

Bigbury Parish Council

Council meeting St Ann's Chapel

March 13th 2019

Agenda - Bigbury Parish Council meeting – March 13th 2019

A Meeting of Bigbury Parish Council will be held in the Memorial Hall, St Ann’s Chapel on WEDNESDAY March 13th 2019 at 7:30 p.m.

Declaration of Interest

Apologies for Absence

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Matters arising from minutes of previous meeting held February 20th 2019

C. Cllr. Gilbert – Update on County Council and District Council matters

Open session (*members of the public are welcome to participate during this agenda item and may submit their views on any planning matter*)

Planning related matters (applications and update)

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Update on neighbourhood plan

Finance - Approval of payments to be made, presentation of finance statements

Cllr. Case – Recent inspection and Play park renewal project / consultation

Aune river patrol – update from Stuart Watts

Clerk - Church gateway scheme update

Clerk – Local Government Elections update

Correspondence received

Agenda items for next meeting

Richard Matthews - Clerk, Bigbury Parish
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Declarations of Interest

Members are invited to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests, they may have in any items to be considered at this meeting.

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Matters Arising / points raised at February 20th meeting NOT covered in this meeting agenda

BT boxes – when will they be repainted?

Clerk wrote to BT again February 27th 2019

Response received March 5th 2019 - Thank you for your email. I am sorry for the delay in addressing the issues you have raised.

I am afraid that the kiosks have not been added to the painting schedule for the time being. They are on private land and we are currently in discussions with the landowner. We cannot make arrangements to paint them until discussions have concluded.

The telephone box at “Greenways” has now been adopted and the upkeep is now the responsibility of the Landowner.’

Clerk wrote back to BT March 5th 2019

This seems to be no nearer a conclusion. Can we please have the name of the landowner to allow the Parish Council to chase it up? Is this the same issue for all three boxes?

Response - I do understand your frustration, however, we would not share this information. We are in touch with the landowner regarding these boxes but they have not been scheduled for painting for the time being.

Pending

Old Post Office box – use as a library etc.

No action taken between meetings – carry forward

Pending

Condition of three notice boards

Clerk inspected three notice boards, two of which (Holywell Stores and Bigbury Village) are in a poor condition both externally and internally (wet).

Clerk proposes all three be replaced. Clerk will present options at April meeting and have new boards in place during May at the latest.

Pending

Confirm acceptance of toilet / car park charges

Clerk provided confirmation October 24th 2018 re-sent February 27th 2019

Closed

Delays in publishing JLP – contact Tom Jones

Pending

BBC Spotlight – Beach clean and the image of Bigbury on Sea in the feature

Clerk rang BBC Spotlight News desk who confirmed a stock background shot had been used.

Closed

Warren – re-seeding and future plans

Clerk wrote to Cathy Auberton February 28th 2019 - With the resignation of Elizabeth Huntley as District Councillor, we seem to have lost track of the progress and plans for the Warren. There was consideration being given to re-seeding the area but it is suggested by those living in close proximity that this has not been done.

I'm not sure who the most appropriate person is at SHDC to provide a full update - what's done, what's next etc. Can you help please?

Response - Hi Richard, the area was seeded last year, but it seems it didn't take. It was re-seeded two weeks ago, so we'll see how it goes this time!

Pending BUT defer until a new District Councillor is appointed

The need for and placement of road speed signs

Clerk wrote to Adam Keay February 28th 2019 - The topic of speed was brought up yet again at last week's Parish Council meeting with a suggestion that '20 is plenty' signs are put up throughout the village - a member of the public said ' I've seen these elsewhere in the country'

My response was that we have just undertaken a speed survey which demonstrated there was not an issue (although this was only in St Ann's Chapel) and in addition I (the Clerk) have been advised by Devon Highways on many occasions that there are to be no signs, unless they are placed there by Devon Highways. With all that said, I was instructed to write to you asking if signs could be erected.

I seek a response please.

Response - Devon County Council, like most highway authorities, has a speed limit policy which states that 30mph is the appropriate speed limit for built up environments - which includes villages with over 20 property frontages. The national speed limit is deemed the most appropriate limit in between these built-up areas. 20mph limits or zones are only considered where there is significant vulnerable road user activity and there is an established history of speed related accidents. Bigbury Parish doesn't meet these 20mph criteria so, for these reasons, we would not consider introducing a 20 limit or zone in the village. We would not allow private signs to be erected on the public highway and we may decide to remove signs on private property if they are deemed to be distracting or confusing to drivers, or if they are trying to unlawfully direct the travelling public.

Most 30mph limits are there by virtue of street lighting which is itself an indication of a built-up area. Many villages don't have street lighting so, if they have a 30mph limit, it has had to be introduced by legal order. Without street lighting columns it is necessary to indicate the presence of the speed limit order by introducing repeater signs on posts – lots of them! In these situations there would be significant amounts of sign clutter throughout the village. Where the average speed of vehicles is known (or strongly suspected) to be lower than the speed limit, many villages are content to be without a speed limit as it serves no useful purpose.

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I hope that helps. Closed

Bigbury Village – clean up after development – Cllr. Carson to discuss with builders

Site representative has confirmed new turf will be laid on corner, drains will be cleared and all areas returned to their former condition (pre development).

Closed

Emergency and preventative repairs to Millennium steps

Completed and Closed

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Richard Matthews - Clerk, Digby Parish Council



Nichola Matthews - Clerk, Digby Parish
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SOUTH HAMS DISTRICT COUNCIL PLANNING APPLICATION

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015, ARTICLE 13, 15(4) or (5) or ARTICLE 16 OF APPLICATION FOR PLANNING
PERMISSION and/or Planning (Listed Buildings and Conservation Areas) Regulations 1990

Notice is hereby given that the following application has been lodged with the Council by: Mrs S Hawkins

App. No: 0464/19/HHO **Contact Name:** Chris Mitchell
For: Householder application for replacement front and side protective balcony and
new bi-fold door system to front elevation
At: Stargazy, Folly Hill, Bigbury On Sea, Devon, TQ7 4AR

The site adjoins/affects a public right of way.

Members of the public can view the application details, plans and documents on our website
www.southhams.gov.uk

Anyone who wishes to make representations about this application is invited to submit them
online using the link on our website, www.southhams.gov.uk by

29 March 2019

This Council is committed to encouraging diversity. We therefore reserve the right to edit before publication, or not to publish at all, any responses to consultation on planning applications which contain material that could be perceived by others to contain material that is offensive, prejudiced, racist, or otherwise contrary to the principles of equality.

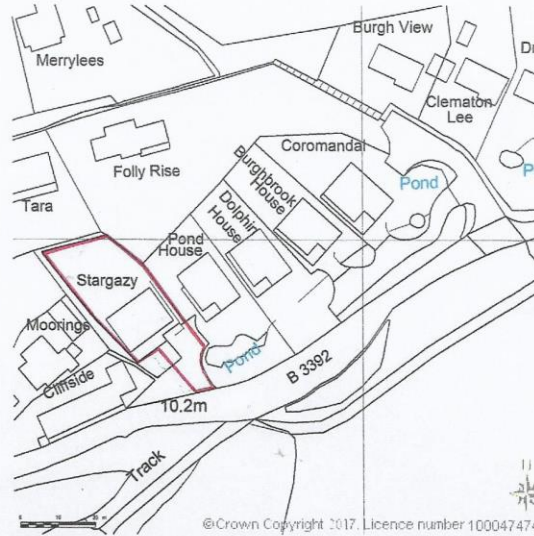
If you are commenting on either a Householder, Express Advert Consent or Minor Commercial development, in the event of an appeal against a refusal of planning permission, it will be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State, and there will be no further opportunity to comment at appeal stage.

Community of Practice Lead Officer. Development Management
On behalf of **South Hams District Council**

If you do not have access to the internet please post your comments, clearly marked for the attention of The Planning Department, South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE

Please note: We will publish your **name/address** and representation online for details please see www.southhams.gov.uk/privacy. Representations cannot be treated as confidential – your name, address and comments will be available on the Council's website www.southhams.gov.uk. We are unable to send correspondence to signatories of petitions or standardised letters.

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 265377, 44292



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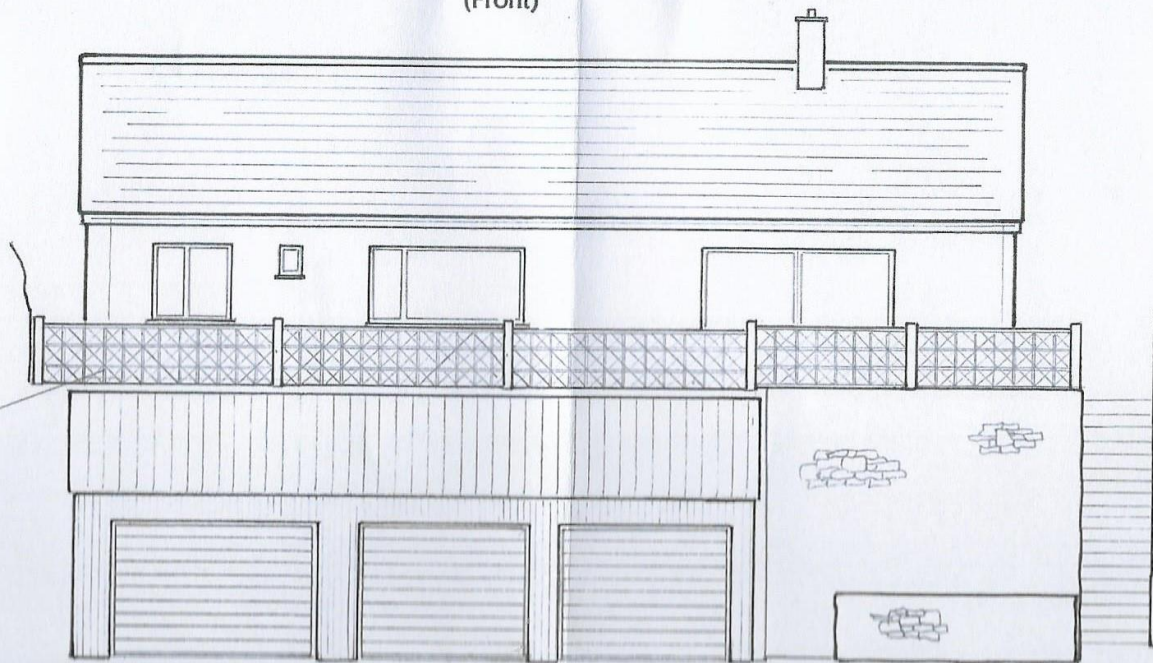
Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
07/02/2019 18:30

textured non-slip
New fixed glazed
ed with stainless
timber rails.

system to front

(Front)

unsafe decorative
concrete block guarding



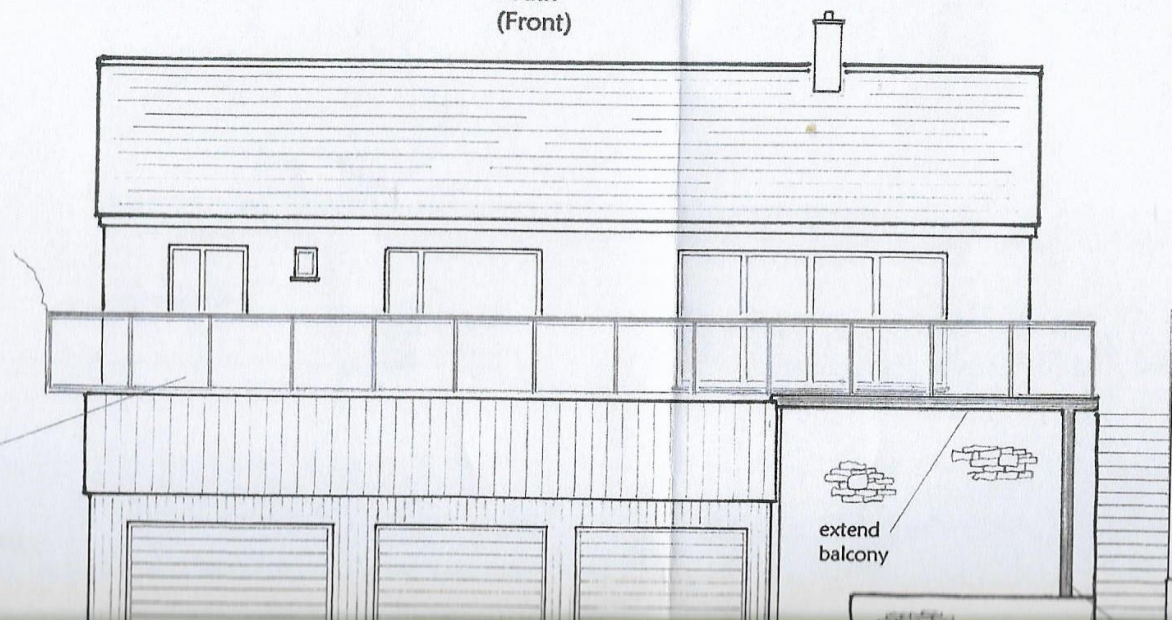
textured non-slip
New fixed glazed
ed with stainless
timber rails.

system to front

South
(Front)

new glazed balustrade
with timber rail over

extend
balcony

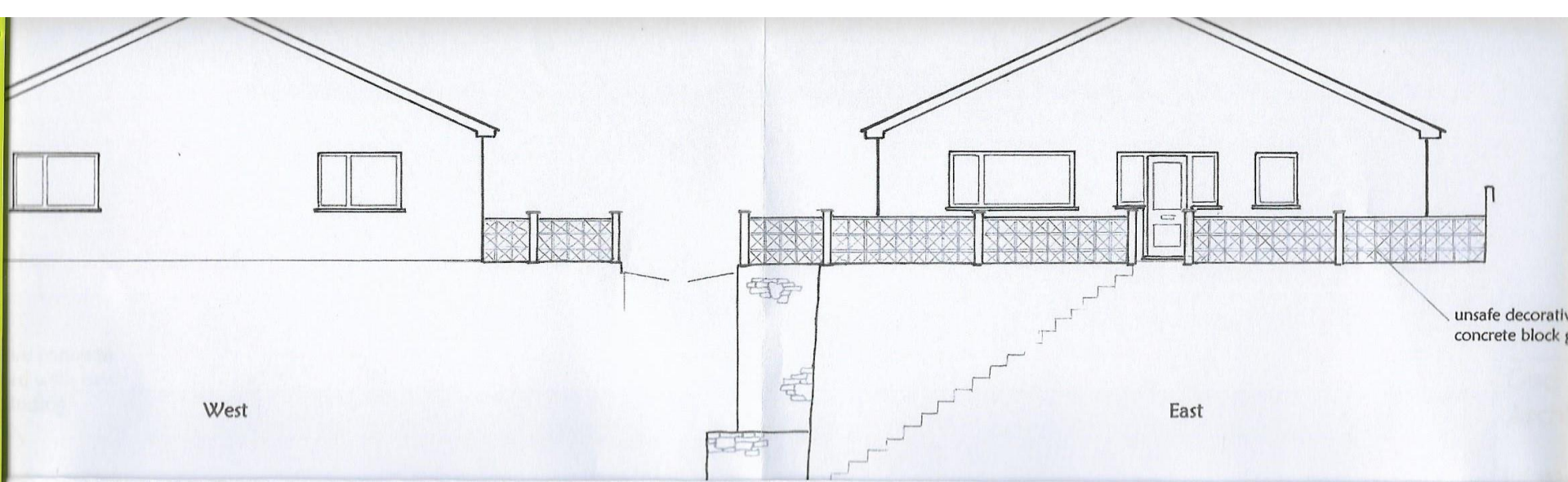


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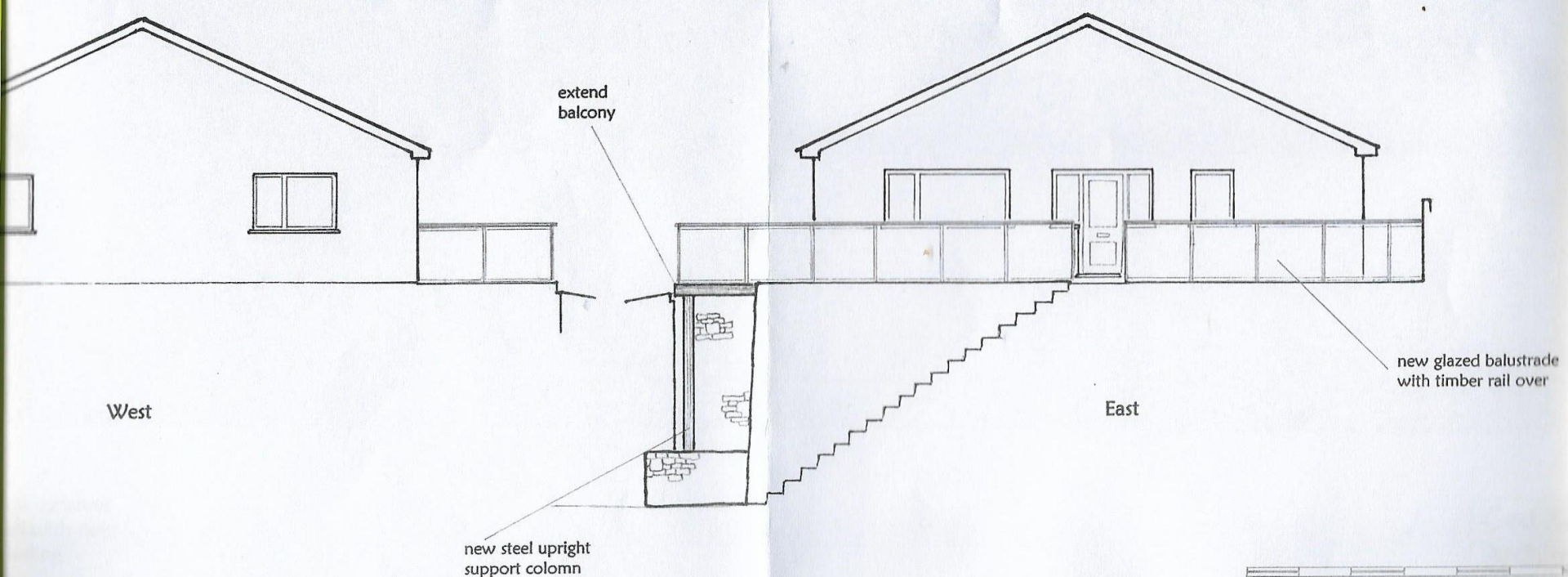
Feb
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GK
465



West

East

unsafe decorative
concrete block



West

East

extend
balcony

new steel upright
support column

new glazed balustrade
with timber rail over



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Affordable housing scheme at St Ann's Chapel

The application is now on the SHDC website Ref: 4214/18/FUL. The 3 week consultation period has commenced and the target date for determination of the application is 25 April 2019.

The following responses have already been received:

Natural England – No objection.

Historic England – No objection.

Devon CC Historic Environment – No objection.

SHDC Trees – No objection.

South West Water – No objection.

RSPB recommends:

providing integral nest sites within each dwelling;

retained and new boundary hedges should not be included within peoples garden boundaries to avoid hedges and trees being excessively pruned or removed.

A management scheme to be put in place.

Retained and created hedges are planted and managed as hedges, rather than linear woodlands. This will also be more suitable for cirl buntings and other hedge nesting species.

Permeable garden boundaries, ideally via garden hedges. If fences are used these should include at least one 'hedgehog' sized hole.

Recommend enhanced management of the remainder of the boundary hedges in the arable field ie hedges not cut annually and not so close to the bank/ground. This will help nesting opportunities for cirl buntings and other birds.

Devon CC Highways:

The site junction visibility splay should be increased. DCC have evidence of 35mph speeds at the access point. *(The need for the visibility splays suggested is currently being discussed with Richard Jackson, Devon CC Highways).*

The road width should be widened from 4.8m to 5.5m. *(Possibl only required for first section of the road).*

A Section 38 Red Line Boundary is required so the Highway Authority can see how the layout affects what it will be expected to adopt.

The site access junction must have 10m radii as it meets the B Road.

A 10.2m refuse lorry should be tracked within the adoptable highway to demonstrate that it can turn around on site and enter and exit in a forward gear.

The road appears to be block paved. The preference of the Highway Authority is tarmac construction if it is to be offered for adoption. If the applicant or Planning Authority insist on a non-tarmac finish than concrete imprint would be a preferred next option. *(A concrete imprint finish is currently being considered as an option to tarmac).*

Longitudinal section of road is required.

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Further details required to show how the pedestrian route will tie into Holwell Lane. It is recommended that the route be 3m in width to allow cyclists to use this route. *(He has since agreed to a 2.5m route).*

Need to ensure that legally pedestrian/cycle access rights on to Holwell Lane will be achieved in perpetuity. *(This should not be a problem as this road is public highway owned by Devon CC).*

Give way lines and a centre-line to be shown at access.

Kerb heights and types need to be shown.

Devon Highway Authority does not accept permeable paving if the road is to be adopted due to maintenance issues. The drainage strategy will need to be amended if the road surface is to be non-permeable.

The development team are aware of these comments and will be responding to them in due course. However, it would be useful to have the Parish Council's views on whether they would prefer to see a paved road surface rather than tarmac and their views on whether a concrete imprint surface would be acceptable.

A meeting with the case officer, Wendy Ormsby, is to be held on Friday, 22nd March. One of the matters that we will be discussing will be the use of natural timber cladding (larch currently proposed) as part of the mix of materials for the elevations. We know that she would possibly prefer a mix of stone and render only, although might accept some slate hanging. What are the Parish Council's views on the elevations as currently shown?

Regulation 14 Consultation of Neighbourhood Plan

The Regulation 14 Consultation expired on 8 March 2019 and the Neighbourhood Plan Steering Group is currently considering the comments that have been made and what amendments should be made to the Plan. A Steering Group meeting was held on Monday, 11 March 2019 and a lot of progress was made although there is still a lot more work to be done.

SHDC have provided some very helpful comments and recommendations and a meeting has been set up with Duncan Smith, SHDC Neighbourhood Planning Officer for 19th March to discuss their comments.

We have also had comments from the following bodies:

- Devon CC Historic Environment Team;
- Historic England;
- Natural England;
- Historic England;
- Woodland Trust;
- Marine Management Organisation;
- South West Water;
- National Grid;
- Devon Countryside Access Forum; and

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The comments from all of these bodies have been very positive.

We have not as yet had a response from the Environment Agency but they are often slow to respond.

Comments from the local community

There were in total 13 comments from people either living in the parish, or owning land/ businesses in the parish. Most of the comments were in strong support of the Neighbourhood Plan. There were some comments requiring minor amendments or recommending further matters to be considered. The Steering Group will be reviewing all of these comments and will recommend changes to the Plan where appropriate.

A lengthy report has been received from Edgars Ltd on behalf of the Bantham Estate which was generally very support of the Neighbourhood Plan. The Estate welcomes the proactive stance of the plan in seeking to find a comprehensive and sustainable long term future for the golf club. However, they have questioned whether it is appropriate for the golf club to be designated as a 'Local Green Space'. SHDC have also questioned the appropriateness and need for this designation in relation to the golf club and it is something which we will be discussing with Duncan Smith of SHDC when we meet next week.

The Discovery Surf School has provided some useful information regarding the importance of this to the tourism industry as well as providing water sport based recreation activities for the local residents and many school children from Plymouth and the South Hams. We will be adding most of this information into the text of the Plan.

John Cullen, owner of Hingston Farm, has objected to a number of matters, mainly relating to land in his ownership, and the Steering Group are looking at all of the points, which have been made, and will be making amendments to the Plan where appropriate.

There has been an objection from the owners of Korniloff to the policy relating to the retention of the care home use. One of the prospective purchasers of Korniloff, who does not live or currently own property in the parish, has also objected to this and other policies of the Plan. Further consideration is being given to the exact wording to Policy BP6 relating to residential care and nursing homes but both the adopted and emerging policies of the District Council do seek to retain existing community uses (which include care homes) and the policy will need to accord to the adopted and emerging District Plans. The Steering Group will also consider and respond all of the matters raised.

Strategic Environmental Statement

It was pointed out by Natural England that the Strategic Environment Statement on the Neighbourhood Plan was not on the community website. The Strategic Environmental Statement, prepared by EACOM Ltd, Environmental Consultants is referred to in the Foreword and the Introduction to the Neighbourhood Plan and copies of this could have been sent to anyone who had requested a copy. However, this is now on the community website together with the AECOM Site Assessment Report which is also referred to in the neighbourhood Plan. We have now sent copies of these direct to SHDC, Natural England, Historic England and the Environment Agency for their comments. The Strategic Environmental Statement will be the subject of formal consultation at the next stage of the Neighbourhood Plan but anyone wishing to comment on this now is welcome to do so.

Cllr Valerie Scott
Chairman, Bigbury Neighbourhood Plan Steering Group
Email: valeriescott@bigbury.com
Tel: 01548 810336



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 PRIOR TO ANY SETTING OUT OR FABRICATION AND
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 REPORTED TO THE ARCHITECT

Schedule of Accommodation

No of Beds	GIA ground floor M ²	GIA Total M ²	No of Units
2	40.45 M ²	80.9M ²	5
2 Bungalow	68M ²	68M ²	2
3 Bungalow	98.8M ²	98.8M ²	1
3	40.4 M ²	95M ²	5
			13

Based on OS Data Licence Number 100022432, ground heights are based on bench mark surveys number 2702

Rev. A	Date 18/12/18	Drawn by JAW	Checked by AK	<p>ANDREW KERRY ARCHITECTS 24/11, MARKET STREET, TONING, DEVON, TQ1 5AL TEL: 01392 867877 www.andrewkerryarchitects.com andrew.kerry@andrewkerryarchitects.com</p>	JOB ST ANN'S CHAPEL RURAL HOUSING DRAWING TITLE Typologies	DATE 07/11/18 SCALE 1:500 @ A3 JOB NO. 1714	BY JW DRG NO. 302	CKD AK REV A
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Richard Matthews - Clerk, Bigbury Parish Council



View looking in to the site from entrance along B3392

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 PRIOR TO ANY SETTING OUT OR FABRICATION AND
 ANY SPECIAL DIMENSIONS OR REQUIREMENTS
 REPORTED TO THE ARCHITECT.

Rev.	Date	Dim.	Chk.		JOB	DRAWING TITLE	DATE	SCALE	BY	CKD
					ST ANN'S CHAPEL RURAL HOUSING	Perspective A	20/12/18	N/A @ A3	JW	AK
							JOB NO. 1714		DRG NO. 370	REV /

ANDREW CROBY
 ARCHITECTS
 2017 AIA/RIIA AWARDS
 100 MILLERS LANE,
 TOTTENHAM, DEVON, TQ9 5AL
 01892 862377
www.acrobymillers.com
E.andrew.croby@acrobymillers.com

Agenda - Bigbury Parish Council meeting – March 13th 2019

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Richard Matthews - Clerk, Bigbury Parish
Council

Bigbury Parish Council – receipts and payment transactions three months ended 28th February 2019

91218	Lloyds - interest received		1.32			33078.37
91218	BT group - Memorial Hall	DD		27.90	5.58	33044.89
110119	BT group - Memorial Hall	DD		27.90	5.58	33011.41
110119	Lloyds - interest received		1.24			33012.65
90119	Void	1197				33012.65
90119	Memorial Hall Hire	1198		55.00		32957.65
90119	South Hams CAB	1199		300.00		32657.65
90119	South Hams CVS	1200		25.00		32632.65
90119	Devon Communities Tog	1201		50.00		32582.65
110219	Lloyds - interest received		1.29			32583.94
110219	BT group - Memorial Hall	DD		27.90	5.58	32550.46
200219	Cancelled cheque	1178		-350.00		32900.46
200219	R Matthews	1202		751.09	42.80	32106.57
200219	Devon Cow	1203		495.00		31611.57
200219	Nick Walker (printing)	1204		183.00		31428.57
200219	IDALC	1205		7.00		31421.57
200219	SHDC map printing	DD		9.38	1.88	31410.31

Bigbury Parish Council cash book reconciliation as at 28th February 2019

Bank reconciliation as at Feb 28th 2019				
31410.31	Payments & Receipts (above)			
	28470.92 Deposit account statement			
	3454.39 Current account statement			
	-300.00 Cheque 1199 not cashed			
	-25.00 Cheque 1200 not cashed			
	-183.00 Cheque 1204 not cashed			
	-7.00 Cheque 1205 not cashed			
31410.31				

Richard Matthews - Clerk, Bigbury Parish
Council

Bigbury Parish Council – cash forecast as at 28th February 2019

Cash Forecast as at Feb 28th 2019			
31410.31	Total cash available		
5713.06	Restricted funds		
8000.00	Six months precept expenditure		
8994.11	Reserved project funds		
8703.14	Surplus		

Richard Matthews - Clerk, Bigbury Parish
Council

Bigbury Parish Council – Reserved and restricted funds as at February 28th 2019

Analysis of restricted funds as at Feb 28th 2019			
5713.06	TOTAL	Breakdown below	
1160.06		DCC P3 funding b/f 2015/2016 and 2017/2018 payment	
1930.00		DCC Burial ground entrance and gates £1000 (10/07/15) SHDC Burial Ground £930 (16/03/15)	
750.00		(Neighbourhood Plan) awaiting BACS to pay	
1523.00		Cash held from 'Shrimps (recd 15th August 2018) For use on future youth related projects	
350.00		Sum held on behalf of Bigbury Youth Club	
Analysis of reserved funds (precept generated) as at Feb 28th 2019			
5000.00		£1000 The Warren (allocated in year commencing 1st April 2015) £1000 The Warren (allocated in year commencing 1st April 2017) £3000 Playpark (allocated in year commencing 1st April 2018)	
3994.11	3994.11	Defibrillator replacement fund (net £2821.17) Note £1172.94 held on behalf of Ringmore Parish	

Bigbury Parish Council S106 funds held at SHDC February 28th 2019

97578.00		Ring fenced for Affordable housing projects						
65193.00		Ring fenced for Affordable housing projects (Holywell Stores site)						
24194.00		Ring fenced for OSSR projects						
		Outdoor spaces, sports and recreation						
186965.00	TOTAL							

Recommended payment – March 13th 2019

£ 350.00	Bigbury Youth Club (see minutes)
£ 75.00	D Hammett – P3 related work
£ 50.00	Modbury Caring – annual donation
£1184.13	David Rogers - Emergency repairs to Millennium steps
	£359.13 Materials
	£825.00 Labour cost
£7920.00	Defibrillators – South West Ambulance Trust
£33.48	BT – line rental and broadband access Memorial Hall Paid by direct debit
£120.00	SHDC – annual fee payroll services – Paid by direct debit

Joint project to replace three defibrillators in Bigbury Parish and two defibrillators in Ringmore Parish

Cost of replacement £7,920.00

£3,994.11 Bigbury - reserved funds available as at 13/03/19

£ 654.50 Ringmore – reserved funds available as at 13/03/19

£1,951.39 SHDC Communities Together award 07/02/19 (not yet recd.)

£1,320.00 VAT to be reclaimed from HMRC (not yet recd.)

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THE FUTURE OF THE AVON ESTUARY PATROL

MEETING – NOTES - 25th February, Follaton House

Present:

John Coates (AEF, Chair), Judy Pearce (SHDC- Salcombe & Thurlestone Ward), Ryan Hooper (Bantham Estate, BE)
Cam Sims-Stirling (Salcombe Harbourmaster), John Horne (AVSC), Stuart Watts (ACA)

Apologies:

Helen Dobby (SHDC, Manager Commercial Services), Tom Stratton (Duchy of Cornwall)

RH will take over the role of Bantham Harbourmaster from Marsh Dawes

A 12-month agreement for the patrol will be set up for 2019/20, starting on May 1st 2019

Action: CSS

The total SHDC budget for the patrol has been set at £4000 for 2019/20

Current donors to pay £500 each (AVSC, DoC, ACA) or in kind (BE)

The draft SLA produced by SW was broadly welcomed as a framework but will be amended as necessary and authorised by lawyers at SHDC, DoC and BE

Action: CSS

Any revised draft SLA will be circulated for discussion

Action: CSS

The patrol will be operated by BE staff in a BE boat with the detailed level of service to be agreed within the budget

Action: CSS/RH

TS to insert a section in the SLA to clarify roles and responsibilities of BE as patrol operator

Action: TS

The water ski signs to be maintained by AVSC

Action: JH/CSS

More effective zonation of water ski area to be considered

Action: CSS/JH

Future funding models beyond 2019/20: seek contribution from parish councils or from mooring holders

Action: SW/TS

Publicise new patrol arrangements at Spring AEF

Action: JC

SDMW

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REFURBISHMENT OF GATEWAY AT ST LAWRENCES , BIGBURY

Provisional Scheme of Work (2)

- 1 Erect scaffolding around North Pillar, including ball collar, and make safe.
- 2 Assess status of North Pillar ball and implication for South Pillar ball.
- 3 (If necessary) remove ball(s).
- 4 Prepare frame and jack North Pillar to plumb vertical, with gates engaging.
- 5 (If necessary) refit ball(s).
- 6 Remove main and side gates for sandblasting.
- 7 Refurbish gates as required, including new handle for side gate.
- 8 Re-hang gates and paint (primer with black top coat and gold upper finials).

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Local Government Elections Timetable of Proceedings for Thursday 2 May 2019

Publication of Notice of Election	Thursday 21 March 2019
Start of Nomination Process	10:00 am Thursday 21 March 2019
Deadline for Receipt of Nominations	4:00 pm Wednesday 3 April 2019
Withdrawal of Candidate	4:00 pm Wednesday 3 April 2019
Appointment of Election Agents	4:00 pm Wednesday 3 April 2019
Publication of Notice of Election Agents	4:00 pm Wednesday 3 April 2019
Publication of Statements of Persons Nominated	4:00 pm Thursday 4 April 2019
Last Date for Registration	Friday 12 April 2019
Deadline for Receipt of Postal Vote Applications	5:00 pm Monday 15 April 2019
Publication of Notice of Poll	Wednesday 24 April 2019
Deadline for Receipt of Proxy Vote Applications	5:00 pm Wednesday 24 April 2019
Appointment of Poll and Count Agents	Thursday 25 April 2019
First Day to Issue Replacement Lost Postal Ballot Papers	Friday 26 April 2019
Receipt of Emergency Proxy Vote Applications	5:00 pm Thursday 2 May 2019
Last Day to Issue Replacement Spoilt/Lost Postal Ballot Papers	5:00 pm Thurs 2 May 2019
Day of Poll	7:00 am to 10:00 pm Thursday 2 May 2019
Return of Election Expenses (Town and Parishes)	Thursday 31 May 2019
Return of Election Expenses (District/Borough)	Friday 7 June 2019

Dated Friday 18 January 2019

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Citizens Advice South Hams

Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE
New enquiries: 03444 111 444 Existing enquiries: 01803 869230
reception@southhamscab.org.uk www.citizensadvicesouthhams.org.uk

Parish Clerk
Mr R Matthews
10 Lower Brook Park
Ivybridge
Devon
PL21 9TZ

04/03/2019

Dear Mr R Matthews,

On behalf of Citizens Advice South Hams I wish to express our appreciation to Bigbury Parish Council for your very generous donation of £300 recently made to our service. We are extremely grateful for the increased donation, this will allow us to meet the ever growing demand for our service and support us to assist those most in need in your area.

South Hams CVS no longer operate at Follaton House but I am happy to forward the cheque received for them on your behalf to their new address.

Once again, please express our gratefulness to the Parish Council.

Janie Moor
Chief Officer

01803 861241
janiemoor@southhamscab.org.uk

2019
1995
2019

South Hams – www.southhams.gov.uk
West Devon – www.westdevon.gov.uk



South Hams
District Council



West Devon
Borough
Council

Working together

Bigbury Parish Council
10 Lower Brook Park,
Ivybridge,
Devon
PL21 9TZ

Date: 7 March 2019
Our ref: 0437/19/CLE

Dear Sir/Madam

Reference No: 0437/19/CLE

Proposal: Application for a lawful development certificate for existing use of property as a hotel with use of buildings ancillary to that use (Resubmission of 1430/18/CLE)

Location: Burgh Island Hotel, Access To Burgh Island, Burgh Island, Bigbury On Sea, Devon, TQ7 4BG

The above application has been submitted to the Council for determination. Evidence is required to either support or refute the claim that the land/building has been used for the purpose described in excess of the last ten years. This application is to be dealt with on the basis of factual evidence only. The planning merits of the use of the land/building do not fall to be considered. If, on the balance of probability, the careful appraisal of the factual evidence supports the claim, the Council will be obliged to issue a certificate recognising the lawful use of the land/building.

We are presently researching the Council's records to seek to establish whether there exists available evidence which might support, or indeed refute the claim. In the same way we are writing to the Parish Council and local people who may have a knowledge of the site. You are able to view the application details on the Councils Website using the links below.

If you are able to provide any factual evidence from your personal knowledge of the site, which might support or refute the claim, we would be pleased if you could do so within 21 days from the date of this letter and submit them online using "comment on this application" link against the application reference: **0437/19/CLE** on our website:

South Hams: <http://apps.southhams.gov.uk/PlanningSearchMVC/>

West Devon: <http://apps.westdevon.gov.uk/PlanningSearchMVC/>

Before submitting comments, please ensure that you are aware of, understand and agree to the use of your data as outlined within the Council's Privacy Notice which can be viewed on the link below. Information received by the Council will be placed on the public website in line with the Council's Planning Representation Privacy Notices below:

<https://www.southhams.gov.uk/article/4659/Planning-Privacy-Notices>

<https://www.westdevon.gov.uk/article/4659/Planning-Privacy-Notices>

Thank you for your help in this matter.

Yours faithfully
Case Management Team, Development Management

SITE LOCATION PLAN
AREA 16 HA
SCALE: 1:2500 on A4
CENTRE COORDINATES: 264854 , 43953



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12:01:21 04/03/2019



South Hams
District Council

SOUTH HAMS DISTRICT COUNCIL PLANNING APPLICATION

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015, ARTICLE 13, 15(4) or (5) or ARTICLE 16 OF APPLICATION FOR PLANNING
PERMISSION and/or Planning (Listed Buildings and Conservation Areas) Regulations 1990

Notice is hereby given that the following application has been lodged with the Council by: Mr
Bailey

App. No: 4119/18/HHO **Contact Name:** Chris Mitchell
For: RE-ADVERTISEMENT (Revised plans) Householder application for two storey
side extension and internal alterations
At: Little Court, Bigbury, TQ7 4AP

Affects setting of a listed building and a conservation area

Members of the public can view the application details, plans and documents on our website
www.southhams.gov.uk

Anyone who wishes to make representations about this application is invited to submit them
online using the link on our website, www.southhams.gov.uk by

5 April 2019

This Council is committed to encouraging diversity. We therefore reserve the right to edit before
publication, or not to publish at all, any responses to consultation on planning applications which
contain material that could be perceived by others to contain material that is offensive, prejudiced,
racist, or otherwise contrary to the principles of equality.

If you are commenting on either a Householder, Express Advert Consent or Minor Commercial
development, in the event of an appeal against a refusal of planning permission, it will be dealt
with on the basis of representations in writing, any representations made about this application
will be sent to the Secretary of State, and there will be no further opportunity to comment at
appeal stage.

Community of Practice Lead Officer. Development Management
On behalf of South Hams District Council

If you do not have access to the internet please post your comments, clearly marked for the attention of The
Planning Department, South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE

Please note: We will publish your **name/address** and representation online for details please see www.southhams.gov.uk/privacy.
Representations cannot be treated as confidential – your name, address and comments will be available on the Council's website
www.southhams.gov.uk. We are unable to send correspondence to signatories of petitions or standardised letters.

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