

BIGBURY PARISH COUNCIL

Minutes of the Bigbury Parish Council meeting held in the Memorial Hall, St Ann's Chapel on WEDNESDAY 20th September 7.30pm.

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

Declaration of Interest

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

The Chairman also stated his pecuniary interest in the Royal Oak planning application.

1.0 Apologies for absence:

Apologies for absence were received from John Simes (Footpath Warden) and County Councillor Gilbert.

2.0 Minutes of previous meetings held on July 12th 2017

The minutes of the meeting held on July 12th 2017 were approved – proposed by 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 project – In order to further this project it would be useful to understand if any funding was available under the S106 OSSR category. Rob Sekula at SHDC was to be contacted to check this.

Action Cllrs. Carson and Rosevear

Bigbury on Sea Lay-By – Clerk confirmed he had received a letter from Mr Little of Cleveland Drive in respect of how this Lay-By can be used. This is further covered in the open session of the meeting.

Action Clerk

The future of Bigbury news – It was agreed to include this as an agenda item in November and Louise Wainwright and Rose Owen would be invited to attend.

Action Clerk

Cllr. Rosevear confirmed the skip placement would be in November.

Control and management of dogs on the beaches was raised and this topic is covered later in these minutes.

It was confirmed that a meeting had been held in respect of the community wifi development proposed by Thurlestone but there was no further update.

4.0 District Councillor's report (District Councillor Huntley)

It was confirmed that the Joint Local Plan had now been passed to Inspectors, who were undertaking a validity check.

It was confirmed that financial relief of up to £800 may be available to small business affected by the recent rise in the Small Business Rates. Such relief needed to be applied for, was evidence based and only available to small businesses providing goods and services within the SHDC area.

It was stated that the Royal Oak development would not proceed until the foul and surface drainage issues had been resolved. The Planning proposal for the Royal Oak is covered later in these minutes.

D.Cllr Huntley had met with representatives from SHDC on the Warren and the following had been agreed: Ragwort and other weeds would be removed from the site and disposed of, the site would be treated in an attempt to stop further growth, the horizontal parts of the Warren would be cut on a regular basis, the more vertical parts of the Warren would be cut back on a periodic basis, consideration was being given to the installation of a handrail and slope for pushchairs and wheelchairs on the steps at the far end of the Warren, and a handrail on the steps below Warren Road, improved signage in respect of indicating that overnight sleeping is not permissible, improved signage in respect of indicating the areas suitable for dogs and the Millennium steps should be swept regularly to remove sand.

It was confirmed that the poles that had been installed to stop cars accessing the entire area were providing the desired result and erosion beyond that point was less noticeable.

It was confirmed the National Trust had once again reviewed the options to address the safety issues around Clematon Steps and were considering an alternative solution. More information on this was to follow.

Bay View Cafe. Imperative that residents write to Appeal Inspector by October 13th. If someone is not in contact with Mario Borgatti who is coordinating the responses to the appeal, please reach him on Mariob@btinternet.com. He will guide you through your responses if you would like a helping hand.

An approach had been made from Ringmore in respect of expanding the Neighbourhood Watch scheme and a representative from Bigbury was sought. Mr Watts confirmed this had been well publicised on the Bigbury Community website but to date nobody had volunteered. The current coordinator who is based in Ringmore also covers Bigbury Parish. His name is Steve Comley see details below. Please contact him in the event of any incident.
Steve Comley, Neighbourhood Watch Co-ordinator, Tel: [07871310987](tel:07871310987),
Stevecomley@hotmail.co.uk

D.Cllr Huntley discussed the background behind the 'One Council' project – a proposed merger of South Hams District Council and West Devon District Council, referring to the insolvency of West Devon, the potential reduction in Councillors, the redrawing of boundaries and the overall affect it would have on the residents in Bigbury Parish. Views from the General Public are sought along with a vote from the Parish Council itself. Full details can be found on the SHDC website and Bigbury Parish Councillors will meet (not a public meeting) to discuss and submit their views. It was further confirmed that other local councils (Aveton Gifford, Modbury and Ringmore) have already voted against the proposal. Clerk to organise a meeting. **Action Clerk**

5.0 Open session

Resident A complained about the failure of Devon Highways to undertake and complete full repairs to the Easton to Ashford road. In the Parish Council meeting of June 14th 2017 C.Cllr Gilbert had indicated it was scheduled to have been completed during the summer. Clerk is to contact C.Cllr Gilbert (currently on holiday) and Adam Keay to discuss this major problem. **Action Clerk**

Resident B asked that the uncertainty surrounding the use of the Lay-By can be addressed. An on-site meeting is to be organised with Adam Keay of DCC. **Action Clerk**

Resident B requested clarity in respect of the sum of £5,000 that was allocated sometime in the past for renovation work on the church gates and pillars. Cllr. Rosevear stated that Parish Accounts balance sheet contained a restricted sum of £1,930 and that no additional funds were currently set aside.

The Clerk indicated that the Parish Church Council was the body to identify the work that was needed, request quotations for the work and submit two quotations to the Parish Council who would then be in a position to discuss further assistance with funding.

Cllr. Rosevear indicated such an approach would be considered and depending upon the funds required a number of potential sources could be available I.E. parish surplus, parish precept or grants.

Resident C referred to his ongoing discussion with the Parish Council in respect of their decision to support the planning application for a standalone suite at Burgh Island. He had received a letter from the Council signed by Cllrs. Carson and Rosevear and asked if this was the Council's final position or were the Council willing to reverse their decision to strengthen the argument for the local residents who were fighting to have the SHDC decision overturned. Cllr. Rosevear confirmed the position of the Parish Council would not change and this was unanimously agreed by all Councillors present. (Cllr. Huntley had left the meeting at this point)

Resident C asked which Councillors had attended the SHDC site visit for the proposed development at St Ann's Chapel. He had a concern that caravan transporter traffic would pose a significant safety risk.

Cllr. Carson explained that a site visit is most appropriate where a dwelling is being knocked down, altered or being built and it sometimes necessary for the Parish Council to assess the impact on the surrounding buildings and areas. In this particular case, the proposal related to an empty field and a visit was not appropriate.

Cllr. Case added that caravan transporter traffic would be unable to use this route in any case as it would be unable to negotiate the narrow lanes in Ringmore.

6.0 Planning Applications and related matters

2473/17/FUL – Challaborough Holiday Park – extension to existing restaurant and alterations to existing seating area.

The Parish Council had made a site visit to assess the application and support was proposed by Cllr. Carson, seconded by Cllr. Rosevear and unanimously voted for by the other Councillors.

1907/17/HHO – Long Easton – Revised plans for detached swimming pool building incorporating gym and outside amenity area.

The Parish Council had made a site visit to assess the application and support was proposed by Cllr. Rosevear, seconded by Cllr. Gettley and unanimously voted for by the other Councillors.

K1128/W/17/3176134 – Waves Edge, Challaborough – Appeal against planning application refusal.

Cllr. Carson confirmed a letter had been sent as part of the appeal process. The Parish Council object strongly to this development

2852/17/HHO – Shoal of Furze – Application for a replacement extension and to increase chimney height

The Parish Council discussed this proposal and Cllr. Carson confirmed it was a replacement design for an earlier application. Having reviewed the plans Cllr. Rosevear proposed this application be supported. Cllr. Smith seconded this proposal and the Councillors voted unanimously to support the application.

2057/17/HHO – Villa Crusoe – Re-advertisement (revised plans) demolition of existing garage and replacement with two storey extension.

Cllr. Case declared a personal interest in the application and did not take part in the discussion of final decision.

The Parish Council discussed this proposal and Cllr. Carson confirmed it was a replacement design for an earlier application. Having reviewed the plans Cllr. Smith proposed this application be supported. Cllr. Gettley seconded this proposal and the Councillors voted unanimously to support the application.

K1128/W/17/3171733 – Bay Café – notice of appeal against planning refusal.

This appeal was discussed and minuted under District Councillor's report.

2655/17/VAR – Royal Oak site – Variation of conditions.

As previously noted, Cllr. Carson declared a pecuniary interest in this application and left the meeting room for the duration of the discussion. Cllr. Rosevear took over as Chairman.

The Clerk confirmed he had written to SHDC planning dept. requesting further and more detailed drawings as to the impact this development would have on the surrounding area. I.E. when viewed from a higher elevation such as the golf course. It was confirmed that no satisfactory response had been received.

Having reviewed the drawings and debated the matter further Cllr. Rosevear proposed that the proposed variation of conditions be objected to. This was seconded by Cllr. Smith and voted on unanimously by the other Councillors.

The grounds for objection are:

This variation offers a return to the height of the development as submitted in the original proposal. This proposal was objected to and rejected by all relevant bodies.

There has been a lack of assessment of the visual impact this revision will have on the surrounding area.

This variation fails to take into account the requirements within a conservation area.

This revision fails to consider the requirements for development within an AONB area.

The Parish Council therefore sustain their original objection to the original planning application.

7.0 Neighbourhood Plan – update provided by Valerie Scott

Cllr. Carson rejoined the meeting and resumed his role as Chairman.

Valerie confirmed that no comments had been received in respect of the Village Studies despite putting a response box in Holywell Stores. It was her intention to put up some notices on the parish noticeboards drawing attention to the opportunity to be able to comment on these studies until the end of October..

Valerie confirmed the Steering Group was preparing a draft document for parishioner consultation, further adding that the Thurstlestone plan was published earlier this week. The committee members were progressing proposals in terms of site allocation for approximately ten dwellings of predominantly affordable homes. These would be managed under a Community Land Trust Scheme to which rules such as stipulating affordable housing to remain in perpetuity, affordable homes for local people or adjacent communities, could be applied.

Valerie confirmed there would need to be some external assessments completed before proceeding and this would probably involve some cost. Such assessments included: heritage, landscape appraisal, highways and ecology. Valerie also indicated the need to appoint a Chartered Architect to take the scheme forward to application stage.

There is the opportunity to apply to the SHDC for funding to pay for these appraisals.

8.0 Footpath Warden's report

John Simes tendered his apologies for the meeting, confirming his intention to resign from this position. Cllr. Carson expressed gratitude on behalf of the Parish Council for the excellent way John had approached the job.

John has been active in the recruitment of a new Warden and following discussions Cllr. Carson proposed that both Norman Botton and Trish Bagley be jointly appointed to this role. This was seconded by Cllr. Rosevear and unanimously supported by all Councillors.

Valerie Scott added that Trish Bagley had done an excellent job in surveying the trees and woodland as part of the Neighbourhood plan, identifying trees that needed protection.

Both Norman and Trish were to be invited to the next meeting.

Action Clerk

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

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

£20.00 – CPRE annual donation

£162.06 – Chapman Electrical – wiring related to Memorial Hall broadband installation

£38.28 – BT group – rental cost line and broadband Memorial Hall. Paid by direct debit

The Clerk confirmed the BT contract was for a two year period and that we had reached the half way point. Cllr. Carson expressed concern about the use of broadband in the hall and Cllr. Case suggested a 'WiFi available here' sign be placed in the hall.

Action Clerk

Clerk showed a slide of the current cash book and bank reconciliation statement showing a balance of £18522.81 as at August 31st 2017.

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

10.0 Casual vacancy for Parish Councillor

The Clerk confirmed that no applications had been received for this vacancy.

11.0 Correspondence received

Full details of the correspondence can be found on the Bigbury Community website – Parish Council section – presentation material for September Parish Council meeting.

SHDC-Advice of consultation period for the Hackney Carriage and Private Hire Licencing policy.

Devon County Council Highways Officer (Adam Keay) – how to report a problem.

Aveton Gifford Parish Council – sharing of resources – 3rd party repairs, maintenance etc.

Kingsbridge and Salcombe Gazette – access to minutes of Parish Council meetings.

AOB It was agreed to add a permanent agenda item at the bottom of each agenda – 'Agenda items for next meeting'.

Action Clerk

It was agreed to add signage on the Warren as an agenda item on the next meeting

Action Clerk

Meeting closed 09:35 pm

DATE OF NEXT MONTHLY MEETING - WEDNESDAY OCTOBER 11th at 7:30 p.m.

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