

## **BIGBURY PARISH COUNCIL**

Minutes of a meeting of the parish council held in the Memorial Hall, St Ann's Chapel on Wednesday 8<sup>th</sup> OCTOBER 2008 at 7.30 p.m.

PRESENT: Cllr T Edgcombe in the chair and Cllrs.A Best, B Carson, G Davis, and J Owen . Mr Simon Garner (National Trust), Mr Nigel Blenkarne (Bigbury Golf Club), PCSO Stacey Thorns attended as well as 9 residents

- 1.0 APOLOGIES FOR ABSENCE Cllrs K Lawrence and C Heath
  
- 2.0 MINUTES OF LAST MEETING were approved and signed by the chairman.
  
- 3.0 MATTERS ARISING
- 3.0 Land Registry : Cllr Lawrence had asked that in her absence it should be reported that she had been unable to obtain anything on the internet..
- 3.1 Cliff path BoS to Challaborough: Mr Guy had responded that he had spoken to Mr Tucker who had agreed to undertake some remedial surface improvement works to repair any holes or ruts. He said that if he or the parish council are unhappy with these works he will take further action if necessary. Cllr Davis asked if P3 money could be used for this work. The clerk had included the question on her letter to Mr Guy but it was not answered.
- 3.2 Car Park steps near gift shop. The clerk had received a phone call from Mr Steve Howrihane (SHDC Buildings Manager) stating he would do some calculations on the costings involved for work to the steps and inform her once calculated. To date he had not contacted again. Cllr Carson reported that according to a Land Registry search carried out, it appeared that the area in question was leased to the gift shop. Cllr Owen will visit the owner of the shop.
- 3.3 Warren Point: The clerk had rung DCC a few times and eventually had a reply from Mr Guy to say he would be inspecting the path again but on his last visit had considered the path safe. She had asked that he should contact Cllr Owen prior to his visit and to also request if he was able to obtain a view of the path from Google Earth.. Cllr Owen reported that Peter Guy had contacted him after his visit and stated he considered the path to be safe but suggested a sign should be put up. AGREED: SHDC Legal Section be asked for advice on wording for a warning notice.
- 3.4 Plaque in children's play area: Bigbury Mint had sent a brass plaque reading "In memory of Sally Mitchell for all her good work". The clerk had only expected a mock-up so rang them to see how much the plaque would be. She was told that as so many staff at Bigbury Mint knew Mrs Mitchell, they wished to donate the plaque free of charge. A letter of appreciation will be sent to Bigbury Mint.
- 3.5 Moores Lane: Cllr Davis reported that the potholes and work carried out by DCC contractors to Moores Lane was exemplary and it was agreed a letter be sent to DCC expressing the councillors' delight at a job so well done.

- 3.6 Flooding in Bigbury Village: a letter had been sent to the DCC Divisional Surveyor enclosing a copy of Mr & Mrs Singleton's letter and requesting that urgent action be taken to seek a permanent solution to the problem.
- 4.0 MR SIMON GARNER (National Trust) was invited to address the meeting and said that the NT has requests from about 160 people to put up commemorative seats. The Trust does not like to use inappropriate seating and tries to make seats look as natural as possible – these are usually made of oak or chestnut and each bench costs around £500. Plaques are not put on seats but are registered in a Memorial Book kept at Killerton House. Mr Garner will contact the Parish Footpath Warden, Alan George, and they can then inspect Clematon Hill together. Mr Garner had had a team of workers pulling ragwort from Clematon Hill for two weeks. They will shortly be cutting some of the blackthorn back – it is too difficult an area for grazing as they normally do in other sites. Cllr Owen asked if some of the overgrowth could be cut away from where Clematon Hill edges the road and in particular for overgrowth be cut back round the bends of the lay-by car parking area as this is proving a danger with cars pulling out into traffic descending Folly Hill. Cllr Carson thought this should be done by DCC due to the danger issue. Mr Jim Bennett asked if the blackthorn along the middle path of Clematon Hill could be cut back. Mr Garner said he will inspect the path with Mr George. The chairman thanked Mr Garner.
- 5.0 PCSO STACEY THORNS was invited to give a report for the police. She said that there is a new scheme running in Kingsbridge where pubs in the town are visited by the Drugs Squad who go in with police dogs. If they find anything they deal with it at the time. The scheme has been working very well and it is now going to be expanded into the village pubs in the area. 6 crime figures were reported last year in the area but already there have been 16 to date, mostly thefts and marine crimes. The police are keen that residents should be more vigilant when out and about.
- 6.0 MR NIGEL BLENKHARNE (Bigbury Golf Club Manager and Head Professional) was invited to speak. He stated that the club has 40 youngsters being coached on Saturday mornings and that there is only a small practice area. The club needs a much bigger practice area and wants to develop an additional small 9 hole course. They have been looking at the two fields owned by Mr Tucker which are adjacent to the existing club grounds. They have already met with Mr Elliott (SHDC Planning Officer) who was not averse to the idea and who had suggested the club should approach the Parish Council.. His hope for a small extra course was that the project would be for use of the whole community i.e. for anyone who would like to have the chance to try their hand at the sport. The proposed site covers 22 acres which could then be added to the existing 100 acres. Cllr Owen enquired what steps would be taken to protect anyone using the road bordering the edge of the course. Mr Blenkharne responded that there would be planting to screen it and careful direction of playing. Mr Bennett was concerned about extra traffic which would be generated by the proposal. The proposed new course could be operational by about 12 months if permission was granted.

## 7.0 OPEN SESSION

7.0 Mr Roy Stevens stated there has been an avalanche of reconstruction at Bigbury on Sea with the latest covering the two neighbouring properties of The Rest and Redlands. He hoped that the parish council will consider the planning application for six flats to be too big for the site. There is a lot of concern in the village that quite a lot of new buildings are exceeding the heights as set out in the planning applications and the developers are getting away with it. Also, that several times amendments have been slipped in after initial grant of planning permission without consultation within the community. Neighbours of the current application asked about visits by the chairman and district councillor on site with the architect. D Cllr Carson explained that applicants will often request a district councillor's advice prior to submitting an application and that he and Cllr Edgcombe had seen the architect in question twice. However, the plans they had been shown were for four flats and were greatly surprised when the plans came in indicating six.

Mr Stevens pointed out that there were inaccuracies in the plans which indicated his main view being purely to the south east but the views from Bramley Tor were widespread. In his case there is a problem with privacy as the proposal would mean that the bedrooms, bathroom and lounge would be completely overlooked. Mr Stevens added that in the past whenever anyone in Bigbury on Sea wanted to do something to their property, they always went round to the neighbours to see how it would affect them but nowadays properties are bought up by outside developers who do not take into consideration the affect on neighbours. Bigbury on Sea is a hamlet consisting mainly of bungalows but now, too often, multi-storeyed properties are being erected in inappropriate places and ruining the character of this coastal village.

Mrs Stevens asked if SHDC ever take into consideration the parish council's views. D Cllr Carson explained the planning process to her and said that even if there is only one letter of objection or if the parish council objects, the planning officers approach the ward member. It is important that people who have views about an application should write in to Planning Dept. The view was expressed that the current practice of developers being forced to make a contribution towards affordable housing or leisure facilities, is regarded by many people as a bribe.

Mr Bennett stated that at one time the neighbours used to be advised by SHDC of any applications submitted but nowadays all that happens is a notice in the Gazette and a notification on the roadside of the property which is there for so long residents do not notice if it is replaced with a notice notifying of amendments. Mr Bennett suggested that in these cases, the amendments should be of a different coloured paper. D Cllr Carson felt this to be an extremely good idea and will put the suggestion forward. Mr Stevens reported on a forthcoming meeting in Yealmpton to be attended by Gary Streeter and also that Mr Streeter is willing to come to a site meeting at Redlands. Mrs Stevens pointed out that when Devonshire House was redeveloped, the developer wished to build two storey dwellings but was forced to build single storey dwellings and asked if there had been a change of policy.

Cllr Best suggested that perhaps the residents of Bigbury on Sea who feel strongly about what is happening in the village should form a group to consider new applications and submit the group's views. It was pointed out that there are a lot of properties in the village which have restrictive covenants on them but D Cllr Carson stated these would not be taken into consideration in planning applications as they come under a civil heading.

7.0 WEBSITE UPDATE Cllr Best reported that Bigbury Golf Club is signing up to go on the website and that the Oyster Shack is contacting Phil Shea who is running the website. Cllr Lawrence asked the clerk to report that Avon Oysters are also signing up. Cllr Davis reported that the manager of Park Dean is giving the matter some consideration. In London. To generate more income it is important to get more interest so each

8.0 PLANNING - SHDC notices received

8.0 Mr & Mrs Thomas : enclose area under 1<sup>st</sup> floor balcony at 4 Avon Quillet, Folly Hill. GRANTED

8.1 Mr Taylor: extension of existing porch to accommodate downstairs w.c. at Mimosa Cottage, 13 Bigbury Court, Bigbury. GRANTED.

8.2 H M Coastguard/Maritime & Coastguard Agency: erection of coastguard rescue station behind Memorial Hall. GRANTED

8.3 Mr C Heath: erection of agricultural building for livestock and storage use, Lower Willings Farm, Bigbury. GRANTED.

8.4 Copies of letters sent by various residents objecting to planning application for Redlands/The Rest were handed in to the parish council.

9 CORRESPONDENCE

9 SHDC Minutes of Executive Meeting 2<sup>nd</sup> October .

9.1 DAPC: Standards circular

9.2 Devon AONB Annual Forum: 17<sup>th</sup> October at Yealmpton

9.3 Parish Cluster Meeting to be held at Salcombe

9.4 SHDC: Budget Control Meeting – 12<sup>th</sup> November.

9.5 Standards Board update

9.6 Making Sport available

10.0 FINANCIAL

10.0 It was proposed by Cllr Carson, seconded by Cllr Edgcombe and agreed that cheques be drawn for Dr S Watts and to Mr G Davis for expenses relating to the Parish Plan. Cllrs Davis and Best did not take part in this item.

11. PARISH PLAN. It was reported that a meeting had been held this week and that 75% of forms had now been returned. It takes about 20 minutes to feed each questionnaire into the computer.

12.0 OUTSTANDING MATTERS

12.0 Cliff path BoSea to Challaborough

12.1 Mirror Pickwick crossroads – demisting coating. Mr Mike Watts (DCC Highways) had told the clerk he is now following up another line of inquiry.

12.2 Warren Point: Agreed to ask Legal Section their advice.

12.3 Evidence User forms for New Quay and end Cleveland Drive..

13.0 ANY OTHER BUSINESS

13 Dr Watts asked if the parish council thought that residents would like the bells in St Lawrence Church to be restored.

13.1 Cllr Carson reported that it is possible to look at the No. 10 Downing Street website where people can put their comments regarding the Boundary Review.

14.0 DATE OF NEXT MEETING Wednesday 12 November at 7.30 p.m.

.Meeting ended 10.0 p.m.