

BIGBURY PARISH COUNCIL

Minutes of the monthly meeting of Bigbury Parish Council held at the Memorial Hall, St Ann's Chapel on
WEDNESDAY 13th November 2019 at 7:30pm.

PRESENT: Cllrs: E Huntley (Chair), G Rosevear, V Scott, S Smith, S Watts, C Case and Clerk R Matthews. C. Cllr. R Gilbert was also in attendance along with fourteen residents.

1.0 Apologies for Absence

Apologies of absence were received from Cllr S Edwards-Pratt.

2.0 Declarations of Interest

No Declarations of Interest were received from the Parish Councillors.

3.0 Minutes of previous meetings held on October 9th 2019

Cllr. Rosevear proposed the minutes of the meeting held on October 9th 2019 be accepted as an accurate record. Cllr. Scott seconded the proposal and all Councillors present at that meeting voted unanimously to accept the minutes, which were duly signed by Cllr. Huntley.

4.0 Matters arising from previous meeting held on October 9th 2019

Observations from visit of Adam Keay (Highways) are recorded as follows:

- Lose the free speed zone beyond Bigbury green to make tourists think 30mph persists? No.
- Folly Hill by apartments, how to stop cars crashing - paint strips, not rumble strips because may cause cars to veer into other side of road? No.
- Problems with exiting SHDC carpark because visitors assume villagers will turn left into car park and therefore drive out without looking behind. Why no STOP sign in place? Write SLOW on the road going up the hill? Write to CATHY at SHDC **Action Clerk**
- Challaborough new by-pass road via first turn off to left after yellow B&B en route to Ringmore? No money available for this.
- Letter sent to Adam from Little Court re turning left. Nothing can be done.
- Person in second house on slalom near Bigbury green wants speed & vehicle numbers reduced. Sorry but no.
- POT HOLE top of slalom golf course end, Adam will view
- POT HOLE Bottom of Challaborough Hill. Cllr. Case will research this. Adam will research.
- POT HOLES galore - Easton lane - not mentioned.
- Would Highways allow tarmac of Lacombe Lane if development allowed there? Maybe if for public use
- Challaborough Lane - John Simes. Adam says if have access for big farm vehicles then have to have access for All vehicles of that size.
- Speed limit please? No because it is a rural road
- Passing places are not highways responsibility. Locals create them and they expand over time.
- No mirrors allowed on highways exception at St Ann's Chapel
- Will look into drainage issue at bottom of Challaborough Hill.
- Adam will sanction new St Ann's Chapel sign if looks same shape as Bigbury village one - with or without AONB signage.
- Processes that are necessary before Highways can spend money: Need problem with speed or speed related accidents First method of investigation is Speed investigated through SCARF, second method is counting accidents. If neither of these are pertinent, nothing can be changed.

Will never be able to afford a highway/ by pass around Ringmore.

County Council do not sign parishes, only villages. So no requirement for signs at entrances to Bigbury Parish. However, Parish can fund new village signs, colour shape & text.

Small maintenance jobs – John Simpson authorised to buy white line marking paint and complete work on Sedgewell Slipway and Lay-by.

Last new notice board to be installed this week. Thanks to Bob Smith and Bryan Carson for agreeing to complete the installation.

Parish adoption of Ringmore Drive telephone box to be completed.

Action Clerk

5.0 District Councillor's report

In the absence of C. Cllr Gilbert, who was late arriving due to prior commitments, Cllr. Huntley brought the District Councillor's update forward on the agenda.

D. Cllr. Taylor stated SHDC were to employ a 'Climate Change Emergency Officer' in the near future and this individual would liaise with Parishes, who in turn would be encouraged to appoint a responsible person. There was a further future consideration to introduce a 'Community Infrastructure Levy' (CLI) on all new developments. 25% of this levy would be returned to the respective parishes for re-investment. There would be further updates in the coming months.

With respect to Christmas, D. Cllr. Taylor stated **no** Christmas wrapping paper should be re-cycled as all such paper contains unsuitable materials. The re-cycling of Christmas cards was possible provided there was no glitter embedded in the cards.

6.0 Planning related matters

3372/19/HHO Courtlage Aveton Gifford TQ7 4NN Proposal for single storey rear extension. It was stated that representatives from the Parish Council had visited this site and Cllr. Smith proposed the application be supported. Cllr. Huntley seconded this proposal with was agreed to by all Councillors.

3359/19/FUL Lincombe, Lane to Hexdown Farm TQ7 4BD Part change of use of field to garden and retention landscaping works to garden to ensure compliance with The Private Water Supplies (England) (Amendment) Regulations 2018, and ease of maintenance for the future (Retrospective). It was stated that representatives from the Parish Council had visited this site and Cllr. Rosevear proposed the application be supported. Cllr. Huntley seconded this proposal with was agreed to by all Councillors.

TPO 1115393 Land at Nantucket. This was for information and it was confirmed this order had been put in place by the Planning Dept. to protect the tree during the construction phase of the development.

Update on neighborhood plan. Cllr. Huntley stated that John Slater had been appointed as Inspector and went on to thank Valerie Scott and everyone involved in reaching this current milestone. D. Cllr. Taylor added his congratulations as well.

Cllr. Scott gave an update on the current status as follows:

Examination of Bigbury Neighbourhood Plan

Mr John Slater has now issued his report on the Examination of the Bigbury Neighbourhood Plan and has that the Plan should proceed to referendum, subject to the plan being amended in line with his recommended modifications, which are required to ensure that the plan meets the basic conditions. The main modifications required are as follows:

- Changing the plan end date to 2034. This is so that it is consistent with the plan period of the adopted Joint Local Plan.
- Inserting the housing allocation site and viewpoints onto the Proposals Maps
- Removing the design criteria relating to protecting neighbours' views as it is an established facet of planning practice that the planning system cannot protect private views across adjacent land. The Examiner has agreed that protecting neighbours outlook is acceptable, as outlook is much

more related to the amenity of residents from development which takes place close to the site, such as the degree of enclosure experienced or the over dominance of a neighbouring building.

- Include in the plan a definition of “previously developed sites”.
- Removing design criteria regarding zero emission buildings. A policy for the delivery of low carbon development is included in the Joint Local Plan.
- Clarifying protection of employment uses to those within Use Class B.
- Clarifying where tourist related development can be sited to include the hard-surfaced areas between the beach and Marine Drive at Bigbury on Sea.
- Removing from the list of Local Green Spaces the open spaces which are proposed on land in St Ann’s Chapel which is still to be developed. These can be added in when the Plan is reviewed, if these sites have been developed.
- Deleting the policy on the Undeveloped Coast and Heritage Coast, as it merely duplicates a local plan policy.
- Introducing text to cross reference to contributions required under the Joint Local Plan to mitigating the impact of residential or tourist development on European protected sites.

Mr Slater congratulated Bigbury Parish Council on seizing the opportunities presented by neighbourhood planning to allow the community to shape its planning policies. He stated that Bigbury is a parish in a stunning coastal location, whose protection will be enhanced by the policies in this plan. New housing is proposed in the most sustainable location to meet the community’s own housing needs and provides controls to ensure that the new homes that are built will only be used as “principal residences”.

He also stated that this is a locally distinct neighbourhood plan, which seeks to deliver on the expressed priorities of the residents of Bigbury and will deliver on its vision. He stated that the plan will provide a sound basis for dealing with planning applications in the Parish in the coming years.

Mr Slater’s overall conclusions are that the Plan, if amended in line with his recommendations, meets all the statutory requirements including the basic conditions test and that it is appropriate, if successful at referendum, that the Plan, as amended, be made.

He stated that he was delighted to recommend to South Hams District Council that the Bigbury Neighbourhood Plan, as modified by his recommendations, should now proceed to referendum.

On receipt of this report Duncan Smith, Neighbourhood Plan Officer at South Hams District Council the Examiner’s letter to the South Ham’s Delegation Panel with a recommendation to accept.

He has also advised that we now need to work with him to ensure that the recommendations made by the Examiner are incorporated in the Neighbourhood Plan. When the amended plan is complete South Hams Council will organize a Referendum date.

Mr Smith also advised that the Neighbourhood Plan now has substantial weight in the decision making process since the Examiner’s letter has been issued.

7.0 County Councillor’s report

C. Cllr Gilbert had arrived from a previous meeting and gave the following update:

A new Road Permit procedure had been passed by DCC Cabinet and was designed to govern how Utility Company’s worked within the region.

Updated information on the road closure between Edmeston and Modbury would be made available to all as soon as more details were known.

C. Cllr. Gilbert thanked those who had facilitated the visit of Adam Keay including the excellent presentation given by John Simes. As previously minuted the outcome is detailed in appendix ‘a’ but

Cllr. Gilbert added there were many things already in place that could not be repeated or recreated under current guidelines and legislation. There was no reason that local farmers could not widen the road but if it involved the movement of a Devon Bank, planning application would need to be sought and approved. However, DCC would still not be in a position to maintain the road edges as these would effectively be on private land. Highways would only become involved if there was an identified safety concern, probably generated as a consequence of a number of accidents. Although not a wholly satisfactory approach, this was the over-riding system currently in place.

C. Cllr. Gilbert advised that a school bus consultation document had been issued and this was to be circulated to all Councillors. **Action Clerk**

In response to a question from Cllr, Case, C. Cllr. Gilbert stated he was not aware of any discussions to change school holiday dates.

Clerk to follow up on Gigaclear role of Bigbury parish broadband rollout. **Action Clerk**

To conclude, C. Cllr. Gilbert stated he would not be attending the next meeting as it was scheduled for the day prior to the upcoming General Election and with that in mind wished the attendees Merry Christmas.

8.0 Open session

Resident A thanked the Councillor for providing an old notice board for use by the Church. Clerk confirmed this had no financial value.

In response to a request in an earlier meeting Resident A confirmed the heating in the Memorial Hall could not be adjusted as the timer was very old with limited setting options.

Resident A requested that a road sweeper be deployed in the Parish as had been the case in prior years. **Action Clerk**

In response to an open question, resident B confirmed the election on December 12th would not impact on the Parish meeting scheduled for December 11th.

Resident B asked if the Post Box would be re-instated at the shop. Cllr. Scott advised that this would happen.

Resident B raised concerns that a letter received by some local residents intimated the Royal Oak was to be demolished. This was NOT the understanding of the Parish Council. **Action Cllr. Scott**

In response to questions raised in respect of Hingston Rise by resident C, D. Cllr. Taylor stated the Enforcement team had reviewed the matter and confirmed the street lights did not need planning permission; a point disputed by Cllr. Scott, and the street name sign was of an appropriate height.

Cllr. Watts asked if the Enforcement Team had reviewed the Herb Heaven planning application. D. Cllr. Taylor said it had not been reviewed to date.

Cllr. Smith observed the Parish notice boards were being mis-used and Resident A kindly agreed to take this matter up with the owner of Holywell Stores.

Resident B asked when the St Ann's Chapel planning application would be discussed. Clerk confirmed this would be the December meeting. **Action Clerk**

9.0 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. Huntley and all councillors agreed.

Clerk showed a slide of the current cash book and bank reconciliation statement showing a balance of £33,577.93 as at October 31st 2019

Clerk showed a statement of restricted and reserved funding with a balance of £11,248.93

Clerk stated internet banking introduction was progressing.

Clerk to raise the following payments:

£187.96	P Bush	Replacement wheel for beach wheelchair
£100.00	Royal British Legion	Donation
£ 30.00	Bigbury Memorial Hall	Hall hire charges Q3 2019
£ 36.00	CPRE	Annual subscription
£ 16.00	S Smith	Wreath for Remembrance Day
£ 33.48	BT –	line rental and broadband access Memorial Hall
		Paid by direct debit

Clerk advised Councillors that a date needed to be set for the Precept discussion. **Action Clerk**

10.0 Update on Parish signage

Following the visit of Adam Keay (Highways) it was suggested the ST Ann's Chapel gateway sign be replaced as it was in a poor state of repair. Cllr. Rosevear proposed this be completed, a proposal that was seconded by Cllr. Huntley and agreed to by all Councillors. **Action Cllr. watts**

Cllr. Smith reminded the Council of a comment received for a parishioner last year – highlighting the lack of a commemorative wreath at St Lawrence church. Cllr. Smith felt the placement of a wreath would be appropriate and acknowledged the service was only held there once every three years. Resident I reminded the Council that the wreath should be blessed as part of the service itself and should not just be placed on the memorial.

Cllr. Huntley proposed the Parish Council meet the cost of this wreath. Cllr. Rosevear seconded this proposal which was agreed to by all Councillors. Cllr Smith is to arrange this. **Action Cllr. Smith**

11.0 Royal British Legion – Remembrance Day wreath

Cllr. Watts thanked Cllr. Smith for her action in procuring a wreath and ensuring it was placed on the war memorial. Cllr. Rosevear seconded the proposal which was agreed to by all Councillors.

12.0 Correspondence received

In addition to items already covered in this meeting, Clerk confirmed a request had been received from Bigbury Golf Club, giving them the opportunity to give a presentation on the proposed development. Clerk confirmed there was insufficient scope to allow the presentation this month but it would be given due consideration for the December meeting.

13.0 Agenda Items for consideration at future Parish Council meetings

Report from St Lawrence Church, Update on kerb-side refuse collection service, Golf Club development proposal and broadband.

It was also agreed to invite, over the course of the year, representatives from bodies such as Burgh Island, AONB, and the History Society etc. to the meeting.

All subject to priorities determined closer to the meeting date

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 09:15pm.

The next meeting is to be held on Wednesday December 11th 2019 7:30pm

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