

BIGBURY PARISH COUNCIL

Minutes of the Bigbury Parish Council meeting held in the Memorial Hall, St Ann's Chapel on WEDNESDAY 14th March 2018 at 7.30pm.

PRESENT: Cllr. B Carson (in the chair), Cllrs: C Rosevear, S Smith, E Huntley, and Clerk R Matthews. C.Cllr Gilbert and thirteen residents were also in attendance.

Declaration of Interest

The Chairman read out a statement in respect of Declaration of Interest. The following was recorded – Cllr. Carson declared an interest in planning application 8c and Cllr. Case, although absent, asked that her interest in planning application 8e also be recorded.

1.0 Apologies for absence:

Apologies for absence were received from Cllr. Case and Cllr. Getley

2.0 Minutes of previous meetings held on February 14th 2018

Cllr. Carson asked for amendment to the minutes – paragraph 5.0 County Councillor's report. The annual cost of £700,000 related to the District and not the County. This amendment was made and Cllr. Smith proposed the minutes be approved as being an accurate record of the meeting, Cllr. Huntley 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:

The issue of timely grass cutting is still to be resolved. Cllr. Carson agreed to monitor this and advise SHDC when cutting was needed.

The application from Venus Café application to amend their licence to serve alcohol had been approved by the licencing authority but not the change of condition and alcohol could still only be sold in conjunction with food.

P3 funding request had been submitted on time.

Planning application for Air Ambulance night landing site had been registered with the planning authorities although the application fee was £117.00 and not £95.00 as previously stated.

4.0 Challaborough Holiday Park – an update from Mr Steve Radford

Mr Radford shared the following information:

E mail with all upcoming events would be sent to the Clerk shortly (for onward distribution).

The organisation of the fun run was being taken over by staff at the Pickwick Inn although the Holiday Park would continue to support the event. The issue of car parking was to be resolved. £40,000 had been invested in the swimming pool and local residents can make use of this facility off season.

The neighbourhood plan from Ringmore had been shared with the park management.

There was an expectation that the beach would achieve blue flag status.

Beach cleaning was taking place daily and twice daily in peak season.

The Waterfront restaurant has a new menu with competitive prices. This facility was open to local residents.

There had been no significant issues with caravan movements in the last year.

A tree survey had been completed as part of a three year cycle.

Farmer Tucker's field was available as an overflow car park (maximum 27 day availability per annum).

The introduction of a triathlon would be considered in future years.

The holiday park continues to pay to keep the public toilets open.

SHDC reduced their funding for RNLI and the holiday park now pays £11k towards the RNLI cover.

Planning approval for changes to the restaurant was given but the work is currently on hold. All members of the local community are welcome to visit and use the facilities, although there may be some restrictions at peak times.

Mr Radford asked if it would be possible to use the side wall of the bus shelter as advertising space for the holiday park and he would ensure whatever was placed there would be suitable. SHDC planning restrictions may apply.

Action Mr Radford

5.0 Open session

Resident A expressed strong views and ongoing concerns in respect of the Waves Edge planning application and Chairman agreed to bring the discussion forward (see agenda item 8b). Many residents affected by this development attended the meeting and shared their views, which relate to: significant increased mass of the development, a design that resulted in the property Shearwater being significantly overlooked, failure of the architect/owner to lower the roof ridge line, ensuring it was no higher than the existing building. This specific point remained a major concern as the Parish Council have previously objected to the height, this had been upheld by the District Council and furthermore had also been upheld by an independent review panel. No discussion had taken place between the applicants and residents who were further concerned that a new Planning Officer would just look at the drawings presented (showing 0.3mtr) increased height and approve the development as this being a non-material change.

The Councillors acknowledged the ongoing concerns and Cllr. Rosevear proposed a further (and ongoing) objection to this development. Cllr. Smith seconded the proposal and the Councillors unanimously agreed.

Resident B was very concerned about the appeal decision in respect of St Ann's Chapel – APP/K1128/W/17/3182/00, asking that the following be formally recorded:

I was shocked and cannot believe the Secretary of State appeal has approved the construction of this new road. They seem to think it will improve the Pickwick junction when in fact it will only create a worse problem at the proposed new 'T' junction on the B3392. It does not have two-way traffic because of its width and it will also redistribute the flow of traffic in the area and as far as I can see cause a build-up of traffic in both directions on the B3392. The visibility does not meet the required standard for pedestrians and will increase the speed of traffic which already does not adhere to the 30mph speed limit. The speed survey was not undertaken to DMRB standards. I have never felt so strongly about something in my whole life and fear there will be a **fatality** if it goes ahead. I shall probably end up being buried under the new road but I will have done my part in trying to prevent this unnecessary road as we do not need any more houses which will become second homes! Why will the powers that be not listen to local opinion from people who live here? They really do not know our roads and our traffic problems, especially in the summer. If it does go ahead I sincerely hope you, the Parish Council, will ensure the schedule of conditions is strictly followed.

Cllr. Carson agreed with the views but stated the Parish Council did not have sufficient funds to support taking this matter to a Judicial Review.

Resident C expressed concerns about the lack of maintenance to trees and bushes on the roads around Ringmore, adding this was National Trust property. Cllr. Huntley stated that the Chairman of Ringmore Council had met with a representative from the National Trust earlier today to discuss this problem. However the outcome of that meeting was not yet known.

6.0 County Councillor's report

C.Cllr Gilbert stated there was a backlog of pothole repairs and the current spell of bad weather was making the overall situation worse, compounded further by the fact that the normal repair teams had been re-deployed to snow related tasks.

C.Cllr Gilbert stated he had access to investment funds to support local projects and would support the installation of a new defibrillator in Challaborough – a response to a question raised by Resident D.

C.Cllr Gilbert stated the Council Tax increase included a percentage for the care of the elderly, adding that this particular part of the budget was ring-fenced.

C. Cllr Gilbert reminded the Parish Council that is unable to attend every meeting but that he always monitors and responds to e mails.

7.0 District Councillor's report

D.Cllr Huntley shared information that there may be a potential transfer of ownership of Burgh Island.

The demolition of Warren Cottage prior notice has been postponed until 29th March. She asks /advises the community that we are seeking £250,000-£300,000 to add to the £550,000-£650,000 that Charles Clowes can provide in order to make an offer to Galion near the amount they paid (£950,000) so they sell on the site and not demolish it. Nick from Galion said 'we just want our money back' so they will sell.

Crowd funding/a single benefactor who wants to support the cafe part with front and side garden and area at back either for car park or a house or two. The Planning Officer has suggested the cafe area can be extended.

If demolished, no hoardings will be put up around the site and it will re-seeded with grass – there will effectively be a field in middle of Bigbury-on-Sea, which another developer will spot and we'll start all over again. With potential for an upgrade on Burgh Island upgrade, this location will become one of the most desirable on the mainland. So if anyone is interested in supporting this financially could they please let me (Cllr. Huntley) know.

Himalayan event fundraiser for MS and MND from which Prof Stephen Hawking died this morning had been postponed because of the snow and is re-scheduled for Mon April 16th at 7pm.

8.0 Planning applications and related matters:

Bayview, Bigbury-on-Sea – Application for an extension, replacement windows / roof, roof lights and external landscaping.

The Parish Councillors had undertaken a site visit and concluded the large area of glass on the western elevation to be a significant source of light pollution to the surrounding area and recommend the three higher level triangular panes be replaced with a solid finish to be in keeping with the rest of the property.

When considering the three large rectangular panes of glass (of equal size) at ground level, the Parish Council are concerned that the supporting framework is too thin / narrow and ask that consideration be given to making the frame more substantial which will in turn make the remaining ground floor aspect look less like one single large pane of glass.

On this basis Cllr. Smith proposed the Council object to the proposal. This was seconded by Cllr. Rosevear and unanimously agreed by all Councillors.

Waves Edge, Challaborough – 4416/17/FUL – Erect replacement dwelling (re-submission of 1621/16/FUL). Covered in open session (agenda item 5).

Bigbury Court Farmhouse – 0372/18/LBC – consent to replace existing windows and doors with larger glazed wall and doors. Clerk stated there were no drawings available showing the revised plans (only existing views). In such circumstances there was no option but to object to the proposal.

Bay Café – covered by District Councillor (agenda item 7)

Trevistas, Warren Road, Bigbury-on-sea – 0507/18/HHO – application for side extension over existing balcony, demolition and replacement of garage and re-modelling of existing roof. A site visit is to be organised before a decision could be made. **Action Clerk**

9.0 Neighbourhood Plan

Valerie Scott was unable to attend the meeting but provided the following update:
Strategic Environmental Assessment - Draft Scoping Report now prepared.

Geophysical Report of site of Community Led Housing Scheme finished. This does not show any anomalies which might be a concern.

Drainage, transport, archaeological and ecological reports in progress. Topographical Survey being carried out.

Views and vistas - Very little response from parishioners but Steering Group have prepared assessment which will be subject to consultation.

List of local assets - Very little response from parishioners. Studies by youth of Parish may need to be postponed until I can walk without crutches i.e. at least 6 weeks.
Fees - I will chase up on the invoices. I have a few expenses. Also I will need to ask Karen Lawrence to send in her fees for publishing initial draft plan. Other fees will be for transport, to ecology, archaeology, geophysical, topographical and drainage. They all know that invoices need to be submitted before the end of March. I assume that payment is not required before the end of March. Please confirm.

10.0 RNLI – request for site positioning summer season 2018

Cllr. Carson proposed this request be granted as it was an important safety matter. Cllr. Smith seconded the proposal and the Council voted unanimously to grant this request.

Cllr. Smith further proposed this option be accepted for a three year period (2018/2019/2020) provided RNLI made no changes to the position of their temporary building. Cllr. Rosevear seconded the proposal and all Councillors unanimously agreed.

11.0 Proposal for a Civic Day – general housekeeping of Parish

After general discussion and with lack of knowledge in respect of suitable dates, it was agreed to review this option and report back at a future meeting. A small committee consisting of the Clerk, Gill Gubbins and Louise Wainwright (on behalf of Bigbury News) work on a plan.

12.0 Celebrations to mark the upcoming Royal wedding

The Chairman stated that in general discussion within the community there had been no interest shown in such an event and it was therefore not worth pursuing, which was agreed by all Councillors.

13.0 Playground

Cllr. Case was unable to attend the meeting but had provided one set of quotations from Rhino Play. It was confirmed a second set of quotations / options was needed in order for the Council to make a decision on the next steps.

The availability of funds (OSSR and other) both currently available and secured against further developments was to be checked with SHDC. **Action Clerk**

14.0 Signage in and around Bigbury-on-Sea car park

Cllr. Getley was absent from the meeting but Chairman confirmed it was the responsibility of SHDC to maintain and replace these signs as it was on their property. Cllr. Huntley stated

there was a significant backlog of signs to be produced at SHDC. To move forward it was agreed to produce a complete list of signs to be replaced, upgraded, moved etc. and this was to be sent to SHDC with photos to ensure the issue was a) registered at SHDC and b) the signs needed were out in the queue to be produced. **Action Cllr. Getley to co-ordinate**

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

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

£50.00 – Modbury Caring – annual donation

£36.00 – CPRE – annual membership fee

£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 £24,412.43 as at February 28th 2018.

Clerk showed a statement of restricted and reserved funding with a balance of £9,517.49 which included a sum of £6,427.43 (grant for Neighbourhood Plan)

Clerk showed details of S106 funds held by SHDC – £97,578 for affordable housing projects and £26,882 for OSSR projects.

16.0 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:

Request for information about Archibald Nettlefold

Beach clean at Bigbury

Council Tax on-line drop-in sessions

Road closure Challons Combe to Bowls Cross

Event – outdoor swimming society

Survey SHDC – affordable housing

BBC cookery show

17.0 Dates of upcoming Parish Council meetings

April 11th – May 16th re-scheduled from May 9th – June 13th – July 11th – September 12th – October 10th – November 14th – December 12th

18.0 Agenda items for next meeting

It was agreed to include Playground, Civic Day, Signage and investment funds (agenda item 6) to the agenda of the April meeting.

Meeting closed 09:25 pm

Date of next meeting is WEDNESDAY April 11th March 14th at 7:00 p.m.

NOTE – an earlier start as this meeting will close at 8:00pm to be followed by the Annual meeting of the Parish Council

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