

## WEMBURY PARISH COUNCIL

<b>Parish Councillors</b>	<b>R Rowland</b>	<b>Chairman</b>
	<b>J Bennett</b>	
	<b>A Cammack</b>	
	<b>M Doody</b>	
	<b>D Drought</b>	
	<b>P Filby</b>	<b>Vice Chairman</b>
	<b>J Gibbons</b>	
	<b>J Hart</b>	<b>County Councillor</b>
	<b>R Newnham</b>	
	<b>D Packer</b>	
	<b>J Squire</b>	<b>District Councillor</b>
	<b>J Stansell</b>	
<b>Clerk</b>	<b>R Fairclough</b>	

Mrs Janet Gibbons and Mr John Stansell were co-opted to the Parish Council on 22 May 2010 and have signed the Declaration of Council Office.

### **Minutes of the Wembury Parish Council meeting held at the War Memorial Hall, Wembury, on Monday 27 June 2011.**

#### **11-069 OPENING THE MEETING**

**Cllr Rowland** opened the meeting at 7.32 pm and welcomed everyone to the meeting. He introduced and especially welcomed the two new councillors, J Gibbons and J Stansell. The Chairman also welcomed representatives of Cavanna Homes who would be giving a presentation later in the meeting.

Cllrs Bennett, Cammack, Doody, Drought, Filby, Gibbons, Hart, Newnham, Squire and Stansell were present.

District Councillor B Cane, 4 representatives from Cavanna Homes and 26 members of the public were also present.

#### **11-070 APOLOGIES**

Apologies received from Cllr Packer, PC R Batchelor and new PCSO Andy Potter.

#### **11-071 DECLARATION OF INTEREST**

Cllrs Gibbons and Stansell were handed the Register of Interests form, which needs to be returned to South Hams DC.

Cllr Gibbons declared an interest in planning application 58/0803/11/F.

#### **11-072 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) June 2011 Police Report**

**The Chairman** informed members that the Police would not be present on this

occasion, but that he had received a report from the new PCSO Andy Potter, who would be replacing PCSO Sid Lawrence on 18 July 2011.

The Chairman read out the Crime report as follows:-

Recorded crime from 23 May 11 to 26 June 12.

27 May, theft of a handbag and purse [crime ref no JI/11/399]

27 May, non-crime domestic, altercation between a couple reported to Police, which we record, no actual crime like assault etc occurred [JI/11/418]

June, theft of slate and slate damage to St Werburgh Church, [JI/11/441].

11/12 May Theft of a small tree planted in a pot [JI/11/456].

**Cllr Bennett** had reported the theft of stone from walls near the play area, which had been given the crime number JI/11340, but it did not appear to be on the list. He was waiting for a response from the Police about this crime.

## **ii) Cavanna Homes Ltd., Proposed Development at Knighton Hill, Wembury**

**The Chairman** then introduced Des Dunlop who wished to speak about the proposed development at Knighton Hill, Wembury.

**Des Dunlop** of D2 Planning Limited, thanked the Chairman for his invitation to speak to the Parish Council about the Cavanna Homes proposals for Knighton Hill. He explained that no scheme had been designed at present and the development was at the very early concept stage. The current position is that the site at Knighton Hill has been approved by South Hams DC for the development of up to 30 houses and it is the intention of Cavanna Homes Ltd to develop the site. Des then introduced Chris Cunningham & Stuart Kittley who would explain the development process and Michael Newman who would explain the timescale for the development.

**Chris and Stuart** are local architects from Harrison Sutton Partnership, Totnes, who work with the community to design housing schemes. They explained that this scheme is at the beginning of the process. However, they are aware that the site is a visible location at the entrance to the village and so the development needs to have a positive impact. The site has good communication links to the village and local facilities. The site is rural in nature and the scheme needs to reflect the small-scale adjacent properties and retain the rural character. The scheme will be specifically designed for the site location.

They then exhibited boards that showed specific examples of their work, particularly in Shalden and Holbeton. They like to deliver schemes that everyone will be proud of. In answer to several questions from the public, they said that the number of houses on the site is not fixed and will evolve during the design process. The percentage of affordable houses is not yet known and they will be having discussions with Devon CC about public transport and traffic implications. Some of the roads within the scheme may be adopted, but they tend to favour well-designed narrower roads within the site as their sites are not driven by cars. However, they are aware of the steep nature of the site that may require car parking near to houses, especially for the elderly.

A brief questionnaire had been prepared and was circulated to those present. A web site has also been set up where anyone can view details of the architects work and will be able to fill in the questionnaire in on the website at [www.newhomesforwembury.co.uk](http://www.newhomesforwembury.co.uk) .

**Michael Newman**, Development Manager for Cavanna Homes then explained that Cavanna Homes Ltd will be speaking to all interested parties and when they have received all the information it will be collated to assist the design process. This is stage 1. The next time they visit the Parish Council, possibly in August/September, they will know what the preferred type of scheme will be and they hope to hold an exhibition for

further comments, stage 2, before finalising the scheme design, stage 3. Once finalised they will then apply for planning permission, hopefully, towards the end of the year.

**Cllr Squire** asked for a meaningful consultation and a guarantee that they would listen to the public views. Michael said that the process with this site will be a lot slower than normal and there will be a lot of consultation about how the local community want to see the site developed, before reaching the planning stage

**Cllr Doody** was concerned about the site accesses to the steep site, particularly in winter, and the additional traffic the development would generate, on what is already a narrow road. Michael said that there will be full discussion with Devon CC Highways department regarding the site and traffic generation.

**Des Dunlop** then recommended that everyone fill in the questionnaire and return it to the Clerk. He agreed to leave the display boards and would collect them next week. In the past, Cavanna Homes Ltd have worked with community groups regarding their development schemes and suggested that a group be set up to liaise with Cavanna Homes Ltd. He looked forward to an exhibition of the scheme in August/September.

**The Chairman** thanked Cavanna Homes Ltd for their presentation and looked forward to good liaison and a successful exhibition in a couple of month's time.

### **iii) Members of the Public**

**Mrs Goodworth** made a comment about the Cavanna Homes discussion and requested more publicity about future meetings.

**The Chairman thanked the public for their comments and closed this open session at 8:25 pm to resume Parish Council business.**

### **11-073 CONFIRMATION OF MINUTES OF THE WEMBURY PARISH ANNUAL MEETING HELD AT 7.00 PM ON MONDAY 23 MAY 2011.**

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

### **11-074 MATTERS ARISING FROM THESE MINUTES**

**11-03 i)** Dialogue with the Bus Company is ongoing.

**11-03 ii)** The development proposals for Knighton Hill have been discussed and there will be ongoing dialogue.

**11-03 iii)** Cavanna Homes Ltd is appealing against the refusal of their planning application for the proposed development at Down Thomas.

**11-06** Councillors Gibbons and Stansell have been co-opted to the Parish Council.

### **11-075 CONFIRMATION OF MINUTES OF THE PARISH COUNCIL MEETING HELD AT 7.30 PM ON MONDAY 23 MAY 2011.**

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

### **11-076 MATTERS ARISING FROM THESE MINUTES**

#### **11-056 Election of Representatives**

**Cllr Packer** may be on a leave of absence for the next few months due to work commitments, consequently, **Cllr Stansell** agreed to keep a watching brief on the Wembury Emergency Plan and Wembury Beach Liaison group.

#### **11-059 i) Wembury Marine Centre**

**Cllr Filby** said that as the employed Warden at the Wembury Marine Centre was

pregnant he had heard that it might close down when she takes maternity leave. This conflicts with what Robin Toogood said at the last meeting.

**The Clerk was asked to clarify the situation before the next Finance Sub Committee considers any grant allocation for the Marine Centre.**

**11-059 ii) Blocked Gullies**

It appears that the blocked gullies at the bottom of Ford Road and Church Road have not yet been cleared. **The Clerk to contact Devon CC Highways again.**

**11-059 iii) White Powder**

**Cllr Squire** has spoken with South Hams DC Environmental Health officer, who considers the powder to be ant powder and on private land, so there is nothing they can do about it. However, the officer has not visited the site.

**Cllr Cammack** still has a sample of the powder and will give it to Cllr Squire to pass on to the Environmental Health officer.

**Cllr Bennett** had also written to the Environmental Health officer and received a similar response. **The Clerk was asked to contact Peter Guy of Devon Footpaths regarding the ownership of the path.**

**11-059 iv) Wooden Barrier Footpath No 25**

**Devon CC** is not interested in replacing the wooden barrier, as there is already a steel one in existence. Following a short discussion about replacement of the barrier, it was agreed to leave in abeyance until more was known about the Cavanna Homes Ltd development and routes to school.

**11-061 i) Longlands Brake Woodland, Heybrook Bay**

An initial meeting had been held on 22 May 2011 with local residents about the future management of the woodland. It was agreed that a questionnaire would be circulated to all the residents of Heybrook Bay to see if there is interest in forming a group to manage the woodland or not.

**11-061 ii) Wembury Carnival and Mewstone Paddle Challenge**

**Cllr Squire** said that the Paddle Challenge had made over £7000 and he congratulated Spencer Pearson on the event. However, as the village was overrun with traffic during the event, he felt that some form of Police Traffic Control was required in future, if this is to become a regular event.

**11-032 i) Corn Starch Bags**

**Cllr Squire** is currently following up whether the bags could be delivered with the refuse collection rounds.

**11-032 iii) WPC Notice Boards**

**Hammer and Mow** had now repaired and refurbished 7 WPC Notice Boards.

Cllr Drought said that they had done an excellent job and members agreed.

**The Clerk asked if there were any other notice boards that required refurbishment, or replacing and to let him have details. He will then obtain a further quote for any remaining notice boards and put it to the next Finance Sub Committee meeting.**

**11-077 TO RECEIVE THE MONTHLY PLANNING REPORT AT ANNEX A  
TO THESE MINUTES**

**i) Planning Resolutions**

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.**

**ii) Planning Outcomes**

The Chairman explained that South Hams DC no longer sent the Clerk details of the planning outcomes, as they could be obtained from the South Hams DC website.

Following a short discussion, it was agreed that the planning outcomes should still be included in the minutes of the Parish Council meetings.

**The Clerk was asked to collate and provide the planning outcomes for the papers and minutes of the Parish Council meetings in future.**

**11-078 TO RECEIVE INWARD CORRESPONDENCE  
FOR ACTION**

**i) South Hams DC – Occupancy of Holiday Chalets**

**Cllr Hart declared an interest in this item and did not take part in the discussions.**

South Hams DC had responded to the recent site meeting and provided guidelines for enforcement of the planning condition for 12 months holiday usage of the chalets, at the Bovisand Park and Cedar Park sites in Down Thomas.

**Anyone who suspects that the planning conditions are being abused, should report the matter to the Clerk or Chalet Management Company. Suitable action can then be taken by South Hams DC to prevent the sites being used for residential use.**

**ii) Silver Jubilee Hall, Down Thomas – Request for a grant**

The Silver Jubilee Hall, Down Thomas, has requested a grant towards the tiling to the newly installed kitchen in the Village Hall.

**This request was referred to the next Finance Sub Committee meeting.**

**iii) Devon Association of Local Councils – Election to County Committee**

Unfortunately, it was too late to include Cllr Filby's name on to the candidate list for the election to the County Committee. A list of candidates had been submitted for consideration by the Parish Council.

**It was agreed to leave the voting to the discretion of the Chairman.**

**FOR INFORMATION.**

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

**11-079 URGENT MATTERS BROUGHT FORWARD AT THE CHAIRMAN'S  
DISCRETION**

**i) WPC Notice Board – Wembury Point**

The Chairman had received a letter from Mrs B Clifford saying that she did not want the refurbished notice board being put back adjacent to her hedge. She had prevented the contractor from re-erecting the notice board on 24 June 2011, claiming the notice board was on her land. A lengthy discussion followed.

**The Clerk was asked to clarify the land ownership with Devon CC Highways to see if the same location could be used.**

**It was also agreed that the Clerk obtain a quote to move the notice board adjacent to the Post Box. Cllr Newnham will contact the owner of the land and seek permission for this new location. It was suggested that Mrs Clifford should be asked to pay for moving the board if that was the final outcome.**

**ii) Potential Development at Leyford Close, Wembury**

**The Chairman** had received an email from TaylorWimpey about the potential development of the site at Leyford Close, Wembury. They had requested discussions with the Parish Council about their proposals. A short discussion followed.

**It was agreed that representatives from TaylorWimpey should be invited to the August meeting of the Parish Council to give a presentation on their proposals.**

**iii) Cavanna Homes Ltd Development, Down Thomas**

**The Chairman** informed members that the Cavanna Homes Ltd have appealed against the refusal by South Hams DC of their planning application for 30 houses in Down Thomas.

**The Clerk has written on behalf of the Parish Council supporting the South Hams DC decision to refuse the planning application.**

**11-080 TO RECEIVE REPORTS FROM THE COUNTY OR DISTRICT COUNCIL  
ON MATTERS AFFECTING WEMBURY  
DEVON CC**

**Cllr Hart** said that Devon CC has reduced its staff by 1600, second tier officers had been reduced from 29 to 15 and a similar reduction would take place at third tier level. This will go a long way to helping to save the £40m necessary in the next financial year. The County and Plymouth City are talking about future education needs within the Sherford development.

Devon CC has received £31m from the government to provide high-speed broadband for Devon and the South West in conjunction with other authorities. It is hoped that 80% of Devon will have high-speed broadband within 4 years.

If Parish Councils have Snow Wardens then they will receive up to 5 tonnes of salt from Devon CC to fill the grit bins. Cllr Hart was hoping that Wembury and Brixton could work together on this and obtain a small grit spreader. There is a meeting in Ivybridge in July and money may be available for communities who work together. More information will be published shortly.

At the end of July, there will be a draft boundary review of Devon and Cornwall based on a 75,000 population size for constituencies. This will then be rolled out to the rest of the country. Care needs to be taken so that Wembury is not seen as a suburb of Plymouth.

**SOUTH HAMS DC**

**Cllr Squire** informed members that most of last month was taken up with new members meetings.

South Hams DC has a vision, that by 2115, South Hams and West Devon will be a dynamic forward thinking organisation with a transformed programme by the use of shared services.

There are about 4000 second homes in South Hams and each only pays 90% Council Tax. The loss of the 10% amounts to about £700,000 per year. There is a current government paper to relax the planning rules to allow changes from commercial to residential conditions. This will allow more houses to be built in the area.

**Cllr Cane** said that the first 100% rented housing scheme was recently opened in Totnes. They had nearly 200 applications for 19 houses, which shows the demand for rented accommodation.

The new members are very keen and enthusiastic.

**The Chairman** asked how do we find out how many affordable homes are required within Wembury Parish.

**Cllr Cane** said that the South Hams DC Housing department should have the information or could obtain it from the Social Housing Register. **The Clerk was asked to check the numbers for Wembury Parish.**

## **11-081 TO RECEIVE REPORTS FROM COMMITTEES AND REPRESENTATIVES AS APPROPRIATE**

### **i) PARISH PLAN ACTION GROUP**

#### **a) Information Board**

**Cllr Filby** confirmed that the Information Board is still progressing.

#### **b) Wembury Bus User Group (WEMBUG)**

**Cllr Filby** said that Jeffrey Kenyon had analysed the Bus Survey and had produced an excellent report, which had been circulated to all members. He hoped that it would stimulate a constructive discussion with Cllr Hughes when he attended the next Wembury Parish Council meeting on 25 July 2011.

#### **c) Road Safety in Wembury**

**Cllr Filby** felt that the response from Mr Halliday, Devon CC, admitted that there is no safe children's route to school from parts of Wembury. It may be that the situation can be improved if the Cavanna Homes development goes ahead. The parents of the schoolchildren are keeping a record of 'near misses' along the road and will report back in due course.

**Cllr Hart** asked whether the Parish Council and parents wanted the safety improvements suggested by Mr Halliday to go ahead.

Members agreed that they should go ahead except for the proposed dropped kerb.

**The Clerk was asked to confirm the required safety improvements with Mr Halliday.**

### **ii) WEMBURY SCHOOL REPORT**

**Cllr Filby** had previously circulated the latest report from the Headteacher. The staff discussions were still ongoing and taking up much time. However, the school was doing well in sports.

The Headteacher is concerned about a possible new school in Sherford taking away many of her pupils.

**Cllr Hart said that any new school in Sherford is a long way off and he agreed to speak to the headteacher, Susie Evans, about the matter.**

**Cllr Squire** raised the question of a new school for Wembury that had been promised many years ago and asked Cllr Hart for the current situation.

**Cllr Hart** explained that there are no schools coming through unless based on need. Wembury School is having a makeover at the present time and is still on the list for a new school. However, there is no money allocated for schools on the list at the present time.

**Cllr Filby encouraged members to visit the school to see the changes and improvements over the last few years.**

### **iii) LEISURE FACILITIES WORKING GROUP**

#### **a) Down Thomas Play Area**

**Cllr Bennett** reported that the tendering process for the play equipment is complete and choices are now being made about the items to use. A plan of the final layout of the play area will be forwarded to the Parish Council in due course.

#### **b) Wembury Play Area**

##### **Children's Play Park**

The two self-closing gate mechanisms have been replaced by South Hams DC and both gates now close properly.

The spinning pole has again broken and been returned to Sutcliffe Play in order to strengthen their design. Hopefully a stronger version will be re-installed into the climbing frame.

##### **Wooden Seat**

The wooden seat along the edge of the football field, which was damaged recently, has now been replaced by South Hams DC with one recently removed from another park which was surplus to requirements.

### **iii) DOWN THOMAS POST OFFICE & COMMUNITY ROOM**

#### **a) The Building Lease**

**The Clerk** explained the lease for the Down Thomas Post Office and Community Room and required a proposal for it to be signed by the Clerk and Chairman.

**Cllr Drought**, seconded by Cllr Squire, proposed that the lease for the Down Thomas Post Office and Community Room is approved and signed by the Chairman and Clerk. The proposal was approved unanimously.

**RESOLVED: The lease for the Down Thomas Post Office and Community Room is approved and signed by the Chairman and Clerk.**

#### **b) Electricity Supply**

**The Clerk** explained the contract with NPower to supply electricity required a Direct Debit to be set up for a £12.40 monthly charge. The electricity used would be charged at 14.726 pence per KWhour.

**Cllr Drought**, seconded by Cllr Cammack, proposed that a Direct Debit is set up from the Wembury Parish Council current account, to pay the standing charges and electricity usage in connection with the Down Thomas Post Office and Community Room.

The proposal was approved unanimously.

**RESOLVED: A Direct Debit is set up from the Wembury Parish Council current account, to pay the standing charges and electricity usage in connection with the Down Thomas Post Office and Community Room.**

#### **c) Post Office**

**The Clerk** had spoken to the Post Office about reinstating the Post Office; however, they have now indicated that it could take up to 8 weeks to restart the Post office service. The Clerk will continue to chase this matter. Once an opening date has been agreed, then it

will be advertised widely. **The Clerk will put up suitable notices, a paragraph in the Wembury Review and on the website when an opening date is known.**

**11-082 TO RECEIVE AND APPROVE THE MONTHLY FINANCIAL STATEMENT AT ANNEX C**

**i) Financial Statement for June 2011**

The Chairman presented the financial report as per ANNEX C.

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

**ii) Purchase of Gazebo**

Cllr Filby informed members that at the recent Down Thomas Festival he had used his own gazebo to cover the Parish Council stand. However, he thought it prudent for the Parish Council to buy their own gazebo to cover Parish Council festival stands in future.

Cllr Drought proposed, seconded by Cllr Bennett that Wembury Parish Council purchase a gazebo at a cost up to £35, for use with future Parish Council festival stands. The proposal was approved unanimously.

**RESOLVED: Wembury Parish Council purchase a gazebo at a cost up to £35, for use with future Parish Council festival stands.**

**iii) Finance Sub Committee**

Following a short discussion, it was agreed that the next Finance Sub Committee meeting would be on Monday 11 July 2011 in the Down Thomas Post Office & Community Room commencing at 7.00 pm.

**11-083 EXCHANGE OF INFORMATION**

Cllr Bennett raised the question of a Section 106 agreement with Cavanna Homes Ltd. **The Clerk agreed to speak to Cavanna Homes Ltd.**

The Clerk suggested that a steering group ought to be formed for future liaison with Cavanna Homes Ltd about the Knighton Hill development, comprising Parish Councillors and members of the Wembury community.

There being no further business the Chairman closed the meeting at 10.09 pm.

Roy Fairclough  
Clerk