

## BIGBURY PARISH COUNCIL

Minutes of the Bigbury Parish Council meeting held in the Memorial Hall, St Ann's Chapel on WEDNESDAY 14<sup>th</sup> June 7.30pm.

PRESENT: Cllr. B Carson (in the chair), D.Cllr B Huntley, Cllrs: G Rosevear, S Smith, H Getley and Clerk R Matthews. Twenty one residents were present.

### Declaration of Interest

The Chairman read out a statement in respect of Declaration of Interest.

#### 1.0 Apologies for absence:

Apologies for absence were received from Cllr. C Case

Clerk took this opportunity to advise of Cllr. R Owen's decision to resign from the Parish Council with immediate effect. Clerk added that a notice for a Casual Vacancy would be published in the next few days.

Cllr. Carson acknowledged the positive contribution made by Cllr. Owen to local matters, stating she will be missed.

#### 2.0 Minutes of previous meetings held on May 10<sup>th</sup> 2017:

The minutes of the meeting held on May 10<sup>th</sup> 2017 were approved - proposer Cllr. Rosevear, seconded by Cllr. Smith and unanimously agreed by all Councillors. These were duly signed by the Chairman.

#### 3.0 Matters arising (actions) from last meeting and not covered in this month's agenda:

Playground – Clerk confirmed a second quotation for repairs was awaited. C/F **Action Clerk**  
Playground – it was agreed the playground was in need of a major 'make-over' and Cllr. Rosevear agreed to investigate potential sources for grants to help with the overall cost. This is in process. C/F **Action Cllr. Rosevear**

Bigbury on Sea Lay-By - possible improvements to / change of use. C/F  
**Action Cllrs. Carson, Rosevear Case and Getley**

The future of Bigbury news – C/F **Action All Councillors**

Skip placement and publicity in Bigbury News – in hand. **Action Cllr. Rosevear**

#### 4.0 Car Parking and related topics

Cllr. Carson welcomed Cathy Aubertin – Operational Manager (Environment Services) South Hams District Council to the meeting and thanked her for sparing the time to talk about Car Parking matters and The Warren. Cathy was supported by C.Cllr. Gilbert.

Cathy stated she needed a decision from the Parish Council about increases to car parking charges. There was a community led tariff policy and the District Council needed to achieve an overall increase in revenue of 2%. Cathy further advised that most other councils had opted to increase the rates for short term parking rather than long term.

After reviewing the historical patterns for parking in Bigbury on Sea, Cathy suggested the following increases could be considered.

One hour parking increase by 10p moving from £1.30 to £1.40

Two hour parking increase by 10p moving from £2.60 to £2.70

Three hour parking increase by 10p moving from £3.90 to £4.00

The following comments relating to charges and other parking related topics were made during the discussion:

- Cllr. Getley was pleased that the daily rate had not altered
- Resident A asked about the possibility of free resident parking. Response - NOT possible
- Resident B asked what would happen to the car park if the District Council do not pursue the option of a new lease. Response - The District Council have a desire to negotiate a new lease. C.Cllr. Gilbert commented that car parks were expensive to operate and that apart from the obvious maintenance (white lines, pay machines etc) each space attracted a business rate of £200.
- Resident C indicated there was a significant level of illegal parking and couldn't more be done to enforce payment. Response - enforcement takes place but perhaps we should consider changing the times that Enforcement Officers visit. It is also not feasible to use the Officers who empty the pay machines to enforce parking as this may compromise the overall collection, accounting and banking process.
- Resident C added that coaches were also parking illegally and in some cases occupying up to the equivalent of six car spaces. Response - Enforcement Officers would be made aware of this. Cllr. Carson added that perhaps coaches could park in the alternative car park on land owned by Farmer Tucker. Response - rules and regulations didn't currently provide this option (Certificate of lawfulness) although C.Cllr. Gilbert agreed to make tentative enquiries as to whether this could be reviewed.
- Cllr. Getley commented that at certain times the car parking machines were not emptied of cash quickly enough, resulting in them not working - leading to the suspension of charges IE loss of revenue. Response - District Council would review, adding that in other parishes the Ringgo system was an alternative payment option. However that relied on a mobile phone signal which is currently NOT available in Bigbury on Sea.
- Cllr. Carson asked if there was any consideration being given to the installation of a charging point as electric cars were becoming more popular. Response - this is constantly being reviewed.
- Cllr. Carson stated that the winter tariff was the same as the summer tariff, asking if there was any other option. Response - if the winter tariff is reduced, the summer tariff will need to be further increased.
- D.Cllr. Huntley asked if the 'old fashioned' system of a man on a gate collecting money was a viable alternative. Response - this is NOT an option as it brings issues with on-site security and auditing.
- Resident D asked if number plate recognition systems could be introduced. Response - this was an expensive solution and a minimum capital outlay of £200k was needed in addition to the ongoing service and support charges.
- Cathy commented that the review of charges in annual but this is the first time in six years that an increase is being sought.
- Resident A asked if there was a season ticket option. Response - yes at a cost of £387. Resident E asked if this permit covered all car parks managed by the District Council. Response - a village permit will be available for Bigbury car park only from July 3<sup>rd</sup> at a cost of £140 per annum. Up until that date, a commuter permit is available which may be used across the District at an annual cost of £191.
- Resident C asked if the District Council had factored in the loss of revenue as a consequence of half of the Warren currently being cordoned off for safety reasons. Response - yes
- Cathy had reworked a number of pricing scenarios in the financial modelling tool as the meeting progressed and having also taken into account a desire to minimise the number of coins needed and avoid the 5p coin totally, suggested the following option:
  - One hour £1.20 (was £1.30)
  - Two hours £2.50 (was £2.60)
  - Three hours £4.00 (was £3.90)
  - Overnight fee eliminated (was £2.00)
  - All day defined as 24 hours £8.00 (new tariff)

**Cllr. Rosevear proposed this be accepted, Cllr. Smith seconded the proposal and the Council members unanimously agreed.**

Cathy advised that the Warren had now been partly fenced off – this was a temporary solution whilst the lease negotiations take place. The intention is to review the options for repair and renovation in autumn 2017.

- Cllr. Carson asked if the Warren would be maintained during this review period.  
Response - yes
- D.Cllr. Huntley commented that were issues with overnight parking. Resident C added that the 'no overnight sleeping' signs could be made bigger and more visible.  
Response – current legislation meant that there is no legal contravention and banning overnight sleeping could not be enforced. However, further consideration would be given to the issue.
- Cllr. Getley asked if the directional signs for the toilets could be made more visible / bigger. Response – please email C.Cllr. Gilbert for action.

Cllr. Carson thanked Cathy for sharing this information.

5.0 County Councillor's report

C.Cllr. Gilbert had just a few further topics to update:  
Work on the Easton to Ashford road was now scheduled to be completed this summer.  
The road from Totnes Cross to Halwell would be completed this evening.

6.0 Planning application 4097/16/OPA-Proposed development site at SX663 471, St Ann's Chapel

This topic had been moved up the agenda in order for C.Cllr Gilbert to listen and contribute to the discussion from a highways perspective.

Resident F referred to drawing number 4187-001 version N which the Parish Council had not seen – version L was made available to the Clerk from SHDC planning.

Version N clearly shows a NO RIGHT TURN sign on the approach road to St Ann's Chapel from the direction of Bigbury on Sea. This affects all traffic requiring access to Holywell Stores, the Memorial Hall, Local housing at Hill Top, the nearby hamlets such as Easton and the route via the tidal road.

Such traffic will be forced to turn around and return to Bigbury village where they will subsequently have to take the road via St Lawrence church. This road is narrower and has more bends with poorer visibility.

A survey was undertaken in Holywell Stores over a three day period and 50% of the respondents considered this option unacceptable.

Version N also shows a STOPPING NOTICE which would prevent any deliveries being made to the Pickwick Inn and its cellar.

Version N also shows a changed road configuration at St Ann's Chapel as it is approached from the direction of Ringmore.

The Parish Council have considered the above and taken into account the views of residents present at the meeting, all of whom find this road scheme both unacceptable and dangerous.

The Parish Council object to this proposal on the following grounds:

Totally inadequate consideration to the established traffic flow in and around St Ann's Chapel

Lack of clarity in terms of the process namely updated plans not made available

Lack of clarity on plan version N – is the NO Right Turn sign in the direction assumed

Detrimental impact on local businesses (Holywell Stores and the Pickwick Inn),

Memorial Hall (Community Centre), and homes in St Ann's Chapel.

Increased traffic flow on alternate route via St Lawrence Church  
Increased danger of traffic travelling at unopposed higher speeds through the village,  
irrespective of speed limit signs.  
Proposed by Cllr. Rosevear, seconded by Cllr. Smith and was agreed unanimously by all  
Councillors.

## 7.0 Open session

Resident F observed that the grass in the playing field had not been cut for some time and  
needed attention. **Action Clerk**

Resident C stated the Seafront planning proposal was shortly to be put forward and asked if it  
was to be discussed at this meeting as he understood the Parish Councillors were to meet with  
the architect in a closed meeting. There was a requirement for transparency; a point also  
raised by resident G.

Cllr. Carson stated that the architect had asked for such a meeting as a gesture and means of  
assisting the process and if it was not to take place could suggest the Parish Council were not  
prepared to cooperate in reaching a satisfactory conclusion.

As there is no current proposal, there is nothing further to discuss.

## 8.0 Planning

1473/17/HHO Bantavon–resubmission of planning application 0346/17/HHO

The Parish Council discussed this resubmission at a recent site visit for another application and  
unanimously recommended support.

1444/17/FUL Tuffland – extension to agricultural building

The Parish Council unanimously recommended support for this proposal.

1408/17/HHO – Little Patch, Ringmore Drive, Bigbury on sea, refurbishment and extension of  
the house including replacement of the roof.

The Parish Councillors undertook a site visit to Little Patch and considered the development  
from all visual angles. They unanimously recommended support for this application.

1667/17/FUL – Merrylees, Ringmore Drive, Bigbury on sea, demolition of existing dwelling and  
replacement with a single dwelling.

The Parish Councillors undertook a site visit to Merrylees.

Resident G observed that the proposal from a second home owner had a considerable increase  
in mass would overshadow her house. She also observed that the existing garage was to be  
demolished and rebuilt with studio accommodation, which would significantly increase the  
occupancy. This development would also have a negative impact on her 60 year old holiday  
business.

Resident H observed the demolition of a perfectly acceptable 1920s style property to be  
replaced by a building akin to a 'leisure centre' or 'fun palace'.

Resident A commented that such a design would add significantly to the levels of light  
pollution in Bigbury on Sea and have a significant detrimental impact to the immediate  
neighbouring properties.

Cllr. Huntley considered the roof to be ½ metre too high which had a direct impact on  
surrounding properties.

Based on the above, Cllr. Rosevear proposed the Parish Council object to this development.

This was seconded by Cllr. Huntley and unanimously approved by all Councillors. The grounds  
for objection are: Increased mass, unsympathetic to surroundings, unnecessarily high roof line  
over a roof void (as per architect) and the potential risk, in the reverse level concept, of  
excessive light pollution. Also, unnecessary potential accommodation instead of office/work  
space over the redeveloped garage complex.

1051/17/OPA – Land adjacent to Bigbury Court – outline application with all matters reserved for #2 dwellings.

Residents of no.1 and no. 2 Bigbury Court wish the following to be noted:

Any proposed dwellings must be of a sensible scale

Any proposed dwellings must be designed with adequate sympathy to the Dovecot and its setting.

The finishes on any proposed dwellings must be designed to reflect the requirements of the conservation area and that of Bigbury Court itself, wherever possible.

The Parish Council voted unanimously to object to this proposal as with 'all matters reserved' there was no basis to make any other decision.

#### 9.0 District Councillor's report

D.Cllr. Huntley advised that in a discussion relating to Southway she had made contact with individuals who may be interested in developing the business in Bay Café. D.Cllr. Huntley added that a decision on Bay Café being classed as a community asset was expected on June 20<sup>th</sup>.

D.Cllr. Huntley observed that the Bigbury on Sea bus shelter had been painted – as promised by Mr. Steve Radford of the Challaborough holiday complex.

D.Cllr Huntley observed that dog owners were not observing the rules for where their animals could roam on the beach. She considers the options is either placement of bigger signs and enforcement in some way or scrapping the segregation altogether. For a future meeting.

#### 10.0 Footpath Warden and Tree Warden reports

John Simes advised that National Trust have approved funding to address the issues with the path and signage on Clematon Hill and that this work will be undertaken

#### 11.0 Finance

Clerk presented the following for payment. Cllr. Rosevear proposed this be accepted which was seconded by Cllr. Carson and all councillors agreed. Clerk was to raise cheques.

£105.00 – Alan Tanner – internal audit charge

£20.00 – Kingsbridge websites – domain maintenance charge

£38.28 – 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 £19260.21

Clerk showed a statement of restricted and reserved funding with a balance of £3090.06.

#### 12.0 RNLI request to site lifeguard station in same position as previous year

Cllr. Carson proposed this be accepted and communicated to RNLI. Cllr. Smith seconded the proposal and the councillors agreed unanimously to support the application.

#### 13.0 Correspondence

SHDC advised of an increase of £30 (now £130 total) in the fee to inspect the playground. Cllr Rosevear proposed this be accepted and Cllr. Smith seconded the proposal which was agreed unanimously by all Councillors.

Meeting closed 09:45 pm

DATE OF NEXT MONTHLY MEETING - WEDNESDAY JULY 12<sup>th</sup> at 7:30 p.m

Signed.....

Bryan Carson, Chairman, Bigbury Parish Council