

BIGBURY PARISH COUNCIL

Minutes of the Bigbury Parish Council meeting held in the Memorial Hall, St Ann's Chapel on WEDNESDAY 10th January 2018 at 7.30pm.

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

Declaration of Interest

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

Cllr. Rosevear declared a personal interest in agenda item 6b because he represents the applicant – Planning application - Land at SX 663 471, East of the Pickwick Inn, St Ann's Chapel – Four new dwellings, vehicular access and public realm improvements.

1.0 Apologies for absence:

Apologies for absence were received from C.Cllr. Gilbert, D.Cllr. Huntley and Cllr. Getley

2.0 Minutes of previous meetings held on December 13th 2017

Cllr. Case proposed the minutes be approved, Cllr. Rosevear seconded the proposal and the Councillors voted unanimously to accept the minutes, which were duly signed by the Chairman.

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

A concern was expressed that the exterior lights at the Golf Club were brighter and were consequently contributing to increasing levels of light pollution. This was to be carried forward to a date in early 2018.
Clerk to contact Golf Club

Issue of where coaches can park, either to drop people off or for longer periods. This needs further discussion with SHDC and will be raised with C.Cllr. Gilbert at the next meeting (February). This needs to be carried forward due to the absence of C.Cllr. Gilbert.

Action C.Cllr Gilbert

The re-imbursement of re-cycling credits is to be investigated.

Action Clerk

All other topics are covered in these minutes or included on a future agenda.

4.0 Open session

Resident A commented on the proposal to create a 'volunteer' list to ensure completion of low maintenance tasks around the parish. She suggested the creation of a 'Civic Day' where locals could gather and attend to such tasks as necessary. It was agreed to add this topic to the agenda of the March 2018 meeting.
Action Clerk

Resident A asked the Councillors if they were aware of a recent news article relating to the £2m pot of S106 money available for local projects. The Clerk confirmed the S106 fund allocation for Bigbury Parish Council was always shown on the monthly financial statements and Cllr. Rosevear indicated that S106 funding would also be discussed later in the meeting – Playpark agenda item.

Resident A made reference to the proposed demolition of the Bay café and comments can be found later in these minutes – agenda item 6c.

Resident B asked that the notice board in Bigbury Village be repaired as it was constantly blowing open. The Clerk confirmed that this had been discussed with Councillors a few days earlier and the intention was to replace it with a new one.
Action Clerk

Resident C stated the condition of the traffic mirror in St Ann's Chapel had deteriorated and there had been several road accidents since Christmas. Action was needed to accelerate its repair or replacement.

Action Clerk

Resident C asked what measures could be taken to ensure the grass in the playing field is cut more often and not left to grow unchecked.

Action Clerk

Resident D asked if the Council were supportive of him undertaking basic maintenance work on the Warren as he had received no response from the Parish from previous similar requests. The Clerk apologised that no response had been given.

The Chairman was supportive of work being carried out but pointed out the Warren was not owned by the Parish Council and that its future was not yet determined – South Hams were in discussion with the owners over a new lease agreement.

The Chairman indicated he would talk to SHDC in respect of this.

Action Chairman

This topic was to be included on the agenda for the February meeting.

Action Clerk

Resident E also raised the question of liability in the case of an accident and it was agreed the Clerk would discuss this topic with the Council's insurers.

Action Clerk

5.0 County Councillor's report

C.Cllr. Gilbert was not present and no update was given.

6.0 Planning applications and related matters:

4066/17/HHO Long Easton – application for landscaping and engineering works within garden and entrance to property.

This was a retrospective application and Cllr. Carson proposed it be supported. Cllr. Smith seconded the proposal and all Councillors were in support.

4120/17/FUL Land at Sx 663 471, East of the Pickwick Inn, St Ann's Chapel – Four new dwellings, vehicular access and public realm improvements.

The Chairman opened this topic for public discussion and resident F expressed concerns in respect of the lack of scale and general dimensions on the drawings adding that the site was being over-developed, with houses that were too high. Resident A also commented that this development was outside the scope of the Neighbourhood Plan, questioning whether it was needed at all.

The Councillors concluded that the lack of scale and dimensions, the fact that the development was set above the surrounding road levels, the over-development, the height of the properties and the demolition/re-building of surrounding walls and hedgerow provided sufficient grounds to object to the proposal. Cllr. Carson proposed the objection, Cllr. Case seconded the proposal, Cllr. Rosevear abstained from the vote (see declaration of interest) and the remaining Councillors voted in favour of objecting.

4383/17/PAD Bay Café Application for prior notification of proposed demolition.

The Chairman opened this topic for public discussion which focused on the fact that this application was submitted whilst the outcome of a challenge to the listing of the Bay Café as an Asset of Community Value was awaited as was a decision from a tribunal in respect of the planning application itself. This tribunal was not likely to be scheduled until April or May 2018. Resident E raised concerns over the legality of the application on the basis that it should have been submitted by the Mortgagee.

Residents A and E encouraged all residents to voice an opinion on the South Hams District Council's planning portal.

Cllr. Rosevear proposed that the Council object to this application in the strongest possible terms. Cllr. Smith seconded the proposal and all Councillors unanimously agreed.

7.0 Neighbourhood Plan

Valerie Scott was unable to attend the meeting but provided an update which is included as an appendix to these minutes.

8.0 Playground

Cllr. Case indicated that the Playground was in need of a mixture of repair and refurbishment and that DSHDC localities staff had highlighted issues with the current equipment. She was working with the Shrimps and other groups to help formulate ideas of how the park could look in the future.

Cllr. Rosevear confirmed that the OSSR money (circa £27,000) would be made available to help fund the refurbishment which was expected to cost £30,000 in total. It was confirmed an additional sum was set aside in the 2018 precept to bridge the £3,000 gap. Further updates would be given on a regular basis.

9.0 Church annual accounts

Cllr. Carson confirmed that the Parish Council had a commitment to maintain the churchyard in good order and the Church accounts indicated a sum of £1,200 was need to meet this commitment

10.0 Computer Club update

Unfortunately Phil Shea was unable to attend the meeting but Cllr. Carson confirmed that classes would start again tomorrow (January 11th) at a cost of £5 per session. The Parish Council will continue to subsidise these lessons but more attendees were needed.

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

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

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

£100.00 Memorial Hall Hire of hall

£25.00 H Getley Replacement for cancelled cheque 1124

£50.00 B Carson Replacement for cancelled cheque 1119

£680.00 R Matthews Salary £540 qtr ended 31/12/17 plus £140 related to FOI enquiry

£197.25 R Matthews Office expense qtr ended 31/12/17

£100.00 South Hams CAB Annual donation

£25.00 South Hams CVS Annual donation

£1200.00 St Lawrence Church Annual donation

Clerk showed a slide of the current cash book and bank reconciliation statement showing a balance of £20,721.25 as at December 31st 2017.

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

Clerk showed a new slide detailing S106 funds held by SHDC - £97,578 for affordable housing projects and £26,882 for OSSR projects.

12.0 Precept year commencing April 1st 2018

The Councillors had met on Friday 5th January to review the precept for the forthcoming year and concluded that it should be set at £16,000, an increase of £3,500 over the current year. Cllr. Carson confirmed that normal council expenditure was being held at the current level but two specific projects had been included that made up the increase. These projects were a maintenance and repair programme for the Millennium Steps (£1,500) and a sum of money to be set aside for the Play Park project (£3,000). The impact of this was an increase of £7.80 per annum for Band D properties.

Resident C made reference to the fact that this increase was in excess of 20% and were the Council able to justify such an increase. Cllr. Carson confirmed the two projects were important for the local community. Cllr. Rosevear proposed the Precept of £16,000 be accepted, Cllr. Case seconded the proposal and all Councillors voted to accept the proposal.

13.0 Tap Fund

Clerk confirmed the application for a joint project with Thurlestone had been withdrawn after discussion with SHDC, as the stand alone Thurlestone application was sufficient to meet the total cost of the project

14.0 Correspondence

Full details of all correspondence can be found on the Bigbury Community website but for reference the summary of documents received is as follows:

Letter from Valerie Scott in respect of planning application 'lost' within SHDC planning systems.

Notification of a planning application for Waves Edge, Challaborough.

Notification of a planning application for Royal Oak, Bigbury.

15.0 Agenda items for next meeting

It was agreed to add Bigbury News, Playground, Civic Day, Footpath update, Royal Wedding, and the Warren to the agenda for the February meeting.

It was also agreed to invite Mr Steve Radford from the Challaborough site to the meeting to give an update on the significant events for the coming season.

Meeting closed 09:15 pm

DATE OF NEXT MONTHLY MEETING - WEDNESDAY February 14th at 7:30 p.m.

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