing the quality of life of residents and accessibility, including through improving the availability and

affordability of new housing, encouraging access to community services, facilities and the natural environment, and supporting economic vitality.

It states that the Neighbourhood Plan has a strong focus on maintaining and enhancing the rural nature of the parish, and protecting its heritage and landscape character. Focus is placed on maintaining and enhancing the AONB, the Heritage Coast and their settings, while also ensuring that future change (including the allocation proposed through the Neighbourhood Plan) does not adversely affect the landscape character and historic environment of the Neighbourhood Plan area. The policies of the neighbourhood Plan are therefore expected to result in a range of positive effects in relation to the 'landscape and historic environment' theme. Through supporting the protection of designated biodiversity sites, and through seeking to enhance habitats, species and ecological networks in the parish, long-term positive effects are also expected to be delivered in relation to the 'biodiversity' theme.

Uncertain minor positive effects are anticipated for the 'transportation' theme. While the Neighbourhood Plan delivers a strong policy framework in relation to this theme, the key existing issues for the parish relating to the existing road network and public transport provision are unlikely to be significantly addressed. This is due to these issues being outside the scope of the Neighbourhood Plan to address.

The Neighbourhood Plan is expected to lead to uncertain effects in relation to the 'land, soil and water' theme given the loss of best and most versatile agricultural land, Neutral effects are predicted for climate change; recognising that here is relatively limited potential for the Neighbourhood Plan to significantly affect this topic.

Next steps for Neighbourhood Plan

The Pre-Submission version of the Bigbury Neighbourhood Plan is now being finalised and the SEA which we have now received will accompany this.

Following the Regulation 14 Consultation with the local community, any representations received will be considered by the Steering Group and the Parish Council and Environmental Report will also be updated where necessary. The updated Neighbourhood Plan and Environmental Report will then be submitted to South Hams District Council for subsequent Independent Examination.

At Independent Examination, the Neighbourhood Plan meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the current South Hams Local Plan. We will also want to make sure that it will be in conformity with the emerging Plymouth and South West Devon Joint Local Plan as this plan is likely to be adopted before or soon after the adoption of the Neighbourhood Plan.

If the subsequent Independent Examination is favourable, the Bigbury Neighbourhood Plan will be subject to a referendum, organised by South Hams District Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, the Bigbury Neighbourhood Plan will become part of the Development Plan for Bigbury Parish.

Cllr. Scott proposed acceptance of the list of local heritage sites. This was seconded by Cllr. Huntley and all supported by all Councillors. This list is shown as appendix a, which is circulated with these minutes. Appendix b is a photographic version which is also circulated with these minutes.

12.0 Finance: Approval of payments to be made and presentation of finance statement

Cllr. Carson proposed the financial statements and recommended payments be accepted which was seconded by Cllr. Smith and all councillors agreed. Clerk was to raise the following payments:

£7065.88 – MAT Electrics – Air Ambulance night landing site

£240.00 – SHDC – Annual play park inspection and insurance

£512.40 – Bigbury News – annual donation

£350.00 – Bigbury Youth Club donation as agreed at July 11th meeting

£32.28 - BT group – rental cost line and broadband Memorial Hall. Paid by direct debit

Clerk showed a slide of the current cash book and bank reconciliation statement showing a balance of £28,007.59 as at August 31st 2018.

Clerk showed a statement of restricted and reserved funding with a balance of £8,363.23

Clerk showed details of S106 funds held by SHDC - £162,771 for affordable housing projects and £24,194 for OSSR projects.

13.0 Proposal to mark the end of World War One

Cllr. Smith confirmed a quiz, provided by the British Legion, would be held on Saturday 10th November at 19:30 in the Memorial Hall to raise funds for the Royal British Legion. The Memorial Hall Committee had kindly agreed to provide the hall free of charge. Cllr. Smith added that donations and raffle prizes would very much be appreciated.

14.0 Skip placement

Clerk confirmed waste skips would be in place on Saturday October 6th at the Warren, B-O-S.

15.0 Play park update

In the absence of Cllr. Case this was deferred to a future meeting.

Action Cllr. Case

16.0 Air Ambulance night landing site

Clerk confirmed this was operational and that some form of opening ceremony was yet to be organised.

Action Clerk

17.0 Phone box update including defibrillators

Three main BT phones boxes are BT property:
Post Office, Bigbury Green, Marine Drive
Phone Box sited at 'Old Post Office is the property of Community First Responder Group (adopted from BT). Parish Council CANNOT do anything with this box without their express permission.
Should Parish Council wish to paint etc? CFPR would probably approve subject to a new defibrillator being purchased and installed (£1,350 + VAT)

All defibrillators are functional - an agenda item at the next meeting.

Action Clerk

18.0 Correspondence received

DALC advised that Lesley Smith was shortly to retire from her role.

A Planning Inspectorate notice had been received in respect of a development at Chapel Combe Farm – the appeal had been dismissed.

Steve Comley had written to confirm his resignation as Neighbourhood Watch co-ordinator

Hope Cove Lifeboat had written to thank the Parish Council for their recent donation.

Two planning applications had been received and these would be discussed at the October meeting. 2341/18/HHO Kingfisher House and 2859/18/FUL Lower Cumery

19.0 Agenda Items for next meeting

Play Park Update, Defibrillator update, Neighbourhood Watch, Hi-Viz jackets

NOTE The supporting presentation is uploaded to the Parish Council section of the Bigbury Community website.

The meeting closed at 9:30pm - the next meeting is to be held on **WEDNESDAY October 10th at 7:30pm**

IMPORTANT NOTE – THE DECEMBER MEETING IS NOW ONE WEEK EARLIER AND WILL BE HELD ON WEDNESDAY DECEMBER 5TH

Signed.....B Carson, Chairman, Bigbury Parish Council