

BIGBURY PARISH COUNCIL

Minutes of the monthly meeting of Bigbury Parish Council held at the Memorial Hall, St Ann's Chapel on
WEDNESDAY 11th December 2019 at 7:30pm.

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

1.0 Apologies for Absence

Apologies of absence were received from C. Cllr R Gilbert.
Clerk advised that Sally Edwards-Pratt had resigned from the Council for personal reasons adding that a casual vacancy notice would be posted in the next few days.

2.0 Declarations of Interest

Cllr. Scott declared a personal interest in planning agenda item 7b.
Cllr. Case declared an interest in planning agenda items 7a and 7c.

3.0 Minutes of previous meetings held on November 13th 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 November 13th 2019

Clerk confirmed a road sweeping vehicle had been deployed in the Parish but Cllr. Watts indicated that only Bigbury-on-Sea had been serviced by this vehicle. **Action D. Cllr. Taylor**

STOP signs for car park – Clerk had written to SHDC and having received no formal response, has sent a follow up reminder **Action Clerk**

Clerk confirmed the forms to adopt the Ringmore Drive phone box had been completed and returned.

Outstanding maintenance jobs - see Finance section

Gigaclear – see correspondence

Internet Banking – additional information had been supplied to Barclays

5.0 Presentation by representatives of Bigbury Golf Club on future plans

The presentation was a forecast based upon the club's financial situation covering recent past years along with consideration of the likely situation in 2023. Presentation slides showing these numbers can be found on the information file uploaded to the Bigbury Community website.

To ensure long term viability, the land owner, in conjunction with the golf club management are in the process of preparing a financial recovery plan that includes options (two alternatives) to build houses adjacent to the golf course in return for a rent reduction and cancellation of historical debt. The audience were reminded of the importance of the club to the local community – employment, social gathering place etc.

The investment being offered by the land owner would allow for improvements to the club house, changing rooms and creation of a new multi-purpose meeting room for use by the club and public alike.

It was acknowledged that the Golf Club had facilitated two open day sessions describing possible development schemes to allow better engagement with the local residents.

Cllr. Watts commented this recovery plan was being put forward by the land owner as a way of rescuing the golf club from closure and this evening's financial forecast presentation was intended to demonstrate that the club would be able to manage all financial commitments should one or other of the development schemes in the recovery plan come to fruition. No subsequent rescue plan involving further development would then be necessary.

Resident A was not impressed with the quality and content of the scheme, asking if it was bending the planning rules and setting a precedent for other future schemes. The approach was bordering on blackmail.

Cllr. Watts added that the golf club was a valuable asset to the community providing a source of employment, recreation and some related local income from golfing visitors. It is possible that unless something happens the club will not continue.

Cllr. Scott had a view that the golf club's continuation and viability be supported and that the community should help support retention.

Resident B agreed with the view of resident A, in as much as the scheme was unimaginative.

The purpose of the presentation this evening was to seek the views of the Council as to their likely support for the plan.

Cllr. Huntley, Chair, summarised adding that this topic was not something the Parish Council could take a view on and it was clear by the tone of this meeting and from other discussions with residents, that there were mixed opinions. The next stage would be for a pre-application meeting.

Cllr. Huntley thanked the golf club representatives for sharing this matter.

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

Cllr. Watts proposed the donation to South Hams CAB be increased to £150 and that the financial statements and recommended payments presented be accepted. This was seconded by Cllr. Rosevear and all councillors agreed.

Clerk showed a slide of the current cash book and bank reconciliation statement showing a balance of £33,175.51 as at November 30th 2019

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

Clerk to raise the following payments:

£ 202.50	Karen Lawrence	Artwork and printing for neighbourhood plan
£1219.20	West Country skip	Skis and recycling – St Ann's Chapel
£ 150.00	South Hams CAB	Donation
£ 25.00	South Hams CVS	Donation
£ 33.48	BT	line rental and broadband access Memorial Hall
		Paid by direct debit

Cllr. Huntley proposed the following parish maintenance jobs be completed. This was seconded by Cllr. Rosevear and agreed to by all Councillors.

£320.00	Renovate Phone Box Ringmore Drive (£280 labour & £40 materials)
£ 45.00	Supply and fit new frame to viewing point map
£183.42	Mark out and repaint parking bay lines at Sedgewell Slipway £145.00 labour & £38.42 materials)
£360.00	Repaint and refurbish the handrails etc. – Millennium steps £320.00 labour & £340.00 materials

Resident C asked if would be possible to add the painting of white lines in the 'boat lay-by'. It was agreed this was not possible as it was not a recognised parking place. Additional jobs including any at St Ann's Chapel and Bigbury village should be referred to Clerk

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

Action Clerk

7.0 Planning applications and related matters

7.1 3450/19/ARM Site at SX 663 471 St Ann's Chapel

Cllr. Huntley established there were no representatives from the developers present to answer questions as part of an open session seeking views from the audience.

In the interest of expediency, Resident B summarised the areas of concern as follows: Increased number of dwellings, change in mix of dwellings, size and mass of site, loss of amenities to neighbouring properties, roof slope (angle), design in general, positioning, loss of planting space, loss of open space, inadequate infrastructure for drainage and sewage, contrary to Neighbourhood Plan, contrary to AONB. In conclusion Resident B stated the entire site needed to be re-addressed.

Resident D added that a document sent by South West Water clearly supported Resident B's statement that there was insufficient water and sewage infrastructure.

Cllr. Scott confirmed that South West Water had been consulted on this matter

Resident E observed that since 1996 the number of dwellings in St Ann's Chapel had increased from thirty to sixty five – without any supporting increases in public services and utilities.

Cllr. Huntley commented that archaeological pre-conditions had not been fulfilled

Cllr. Scott added that the Parish Council cannot object to the principles but for all the reasons referred to above could object to this specific application. The number and size of dwellings did not meet the needs of the community as recorded in the Neighbourhood plan.

Resident F observed this was a development with financial reward being the Developer's objective, which was not the objective of the golf club development.

Cllr. Rosevear proposed that the Parish Council object to this proposal, which was seconded by Cllr. Watts and agreed by all Councillors, with the exception of Cllr. Case who abstained from the vote.

7.2 3477/19/FUL Provision of agricultural building at Bigbury Cottage TQ7 4AP

All Councillors had visited this site prior to the discussion.

Resident G wished to register an objection to the proposal and summarised the reasons. A very detailed paper had been prepared and was shared with the Council – this can be found as appendix (a) to these minutes.

Cllr. Smith observed that on the basis the building was solely for agricultural use, it would be subject to further planning review after five years.

Resident D stated that in his opinion the building was not as significant as suggested by Resident G and that the applicants had already reduced its size as a gesture of goodwill and compromise.

Cllr. Watts considered the building too large for a 'hobby' farm and not in keeping with the neighbourhood plan.

Cllr. Rosevear agreed the mass had been reduced but still had concerns about the conflict with the neighbourhood plan.

To conclude two proposals were put forward:

Cllr. Case proposed support for the application, which was seconded by Cllr. Smith

Cllr. Rosevear proposed objecting to the application, which was seconded by Cllr. Watts.

Cllr. Scott did not vote, having declared a personal interest.

Cllr. Huntley had the casting vote and as a result the Council record an objection to this proposal.

More discussion is to take place between the applicant and Planning Officer.

Action D. Cllr. Taylor

7.3 3561/19/HHO Auncliffe, Bigbury-on-Sea TQ7 4AR - application for extension of pedestrian footpath to create vehicular driveway with turning area parking for two cars.

Council members had visited this site and Cllr. Scott proposed the application be supported, which was seconded by Cllr. Watts and agreed to by all Councillors with the exception of Cllr. Case, who abstained for the vote.

7.4 3805/19/TCA T1: Conifer – fell and remove. Badgers Drift, Bigbury, TQ7 4AP

Several Councillors had undertaken site visits. Cllr. Rosevear proposed the application be supported, which was seconded by Cllr. Smith and agreed to by all Councillors present with the exception of Cllr. Scott, who abstained from the vote.

7.5 Update on neighbourhood plan.

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

Modifications to Bigbury Neighbourhood Plan following recommendations of Independent Examiner:

Modifications have now been made to the Bigbury Neighbourhood Plan in accordance with the recommendations of Mr John Slater, the Independent Examiner and these modifications have been found acceptable by South Hams District Council.

Referendum:

We are now waiting for a referendum to be arranged by South Hams District Council (SHDC). SHDC are required to publish information about the neighbourhood plan 28 days before the referendum, and to give notice that a referendum is taking place and the date of the poll.

The Neighbourhood Plan Steering Group will also arrange for posters to be displayed on the parish noticeboards and other places including the Holywell Stores so that parishioners are made fully aware of the date of the referendum.

People on the electoral register for Bigbury Parish are entitled to vote. If more than 50% of those voting in the referendum vote 'yes' then the neighbourhood plan becomes part of the statutory plan for the area.

A copy of the Referendum Version of the Bigbury Neighbourhood Plan has now been placed on the community website and hard copies of the plan will soon be available for view for those who cannot obtain access to the website or prefer to see a hard copy.

7.6 Plymouth and SW Devon plan

Cllr. Scott advised this was the over-arching plan for the region and that because of the General Election, final comments on this had been put back to a new deadline of January 6th 2020.

8.0 General open session

Resident A advised that St Lawrence church were discussing and considering the use of the church for 5G

Resident F added that radio masts to improve mobile signals were being installed at the golf club later this week. Could this information please be shared to the wider community via Bigbury News?

Resident D had concerns about the maintenance and storage of plans in the SHDC planning system He had experienced difficulty in finding documents that had previously been available.

Action D. Cllr. Taylor

9.0 District Councillor's report

D. Cllr. Taylor advised that most of his report related to planning topics which had already been discussed.

However, he brought to the Council's attention the fact that there was some locality funding available. It was agreed to add this topic to the agenda of the January meeting. **Action Clerk**

10.0 Update on Parish signage

Cllr. Watts shared the image of the proposed AONB sponsored sign for St Ann's Chapel. Cllr. Huntley proposed this be purchased and installed, which was seconded by Cllr. Rosevear and agreed to by all Councillors, except Cllr. Case who abstained for the vote.

11.0 Correspondence received

Clerk shared details of correspondence received and the full detail can be found in the information file uploaded to the Bigbury Community website. This covers: letter of thanks from Bigbury News, details of Prince of Wales award, DCC two free trees scheme, Gigaclear and broadband,

12.0 Agenda Items for consideration at future Parish Council meetings

To be considered from this meeting – 5G and District Councillors locality fund. Brought forward from previous meetings - report from St Lawrence Church, Update on kerb-side refuse collection service,

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 09:25pm.

The next meeting is to be held on Wednesday January 8th 2020 at 7:30pm

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