

WEMBURY PARISH COUNCIL

Parish Councillors	D Drought J Bennett A Cammack M Doody P Filby M Gage J Hart N Martin R Newnham R Rowland L Scoble J Squire R Fairclough	Chairman County Councillor Vice Chairman District Councillor
Clerk		

Minutes of the Wembury Parish Council meeting held at the War Memorial Hall, Wembury, on Monday 28 June 2010.

10-068 OPENING THE MEETING

The Chairman, Cllr Drought opened the meeting at 7.32 pm and welcomed everyone to the meeting.

Cllrs Bennett, Doody, Filby, Gage, Hart, Newnham, Rowland, and Scoble were present. District Cllr Cane, Adam King and five members of the public were also present.

10-069 APOLOGIES

Apologies had been received from Cllrs Cammack and Squire.

10-070 DECLARATION OF INTEREST

Cllr Gage declared that he is now the acting Treasurer of the Wembury War Memorial Hall Committee.

Cllr Bennett declared an interest in planning application No 58/1355/10/F.

Cllr Rowland declared an interest in planning application No 58/1366/10/F.

10-071 THE BUSINESS OF THE COUNCIL WAS SUSPENDED FOR THE PUBLIC TO MAKE OBSERVATIONS OR TO PUT QUESTIONS

The Chairman suspended the business of the Council and opened this session to the public at 7.34 pm.

i) Crime Report June 2010

PC R Batchelor and PCSO Sid Lawrence were again not able to attend the meeting but PC Batchelor had submitted a written report.

The Chairman then read out the report as follows:-

J1/10/539: Between 24th June and 28th June 2010 a garage was broken into in the Wembury area enquiries are ongoing.

J1/10/574: On 2nd June 2010 a witness in an ongoing case was intimidated in the Wembury area all enquiries are being dealt with.

J1/10/589: Between 20 and 25th June 2010 a vehicle had £30 of petrol stolen from the fuel tank enquires are ongoing.

Cllr Gage said he thought it had been agreed and reported at the last meeting, that as well as reporting crimes in the area, the Police would also report details of the work carried out by them within the Parish during the month ie involvement with the community and local school. A short discussion ensued. **The Clerk was asked to write to Sgt Anya Teakle requesting a more substantial Police Report in future.**

Cllr Filby reported that the Police have their photographs on display in some other Parish notice boards. The Clerk informed members that further details about the local Neighbourhood Police Team was available from the Devon and Cornwall Police website.

ii) Knighton Hill Housing Allocation, Mr Graham Swiss, Forward Planning Manager, South Hams DC.

The Chairman introduced Mr Swiss and welcomed him to the meeting.

The proposed development allocation at the top of Knighton Hill had been fully discussed at the recent Wembury Parish Annual meeting and the Clerk outlined the general feeling of the Parish Council and the local residents about the proposed allocation of 30 houses on the site at the top of Knighton Hill, Wembury.

Mr Swiss thanked the Chairman for his invitation to attend the meeting and said that this was about the 10th such meeting he had attended with Parish Councils in recent weeks to discuss the South Hams Site Allocation Development Plan documents. He then gave a brief outline of the housing allocation process carried out by South Hams DC so far and the anticipated timetable for the next stages.

South Hams DC has to find 6000 additional houses up to 2016 for the whole of the South Hams area. The current plans show the land allocated to accommodate some 1500 dwellings outside the Sherford/Plymouth fringe area. This information with supporting documents and representations will now be submitted to the Secretary of State who will appoint a Planning Inspector. The inspector will hold a Public Examination towards the end of the year and will then report to South Hams DC. The report will be binding on the South Hams Council and if found to be sound, the Plans are likely to be subsequently adopted by South Hams DC.

South Hams DC has run out of large sites to meet its development needs and hence the current proposals for housing, employment and community facilities which focus on smaller sites within the district's towns and villages.

Mr Hawthorn asked how the current site was selected.

Mr Swiss replied that there were three main strands that underpinned the site selection:-

- 1) South Hams DC asked landowners in 2008 about the availability of sites for housing development to see what land was available. This list of sites was published last year.
- 2) A Sustainable Threshold Assessment was carried out. This is a tool to assess the sites available against a set of sustainability criteria and the findings were published in May 2009.
- 3) A Design Review Assessment was carried out by the Princes Foundation for the Built Environment, which applied planning and design principles to the sites. This was carried out last year and included 'Enquiry by Design' workshops around the District.

After considering all of the above, a decision was then made by the full Council on which sites to propose. All the sites were discussed with groups and a range of interested parties and a balance was considered when coming to a final decision.

The Chairman then explained what had been discussed at the Princes Foundation meeting last year. Using Princes Foundation's own criteria, the Parish Council had demonstrated that they were against any general development in Wembury.

Consequently, the Parish Council were dismayed that 30 houses had been allocated to the site at the top of Knighton Hill without any further discussion.

Mr Swiss replied that Wembury was about the third largest village in South Hams and as 400 houses have been allocated to villages in South Hams, he felt that that 30 houses was a relatively low allocation for Wembury compared to other villages.

Mr Packer suggested that the total number of houses was a government target. He felt that the density of houses on the site at the top of Knighton Hill was high and that Wembury did not have the facilities to support so many additional houses.

Mr Swiss said that the density of 30 houses on 2 acres of land was not high and Wembury village had good facilities, shops, highway links and good community groups

Mr Swiss was asked whether the new government would possibly put back the Local Development Framework Plan, or review it. He said that the current proposals were based on local need, which indicated that about 600 affordable houses are required per annum across the district, which is substantially more than the current proposals.

Cllr Scoble asked what percentage would be affordable housing on the site and was the need for local people.

Mr Swiss said that South Hams DC top priority was to provide affordable housing for local need and that 60% of houses on this site was the target for affordable homes, subject to financial viability. They cannot be second homes but there is no control over the open market elements.

Cllr Bennett said that the suitability of the site, vehicular access to the village and the other sites issues had not really been addressed. Consequently, the villagers were very upset about the proposals.

Cllr Filby said that most people in the village were not aware of the proposals and were never involved in the decision making process for the final numbers.

The Clerk indicated that the views of the Parish Council had been made known but that they were ignored by South Hams DC in the final decision.

Mr Swiss said that the Parish Council view had not been ignored, but that other South Hams DC councillors had disagreed with the Parish Council's view in reaching their decisions, which were taken on a District wide basis. He was not sure what the final report would say as it depends upon the Inspectors Examination of all the views put forward. He suggested that if other sites are considered to be more suitable then this is the time to register those views, during the current consultation period.

He would only take back the views of the meeting on a personal basis and said that the proper representation and public examination procedure would be followed. Everyone should send in a consultation form with their views and they will then have an opportunity to comment at the Inspectors Examination later in the year.

Cllr Cane said that South Hams DC knows exactly how Wembury feel about this allocation and both he and Cllr Squire have made their views known.

The Clerk was asked to put more forms in the Wembury Post Office so that villagers could respond during the consultation period, which closes on 2 July 2010.

The Chairman thanked Mr Swiss for attending the meeting and for putting up with so many questions. He then urged everyone to complete a form and return it to South Hams DC before 2 July 2010.

iii) Adam King – Wembury Tree Warden

Adam King reported that from his article in the Wembury Review he had received interest from five individuals regarding the future management of the Longland Brake Woodland in Heybrook Bay. Consequently, he agreed to go ahead and contact the Woodland Trust about the future management of this woodland.

Following discussions with Wembury School about the Community Orchard, he reported that the school had allocated suitable land for the construction of such an orchard. He would now contact Ross Kennerley at South Hams DC regarding suitable funding for the scheme towards the end of the year.

There was also a possibility that tree planting and landscaping could be carried out around the football field.

The Chairman thanked Adam for his excellent work so far and asked him to liaise with Cllr Bennett regarding these schemes.

The Chairman closed this open session at 8.42 pm and resumed Parish Council business.

10-072 CONFIRMATION OF MINUTES OF THE ANNUAL PARISH MEETING HELD AT 7.00 PM ON MONDAY 24 May 2010.

The minutes were agreed as being a correct record and duly signed by the Chairman.

10-073 MATTERS ARISING FROM THESE MINUTES

The Clerk had carried out all the actions required.

10-074 CONFIRMATION OF MINUTES OF THE PARISH COUNCIL MEETING HELD AT 8.00 PM ON MONDAY 24 May 2010.

The minutes were agreed as being a correct record and duly signed by the Chairman.

10-075 MATTERS ARISING FROM THESE MINUTES

10-058 South Hams DC – Local Development Framework

The Clerk had submitted a response to South Hams DC.

10-060 i) Notices – Knighton Hill

Clerk had put a reminder in the Wembury Review about removing signs at the top of Knighton Hill after an event.

10-060ii) Street Lights

The street lights near Wembury Post Office are now working correctly.

10-060iii) Litter Policy on Wembury Beach

The litter collection policy for Wembury Beach this year is to be the same as last year, which is satisfactory.

10-060iv) Missing Rack Corner Sign

The sign has still not been put up. Cllr Hart said that it had been ordered.

Many people had been observed driving past the Down Thomas junction due to the missing sign. **Cllr Hart to chase again.**

10-054 Fence in Church Road

Devon Highways are currently investigating the fence in Church Road, Wembury.
Cllr Hart is awaiting a reply.

10-062i) Football Field at Barton Close, Wembury

This matter has now been resolved between South Hams DC and Wembury Football Club.

10-063 Development Control and Conservation User Group Meeting

Cllr Squire had attended the meeting on 9 June 2010.

He would report back at the next Parish Council meeting in July.

10-065 River Yealm Harbour Authority

The situation regarding the steps is in hand.

10-067 Replacement of Street Name Signs

Church Road and Hawthorn Drive signs still require replacing by South Hams DC.

Cllr Squire to speak to South Hams DC.

Cllr Rowland thought that it was the lengthsman's job to clean signs. However, this may only apply to road traffic signs. **The Clerk was asked to clarify this situation.**

10-076 TO RECEIVE THE MONTHLY PLANNING REPORT AT ANNEX A TO THESE MINUTES

The Chairman went through the planning report shown in Annex A of the Agenda.

RESOLVED: To accept the Planning Report with resolutions as detailed in ANNEX A of these minutes.

Cllr Rowland expressed concern about the approval of planning applications 58/0346/10/F and 58/0492/10/F, which removed the seasonal occupancy for chalets Nos 4 and 5 Bovisand Park and which had been opposed by both the Parish Council and Bovisand Park Estate. A short discussion ensued about which took precedent, the planning legislation or the chalet contract/ license agreement with Bovisand Park Estate.
The Clerk was asked to write to Bovisand Park Estate to clarify the situation.

10-077 TO RECEIVE INWARD CORRESPONDENCE FOR ACTION

i) South Hams DC – Local Development Framework

This item had already been discussed. The Local Development Framework Consultation has been extended to 2 July 2010.

ii) South Hams DC – Beach Management in South Hams

Several members had read the Beach Management tome and it was generally agreed to be accurate. However, there were two points that should be added regarding Wembury Beach. There is an outside shower at the beach and it won the best kept beach award in 1998. **The Clerk to inform South Hams DC accordingly.**

iii) South Hams DC, Ruth Edwards

South Hams DC had recently removed the Bottle Bank at the Odd Wheel pub at the request of the new owners. Ruth Edwards was asking the Parish Council whether there was another suitable site within Wembury village. Following a short discussion, it was agreed that there were enough Bottle Banks around the area and that the bottle bank should not be replaced within Wembury village.

There are Bottle Banks at the Staddy Club, opposite Crossroads Garage, the Eddystone pub, the Broadway, Elberton village and all the major supermarkets.

The Clerk to inform Ruth Edwards accordingly.

iv) Mrs Love – Request for a Memorial Seat

Mrs Love had requested a suitable site for a memorial seat in Wembury and had suggested along Church Road. The existing seat on Church Road near the junction of with Cliff Road needs refurbishment or replacement. This seat is the responsibility of South Hams DC. **The Clerk was asked to put Mrs Love in touch with a suitable person within South Hams DC regarding her memorial seat.**

v) Wembury Allotment Association

The Clerk reported that the Wembury Allotment Association was making minor changes to the proposed polytunnel and main shed on the allotment site. As the Parish Council had submitted the original planning application on their behalf, the association had requested that a named person act as the Parish Council Agent to avoid further involvement of the Parish Council with the planning changes.

In addition, there would be additional costs due to these changes and the Allotment Association had requested a grant of £120 to cover these costs.

Cllr Squire had also offered to financially assist the Allotment Association from his personal budget allocation as a South Hams DC councillor.

Following a short discussion it was proposed by Cllr Doody, seconded by Cllr Rowland that a nominated person from the Wembury Allotment Association is given permission to act as the Parish Council Agent for this planning application and that a grant of £60 be given to the Wembury Allotment Association, to partially cover the costs of the proposed changes to the polytunnel and main shed. The proposal was passed unanimously.

RESOLVED: A nominated person from the Wembury Allotment Association is given permission to act as the Parish Council Agent for this planning application and that a grant of £60 be given to the Wembury Allotment Association, to partially cover the costs of the proposed changes to the polytunnel and main shed.

It was suggested that Cllr Squire could also provide a grant of £60 from his personal budget as a South Hams DC councillor.

vi) Scrub Around St Werburgh Church

Cllr Rowland said that the Church had raised the question of clearing the scrub around the church. He then referred to a letter from the National Trust to the Church, which said that they tend to let such areas go back to scrub to assist the wildlife in the area. Cllr Rowland thought that perhaps a working party should be formed to tackle this problem.

FOR INFORMATION.

The letters in **ANNEX B** had all been circulated and were taken as read.

10-078 URGENT MATTERS BROUGHT FORWARD AT THE CHAIRMAN'S DISCRETION

None.

10-079 TO RECEIVE REPORTS FROM THE COUNTY OR DISTRICT COUNCIL ON MATTERS AFFECTING WEMBURY DEVON CC

Cllr Hart said that there was a possibility of the S106 Agreement being changed and replaced with a top slice of £2000 per house on new developments for infrastructure costs.

He was looking at a reduction of £3.9 m from his current budget with £3.1m out of the children's services. The County will be looking at 25% cuts over the next few years and it is going to be tough to achieve.

Devon CC won the judicial review on local government reorganisation for Devon as it was not judged to be legal. Devon CC will also recover its costs for the action they took.

The Exeter case is now dead.

Devon Highways are still continuing to repair the 75,000 potholes identified within Devon.

Regarding the meeting proposed by Mr C Tarsky to try to improve the bus service to Wembury, whilst he had some good ideas, unfortunately, there are legal reasons why they could not be put into practice. The proposed meeting has subsequently been cancelled.

Devon CC is taking over all the money from the District Councils to run the free bus scheme for the over 60 year olds and this may have an effect on the free service.

Devon CC has linked with Plymouth City and Torbay to provide combined audit services and Devon CC is currently looking at providing legal services across the all the districts.

The Regional Development Agency is to be replaced by a Local Enterprise Board and Devon CC is talking to all the district councils about this.

The Manor Bourne sewer collapse is still waiting for a CCTV inspection of the sewer before any works can be carried out. Due to the flooding, the local post box has been closed by the Post Office on Health and Safety grounds. A short discussion ensued.

The Clerk was asked to write a strongly worded letter to Devon Highways to get this problem resolved and the sewer reinstated as soon as possible, so that the local post box could be reopened.

SOUTH HAMS DC

Cllr Cane informed members that South Hams DC is the best recycling authority in Devon and he was pleased that the recycling message was getting across to people within South Hams.

The District Council is asking for suitable comments about the most effective and best ways to fund and promote holiday schemes in South Hams. Any ideas should be discussed with Andy on 01752 262244.

Shared meetings and working together with West Devon have saved around £400,000, so with the current government cuts he is hoping that the government will take into account the savings already made by South Hams DC.

He acknowledged that the free bus scheme would be run by Devon CC in future, which may mean a financial loss to South Hams DC.

There is currently a government proposal for new housing schemes, where South Hams DC could receive the Council Tax for the first six years, to assist with the provision of

affordable housing.

10-080 TO RECEIVE REPORTS FROM COMMITTEES AND REPRESENTATIVES AS APPROPRIATE

i) Parish Plan Action Group

Cllr Filby had promoted the Parish Plan at the Down Thomas Summer Festival on 12 June 2010 and had been moderately successful. However, no-one had offered to lead on a specific topic or cause.

He will be doing the same at the Wembury PTA Summer Fair on 3 July 2010 and invited Parish Councillors to join him on the stand. He felt that it was a good opportunity to meet local people and to find out what their views were.

ii) Leisure Facilities Working Group

Football Club

Cllr Bennett reported that he and the Clerk had met Jon Parkinson, South Hams DC, Landscape and Leisure on 10 June 2010, to discuss the possible replacement of the goalposts and charges for the use of the football pitch. It was agreed that the existing posts could stay in place so long as metal hooks were removed and the posts repainted. The Wembury Football Club had already agreed to carry out this work.

The detailed work, expense and management that Wembury Football Club provided to make the pitch playable, was acknowledged by South Hams DC and would be taken into account when new agreements are drawn up for the use of the football pitch.

MUGA and Tennis Courts

These projects were discussed in great detail at a meeting on 10 June 2010 with officers from South Hams DC, Devon CC, Wembury Parish Council and the contractor Courtstall Ltd. Minutes of the meeting have yet to be issued, but the summary is as follows:-

Tennis Courts

The project is to install a slip layer, to prevent subsequent cracking of the courts, lay a new tarmac surface, provide new edging, repair the fence and install new posts sockets for £20,510. South Hams DC will fund this project and also provide new nets and posts. The start date was provisionally fixed for 26 July 2010 and the project will take about three weeks to complete.

MUGA

The project is to install a MUGA 24m x 12m wide at a cost of £36,000, which includes a minor diversion of the path from the Skate Park to the Youth Shelter. The spoil removed to level the site will be deposited on the old BMX mounds and the area graded ready for subsequent landscaping. Devon CC and Wembury Parish Council will fund the project and South Hams DC will manage the siteworks and installation. The total timescale for the works is six to eight weeks.

Site cabins will be placed at the top end of the car park and it may be necessary for a specific trackway from the car park to the works to avoid damaging the field, but this is dependent upon the weather.

Suitable posters explaining the works will be displayed prior to the work commencing and the school will be informed.

10-081 TO RECEIVE AND APPROVE THE MONTHLY FINANCIAL STATEMENT AT ANNEX C

i) Financial Statement for June 2010

The Chairman presented the financial report as per ANNEX C.

RESOLVED: The monthly financial statement was approved as detailed at ANNEX C.

ii) Annual Return for year ended 31 March 2010

The Clerk explained that the Annual Report had been signed, under delegated powers, by the Chairman and himself and submitted to the External Auditor.

The Internal Auditor had suggested in his report that the current insurance cover level of £25,000 was below the figure indicated by the Audit Commission guidance, which is the year end balance plus half the precept, and this amounted to £59,000. The Clerk informed members that £20,000 of this figure was the grant from Devon CC for the MUGA and would be spent shortly. However, he recommended that the insurance policy be upgraded to comply with the Audit Commission guidelines.

Cllr Hart proposed, seconded by Cllr Rowland, that the Wembury Parish Council insurance policy be upgraded in line with the Audit Commission guidelines. The proposal was passed unanimously.

RESOLVED: The Wembury Parish Council insurance policy be upgraded in line with the Audit Commission guidelines.

10-082 EXCHANGE OF INFORMATION

Cllr Filby reported that the Odd Wheel should be open the third week in July.

Cllr Rowland said that the buddle holes at the bottom of Train Road required cleaning.

The Clerk suggested that a Pothole Group should be formed to identify potholes around the Wembury area that required attention. A list of potholes for the area could then be submitted to Devon Highways instead of submitting individual potholes on an ad hoc basis. A short discussion ensued and the members were happy that potholes are reported to Devon Highways on an ad hoc basis.

There being no further business the Chairman closed the meeting at 10.17 pm.

Roy Fairclough
Clerk