

BIGBURY PARISH COUNCIL

Minutes of a meeting of the parish council held in the memorial Hall, St Ann's Chapel on Wednesday 8th June at 7.30 p.m.

Present: Cllrs T Edgecombe, J Owen, B Carson, S Watts, A Klidjian and J Grace (minutes)

Six residents were also in attendance.

1.0 CO-OPTION OF COUNCILLOR:

Two residents had put their names forward for consideration to fill the existing vacancy. Trudy Boys and Jean Wright. Both applicants were present at the meeting. Cllr Edgecombe read out Jean Wright's letter. A print out of Trudy Boys' e-mail was passed to Cllr Carson for him to read. Ballot papers were issued to each councillor who then cast their votes. The Chairman declared Trudy Boys to be the winner. She was duly co-opted.

2.0 APOLOGIES FOR ABSENCE: The Clerk.

3.0 MINUTES OF THE LAST MEETING (11th May 2011):

Three amendments were requested by Cllr Watts.

Item 4 should state what the mentioned amendment was. New wording was added: The amendment was: It was agreed that Cllrs Watts would review the outcomes of the Parish Plan to date and publish the findings in the Bigbury News.

Item 6 should read Cross Stream, not Cross Park. This was changed.

Item 9 - it was noted that the date of the affordable homes public meeting should read the *22nd June*, not the 13th June. The Minutes were then approved and subsequently signed.

4.0 MATTERS ARISING:

4.1 Goal Post and netting: Nothing to report.

4.2 Bus lay-by in Bigbury on Sea: Nothing received from John Steven.

4.3 Footpaths: There was some discussion regarding a letter from Ros Davis of DCC, in particular the suggestion that the Parish Council should pay for the work necessary on the Burgh Island footpath steps. Cllr Owen said it is not the responsibility of the Parish Council to maintain the footpaths, and that it might lie with the 'right to roam' campaigners. Cllr Carson agreed. The Chairman suggested a letter or e-mail be sent to Ros Davis to ask who is responsible and therefore who should bear the costs? Also how much would these costs be? It was agreed that the Parish Council would be prepared to make a contribution.

Action: The Clerk

5.0 PLANNING: No planning issues.

6.0 OPEN SESSION:

The Chairman asked the residents present if there was anything they wished to raise. All present were keen to discuss the topic of an affordable housing scheme currently proposed for land at St. Ann's Chapel under the Village Housing Initiative. They posed several questions and voiced many concerns and comments.

The key questions were:

- 1) Who is leading this initiative?
- 2) Is the Parish Council responsible or is it South Hams District Council?
- 3) Is the whole of the parish council in agreement?
- 4) Who owns the land?
- 5) Do they have the right to sell it?
- 6) Why that site?
- 7) Have other sites been considered?
- 8) Is the case for affordable housing proven?
- 9) How many houses?
- 10) Who are the 24 families stated as being interested?
- 11) Are they genuine?
- 12) What are the criteria for would-be residents?
- 13) How will the houses be valued?
- 14) Will they be sold?
- 15) Why is the master-planning workshop by invitation only?

The key concerns and comments being:

A lack of consultation.

Poor process.

Survey forms not received.

No transparency.

“St Ann’s Chapel is not a suitable site for such an initiative.”

“Those directly affected should have been consulted individually.”

“Nobody wants to see a blot on the landscape in an ANOB”

“I don’t want any housing development of any kind in this parish.”

In response to the above and during the course of the discussion, Cllr Carson told the meeting that the initiative belonged to Bigbury Parish Council and not SHDC. He was leading the project on behalf of the PC, together with the Chairman, Cllr Edgecombe. Cllrs Carson said that the land in question had been left in trust for the Cundy family. The land is farmed by Mr. Mike Pearson, who is both a member of, and representative for, the trust. The actual site for the proposed scheme is only a suggestion and is for discussion at a public meeting to be held on the 22nd June.

The Chairman outlined the back history to date, explaining that events had been triggered by John Steven’s proposed purchase and development of the Old Chapel Inn. When that development goes ahead, monies will be due to SHDC under Section 106. Although these monies cannot be ring-fenced, Cllr Carson and Cllr Edgecombe believed there to be an opportunity to leverage a benefit for the parish, should there be a need for affordable homes. John Steven’s development proposal coincided with the Cundy Trust’s decision to sell a 40 acre field at St Ann’s Chapel. By its timing, this decision presented a further opportunity to drive forward the possibility of additional housing for local people within the parish, by obtaining a small parcel of land under the aegis of SHDC’s Local Housing Initiative. Cllrs Carson and Edgecombe then consulted with their fellow councillors and subsequently requested an independent professional survey by the Community Council of Devon to ascertain if there is a genuine need. The survey which took place at the latter end of 2010 was undertaken on the PC’s behalf. Cllr Edgecombe said the result of the survey was now in the public domain. The survey recommended houses between 12 and

15 houses to be built. Two of these would be retained, one for the landowner and one for the social housing association. The other houses would remain in the full or part ownership, in perpetuity, of the housing association.

Cllr Edgecombe said that although the result of the survey had demonstrated a need, if the majority of the parish was NOT in agreement at the public meeting on the 22nd, the initiative would be abandoned. When asked how that agreement, or otherwise, would be judged, Cllr Edgecombe said that he would ask for a show of hands. Cllr Carson outlined the detail of the two separate meetings. The meeting on the 22nd is to be hosted by the Parish Council and is to be a public meeting. This will be chaired by Cllr Edgecombe. Cllr Carson reiterated that the second meeting on July 6th would not happen if the parish decided against the initiative, but if it did go ahead this would now be a closed planning meeting to be attended by officers from both SHDC and DCC, together with SW Water, Bigbury PC and other key parties. It was noted that the 'invitation only' status of this second meeting had only just been introduced. This is regarded as unfortunate as the minutes of past meetings had always referred to it as a public meeting and indeed encouraged parishioners to engage. This notwithstanding, those present agreed that if key representatives from local groups, both for and against, were invited, this would make the workshop more manageable.

Cllr Watts felt that Debbie Holloway's piece in the Bigbury News had been unfortunately presented, but in response to the general criticisms of poor communication he did remind parishioners that information is publicly available, if more effort were to be made to read the Minutes or attend Parish Council meetings. In support of this a resident made the point that she had been a regular attendee at parish council meetings and had heard quite a lot about affordable homes. She also said that she had received the survey form.

In response to the query about the details of the 24 people in want of housing, Cllr Carson said this information was not known by the councillors because it was confidential and should remain so. He also stated that all the candidates met the strict entitlement criteria laid out by the Community Council of Devon.

All councillors confirmed their support of the principle of affordable housing.

The wide ranging and spirited discussion was then brought to an end by the Chairman and the body of residents left the meeting.

Cllr Edgecombe then told the meeting that he and Cllr Carson had attended a meeting at Follaton House to plan the 6th July workshop. It was confirmed that the meeting on the 22nd June would run from 7 p.m. to 9 p.m. and would be attended by Sue Hitchcock (DCC Affordable Homes Enabler) The Workshop on 6th July would run for several hours during the day and would be attended by the bodies mentioned above and in addition by Sue Hitchcock (DCC), Debbie Holloway (SHDC), and Malcolm Elliot (SHDC). Cllr Watts asked if the 22nd June public meeting could be advertised more widely. It was agreed that fliers should be produced and distributed. Cllr Carson undertook responsibility for this and said that he would liaise with Debbie Holloway.

Action: BC

7.0 CORRESPONDENCE:
None

8.0 FINANCIAL:

8.1 Cheques signed x 2 (CPRE and the Clerk)

8.2 Notice Boards: Cllr Owen reported that this expense had been approved and they had been ordered.

9.0 DISTRICT COUNCILLOR'S REPORT:

Postponed until the next meeting.

10.0 PARISH WEBSITE:

Cllr Watts reported that he had spoken to Phil Shea, but he was not interested in building this site. Cllr Watts also said that he had obtained several quotes for the work, ranging from hundreds to thousands of pounds, but recommended the PC opts for the cheaper end of the market - circa £450.00. If the site becomes popular and needs to be more sophisticated, it can be upgraded by spending more at some future date. It will cost approximately £49 per year to host.

On website usage, he had had positive responses from the other groups, the History Society, the Village Hall committee et al.

The site will be interactive, in addition to the information pages for each organisation, it will include discussion groups, forums, and will facilitate direct e-mails through RSS feeds. There could also be links to other local websites.

Responsibility for the site will cascade down, each group editing their own pages. Any discussion forums will be moderated. It was noted that there might be a possibility to generate income through advertising.

The Chairman proposed that Cllr Watts be allowed to proceed and this was supported by the other councillors.

Action: SW

11.0 MATTERS OUTSTANDING:

11.1 Drain - still outstanding

11.2 Burgh Island - ditto

11.3 Goal Posts - ditto

11.4 Grit bins / salt bins - ditto

11.5 Tubs for Bigbury Green. Cllr Owen reported that Bigbury Fayre have requested a contribution of £100. This donation was proposed and seconded. An invoice will be sent to the PC in due course.

11.6 Bus lay-by - still pending

11.7 Notice Boards in hand: see minute 8.2

12.0 ANY OTHER BUSINESS:

12.1 Cllr Klidjian reported that the First Responder initiative meeting with Sandy Hammond had been well attended. There is a lot of support to create a Bigbury basic life support team. Two defibrillators will be needed. Cllr Klidjian proposed that the PC bear the cost of one. The group themselves would raise funds to provide the second.

Cllr Carson told the meeting that Pete Osborne, SHDC's Health and Safety officer, had suggested leasing the defibrillators, as they are then maintained by the lessor. He questioned whether it might be better to lease rather than to purchase?

Cllrs Klidjian said that Ringmore's defibrillator is looked after by the South West Ambulance service. It was decided that Cllr Carson will talk to Pete Osborne to check out the cost of both options. Cllr Klidjian will set up a committee; when the information is returned the committee will then decide whether to buy or to lease.

Action: BC and AK

12.2 Cllr Boys gave her e-mail address as trudyboys@talktalk.net

12.3 Cllr Owen update on the proposed visibility mirror at Easton. DCC Highways have no objection to one being placed at the junction on private land, subject to permission of the land owner. Cllr Owen will follow up.

Action: JO

12.4 Cllr Owen also reported complaints about the Discovery Surf School's land rover being parked on the beach at Sedgewell. Residents fear that holiday makers will think they can park there too. Cllr Edgecombe recalled that he had given verbal permission to Discovery to leave their board trailer on the beach during the day, but that he understood it was to be towed by a quad bike. The question was asked if the land rover had Discovery signage. Cllr Grace undertook to investigate and report back.

Action: JG

12.5 Cllr Watts volunteered to write on behalf of the PC in support of the Faster Broadband - Better Broadband initiative.

Action: SW

12.6 Cllr Grace drew Cllrs Carson and Edgecombe's attention to an e-mail from Mike Hammond of Ringmore PC reminding them of the proposed joint ceremony to mark the official opening of the new Ringmore to St. Ann's footpath, on Sunday 3rd July at 11.00a.m. It was hoped that either Cllr Edgecombe or Cllr Carson would 'cut the ribbon' at the St. Ann's end. Cllr Carson said that he would make contact with either Mike Hammond or James Parkin.

Action: BC

12.7 Having declared a personal interest, Cllr Carson reported a problem with the sewerage system in Bigbury village where there is no mains drainage. A resident had asked if this might be a matter for the Parish Council? Cllr Klidjian proposed that those concerned write a formal letter to the Parish Council, to outline the problem and their needs. The PC could then decide if it was appropriate to become involved. This was seconded by Cllr Grace, who also suggested the option of their raising the issue in person at the next parish council meeting, should they so wish. Cllrs Carson said he would let his contact know.

Action: BC

12.8 The Chairman reminded councillors of the date of the public meeting on the 22nd June, and hoped they would attend.

13.0 DATE OF THE NEXT MEETING: Wednesday 13th July at 7.30

The meeting closed at 9.45 p.m.