

BIGBURY PARISH COUNCIL

Minutes of the monthly meeting of Bigbury Parish Council held in the Memorial Hall, St Ann's Chapel on
WEDNESDAY 12th June 2019 at 7:30pm.

PRESENT: Cllrs: E Huntley, V Scott, S Smith, C Case, S Edwards-Pratt and Clerk R Matthews. D. Cllr. Taylor was also in attendance along with twenty five residents.

1.0 Declaration of Interest

No declarations of Interest were received from the Parish Councillors.

2.0 Apologies for absence:

Apologies were received from Cllrs. Rosevear and Watts

3.0 Minutes of previous meetings held on May 8th 2019

Cllr. Huntley proposed the minutes be accepted as an accurate record of the meeting. Cllr. Scott seconded the proposal and all Councillors present at that meeting voted unanimously to accept the minutes, which were duly signed by the Chair.

4.0 Matters arising from previous meeting held on May 8th 2019

Clerk to publish updated list of Parish Councillors.

Action Clerk

Clerk reported phone box at the Bigbury-on-Sea had been repainted but enquiries had failed to establish who actually completed the work.

Refreshing of the white parking bay lines at Sedgewell Slipway was needed and DCC Highways confirmed they were not in a position to undertake the work. Alternative options needed to be considered, including adding to County Council wish list or the Parish Council agreeing to finance the repainting.

Action Clerk

Millennium Steps – one quote had been received and a second was needed.

Action ALL

Clerk stated new notices boards had been delivered and were awaiting installation.

Action Clerk

Condition of Warren.

Action D. Cllr. Taylor

Phone box and bench at St Ann's Chapel would be deferred until the renovation work at Holywell Stores had been completed.

Action Clerk

Request from Bigbury History Society (May meeting) – awaiting update from Cllr. Rosevear who was absent at this meeting.

Action Cllr. Rosevear

5.0 County Councillor's report

C. Cllr. Gilbert gave a brief overview of his remit, differentiating the County Council responsibilities from the District Council. He gave an example of funding stating that 50% of Band D Council Tax would be allocated and spent at County level, with half of that sum being allocated to 'care' related services. He was also advised he was responsible for Devon Highways.

He advised of a major road closure between Modbury and Edminston. Further details would follow but that the diversionary route was significantly longer.

£250,000 had been the initial allocation of funding for climate change commitment

The M5 roundabout (J29) at Exeter would be subject to major re-modelling.

DCC remained committed to addressing the topic of loneliness amongst the Devon communities.

School funding remains under pressure.

The broadband rollout has difficulties and is currently subject to a legal process review

Brexit continues to provide challenges at a DCC level.

6.0 Planning related matters

Engagement with Bigbury News.

It was agreed by all Councillors that planning applications should be publicised as widely as possible and to this end the Clerk was asked to provide Bigbury News with details of all new applications. This was a means of increasing visibility across the Parish.

1411/19/CLE Owls View, 5 Bigbury Court, TQ7 4AP, application for an existing use – erection of porch. This had been in place for some considerable period of time and the Parish Councillors had no objection (unanimous).

1310/19/HHO Stargazy, Folly Hill, TQ7 4AR, application for cladding of external walls. Cllr. Scott advised that although the cladding should be natural timber, the proposal was in line with other properties in Bigbury-on-Sea. Cllr Huntley proposed the application be supported which was seconded by Cllr. Smith and agreed unanimously by all Councillors.

1430/19/FUL Higher Easton Farm, TQ7 4HQ, erection of 16 metal self-storage units as part of farm diversification scheme.

Resident A considered the Highways Authority report provided with the application did not reflect this rural situation or the increase in traffic that would arise from the other developments that were already approved for the Parish.

Resident B stated this scheme had no direct relationship to farm diversification and whilst it may / may not be visible from the Highway it would be visible from other properties. There would be an increase in both noise and smells and cited a recent unsatisfactory incident at this location where a fire was left to burn out of control. This area is known for its traffic issues, in particular speeding cars and this proposal will only increase the danger to others with already approved developments in the area likely to make the situation worse. Hazardous materials stored there would be a threat to both people and livestock.

Resident C added that there have been traffic incidents in the past, where children have needed to jump into hedges to avoid speeding cars and added that on one occasion a driver had threatened physical violence – specifically threatening to cut resident C's throat.

Resident D stated the main concern was traffic specifically passing through St Ann's Chapel. There were too many expansion projects that were not appropriate for a rural area.

Resident E was not happy about this as it will be extremely ugly to look at. Our area of outstanding natural beauty seems to be being swallowed up with building houses etc. and creating more traffic on our tiny roads. I'm all for people improving their lives and income but 16 containers is a huge impact. I feel very disappointed as I'm sure it will go ahead regardless of what the villagers think as does everything.

Resident F stated that if this development goes ahead a restriction should be placed on the hours of operation adding that there was a need for such a scheme as a new development of thirteen houses had been approved – these houses had no garages and individuals would need additional storage space.

Resident G (applicant) stated there was no intention to store hazardous or dangerous goods in these containers as doing so would be detrimental to themselves, their children and their livestock. The general intention and purpose was to store household items (such as furniture) together with beach and sea related items (surfboards etc.) that could not be easily stored in residential or business properties. They believed there was sufficient demand to justify and support such a service. In respect of traffic incidents, Resident G stated that their children had not experienced incidents as reported earlier. Resident G did provide Cllr. Scott with a traffic and highways report BUT this was not reviewed during the meeting or considered in the subsequent discussion.

Resident A asked to speak again but after discussion between the Clerk and Chair, this was not allowed.

Cllr. Scott stated that the Parish Councillors had undertaken a site visit confirming this diversification scheme was supported by European funding. Cllr. Scott stated it would be impossible to condition the type of use to which the site would be put, as it would be too difficult to enforce. Cllr. Scott had sympathy for the concept of diversification but considered that sixteen units were too many. This

would result in increased traffic but the level could not be predicted. Therefore she was unable to support the application as it stood. IE sixteen containers.

Resident H (applicant) confirmed that although sixteen units were proposed, a lower number would still be covered eligible for a European grant.

Cllr. Case stated that six units were in place on her farm and there were regular requests for additional space and units to be made available. In respect of the proposal in question, they are well hidden from the road and once installed, there are in fact three available access routes.

Having heard all representations, the Councillors decided they could not support the full application of sixteen units but Cllr. Scott proposed support for ten units with operating hours restricted between 09:00 and 17:00, which was seconded by Cllr. Case and agreed by unanimously agreed by all Councillors.

The applicants stated they accepted this amendment

1485/19/FUL, 1486/19/FUL, 1487/19/FUL, 1488/19/FUL, 1489/19/FUL, Tuffland Farm, TQ7 4HD, erection of farming related buildings. All Councillors had reviewed these proposals and Cllr. Scott added they were all very well contained on the site. Cllr. Case proposed the applications be supported, which was seconded by Cllr. Smith and agreed unanimously by all Councillors.

1533/19/ARC, (*Courtlage, Aveton Gifford TQ7 4NN*) Application for approval of details reserved by condition 5 & 6 of planning consent 2859/18/FUL – All Councillors had reviewed this proposal. Cllr. Scott proposed this be supported, which was seconded by Cllr. Smith and unanimously agreed to be all Councillors.

1596/19/HHO Auncliffe, Folly Hill, TQ7 4AR, proposed extension and alterations to existing dwelling, including replacement detached garage and outdoor pool

Cllr. Case declared an interest in this application and did not take part in discussions or decision making process. Cllr. Scott stated this was a bungalow and as the proposed pool is in close proximity to the coastal edge advised it would be necessary for a full structural survey to be undertaken. Cllr. Scott also advised there was insufficient information supplied in respect of the sewage system and further detail was required in respect of the stone wall. Cllr. Scott proposed the Parish Council object to the application, which was seconded by Cllr. Huntley and unanimously agreed to by all Councillors.

1678/19/FUL Chapelcombe camping site, TQ7 4HQ, change of use of farmland for the enlargement of a touring caravan site – 20 pitches in total. Cllr. Scott advised the Parish Council had visited this site, which currently had pitches for five caravans.

Resident D raised concerns about increase in traffic volume at the St Ann's Chapel junction which was described as a difficult turning for caravans to maneuver.

Resident I asked if there was a supporting proposal to increase the on-site facilities and Resident J (applicant) responded that the nine sets of facilities already in place was sufficient to support twenty caravans, all of which were expected to be long stays. Resident J (applicant) added the increased number of pitches would also have a positive knock on financial effect on for other local businesses, such as the local shop and pub.

Resident G commented that current caravan traffic in and out of this site was rarely seen.

Resident K observed that the volume of traffic passing through the community was a much bigger subject and it would be appropriate to make this a separate discussion with Devon County Council and Devon Highways.

Cllr Scott stated that she had no objection to the increased number of pitches in the main field, bringing the total number to 13, but was concerned about the expanding into a second area, in as much as these caravans would be in direct line of sight from neighbouring properties. She was also concerned about the further increase in number, total of 20, on traffic grounds, particularly relating to problems at the junction in St Ann's Chapel.

Cllr Smith proposed to support the application on the firm understanding and condition that the twenty spaces were only for the summer months when tourism is at its height in the region. This is defined as June, July, August and September. This proposal was agreed by the other Councillors, apart from Cllr Scott, who voted against this proposal.

Following this decision, Cllr Scott suggested a revised layout to Resident J (applicant) that would overcome the concern she had raised regarding the impact on local residents. This revision would be to remove the seven caravan pitches currently shown in the field to the side of Chapelcombe Farm and to provide additional caravan pitches in the field, currently used as a caravan park to the rear of the farm. The seven additional pitches could be placed along the North West boundary of the field opposite the eight pitches shown along the south east boundary.

Resident J (applicant) agreed this was a feasible solution and would be prepared to ensure, that through landscaping, this area would be adequately screened, which was also considered by the Parish Council to be necessary if use of this site is to be intensified. Cllr. Case seconded this proposal which was unanimously agreed by all Councillors.

1799/19/TCA 1 Bigbury Court, TQ7 4AP - Fell trees that have become too large for location. Tree Warden advised the Parish Council this was not an issue and SHDC were to be informed accordingly.

Neighbourhood Plan update – Cllr. Scott provided an update which can be found in appendix a supplied with these minutes.

Aveton Gifford Neighbourhood Plan – Cllr. Scott stated this had been shared with Bigbury as we were an adjoining Parish, commenting that there were no areas that Bigbury should be concerned about.

7.0 Open session

Chair advised the audience that as well as tea and coffee being made available at meetings, wine would also be served on a non-profit or pay basis. Donations would be welcomed. Clerk to organise a rota for the making of tea and coffee. **Action Clerk**

Chair stated that it would be of benefit to the community to use the particular skills and qualities of the Councillors; more specifically in the following areas – Cllr. Case for younger children and farming, Cllr. Scott for planning and Cllr. Edwards-Pratt for teenagers.

Resident F asked if the topic of traffic in and out of Challaborough could be discussed at the next meeting. This fitted well with the discussions surrounding traffic and planning applications. To be organised. **Action Clerk**

Resident B expressed concerns about the levels of sewage pollution in and around Challaborough Bay – could this be taken up with South West Water? Resident A added that Challaborough had a Blue Flag rating, which Bigbury didn't but Cllr. Case pointed out the attaining a Blue Flag and relevant status was achieved at a cost. **Action Clerk**

Resident L expressed concerns over the condition of the phone box outside the 'old Post Office' in Bigbury-on-Sea adding that at least it was being used for the benefit of the community.

Resident M reminded Clerk that the use of term 'Resident x' etc. was not applied in the last set of minutes. Could we revert back to the anonymous concept? **Action Clerk**

Resident M expressed concerns over the siting of the bench at Holywell Stores. It was agreed to come back to this topic once the renovation work at the shop was completed.

Resident M stated the Parish Council was not promoting the fact that the Parish is situated in an AONB. Could the village signs be rebranded to make this more visible? **Action Cllr. Watts**

Resident M asked when the Bay Café would re-open, to which Cllr. Huntley responded the owners were doing their very best to open at the earliest opportunity.

8.0 Play park update

Cllr. Case advised that consultation within the parish and the adjacent council of Aveton Gifford was ongoing and that she was looking for volunteers to join this process. **Action Cllr. Case**

9.0 Annual audit and reporting – approval of annual governance statement

Clerk presented the external audit Annual Governance Statement. Cllr Smith proposed this be accepted, which was seconded by Cllr. Case and agreed to by all Councillors. Cllr. Huntley duly signed the form.

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

Cllr. Smith proposed the financial statements and recommended payments presented be accepted which was seconded by Cllr. Case and all councillors agreed. Clerk was to raise the following payments:

£803.97 Notice Board Company (payment to be made to R Matthews who paid for the three notice boards on a personal credit card) – NOT raised at previous meeting

£33.48 BT – line rental and broadband access Memorial Hall
Paid by direct debit

£24.99 Kingsbridge Websites – two year domain renewal

£210.00 Devon Cow (Karen Lawrence) – amendment to regulation 14 - Neighbourhood plan

Clerk showed a slide of the current cash book and bank reconciliation statement showing a balance of £30,994.38 as at May 31st 2019

Clerk showed a statement of restricted and reserved funding with a balance of £11,998.93

Clerk showed details of S106 funds held by SHDC - £162,771 for affordable housing projects and £24,194 for OSSR projects.

11.0 District Councillor's report

D. Cllr. Taylor gave a brief update stating that Highways will not install signs, such as those requested for AONB purposes. He advised the meeting that SHDC had underspent by £50k last year and finally added that SHDC had signed up to the Joint Climate Change initiative.

12.0 Correspondence received

Clerk shared information in respect of the Annual General Meeting of the Kingsbridge Food Bank.

13.0 Agenda Items for consideration at the next Parish Council meeting

Traffic and Highways discussion Bigbury and Challaborough – requires input from C. Cllr R Gilbert
Communication Bigbury News, Charterlands Chatter, Community website, Bigbury Drums etc.
Report from Tree Warden / Footpath Warden
Report from St Lawrence Church
Improved Parish signage – AONB sponsored
Parking and bench in vicinity of Holywell Stores

It was also agreed to invite, over the course of the year, representative from bodies such as Bigbury Golf Club, Burgh Island, History Society etc. to the meeting

NOTE All supporting documents are shown in full within the 'Information file' uploaded to the Bigbury Community Website (Parish Council / Meeting Minutes)

The meeting closed at 09:42pm.

The next meeting is to be held on Wednesday July 10th at 7:30pm

Signed.....E Huntley, Chair, Bigbury Parish Council