

## WEMBURY PARISH COUNCIL

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

**Minutes of the Wembury Parish Council meeting held at the War Memorial Hall, Wembury, on Monday 28 February 2011.**

### **11-014 OPENING THE MEETING**

The Vice Chairman, Cllr Rowland opened the meeting at 7.30 pm and welcomed everyone to the meeting, especially guest speakers Police Sgt Anya Teakle, Cllr Howarth and Stephen Munday.

Cllrs Bennett, Cammack, Doody, Filby, Gage, Newnham, Packer, Scoble and Squire were present.

Police Sgt A Teakle, District Councillors M Howarth, B Cane, SHDC Head of Development Control S Munday, Wembury Tree Warden Adam King and thirteen members of the public were also present.

### **11-015 APOLOGIES**

Apologies had been received from Cllrs Drought and Hart.

### **11-016 DECLARATION OF INTEREST**

Cllr Gage is no longer the Treasurer, or a member of, the Wembury War Memorial Hall Committee.

### **11-017 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 7.31 pm.**

#### **i) February 2011 Police Report**

The Vice Chairman introduced **Police Sergeant Anya Teakle** who confirmed the written report submitted by **PC Rob Batchelor**, on crimes in the Wembury Parish for February 2011, as follows:-

There is no reported crime for Wembury this month.

## **COMMUNITY**

Police along with their normal patrols have continued to assist other agencies regarding a vulnerable adult in the Wembury area. Police also prosecuted two motorists for having no MOT and no Tax.

**Police Sergeant Anya Teakle** then informed members that she is the Neighbourhood Team Leader for Ivybridge and has been based at Ivybridge since 2002. She went on to explain the history and development of Neighbourhood Policing in the area and confirmed that Wembury is a very low crime area.

PS Teakle then gave everyone a flavour of the type of policing undertaken by the Neighbourhood Team within the Wembury Parish over the last year. This covered 17 different types of policing ranging from Anti-social behaviour through to Young person interventions. She summarised the work of the Police as, investigation, detection, prevention, reassurance, prioritisation, sign-posting, education.....the paperwork ..... and Patrol.

She then went on to discuss the methods of communication with the Parish Council, the School, the Local Community and how this is carried out.

Finally, PS Teakle explained the current government financial cuts and the challenging role of the Police today. The 'Blueprint Team' is currently reviewing the police structure, which will influence all areas of policing.

She then asked for any questions.

**Cllr Bennett** informed PS Teakle about some minor vandalism to the Wembury Skateboard Park and said that he would liaise with her about this.

**Bob Harvey** asked if PCSO Lawrence could visit the Down Thomas Over 55 Club and he would liaise with her about this.

In summary, PS Teakle confirmed that Wembury currently have a very committed and passionate team of local police officers who work hard to keep Wembury Parish safe and an enjoyable place to live.

The Vice Chairman thanked PS Teakle for a very comprehensive and informative report.

**Details of the full report and police contact details, are shown on the Wembury Parish website at [www.wemburyparishcouncil.info](http://www.wemburyparishcouncil.info) under the 'Our Community' heading.**

### **ii) Cllr Mike Howarth, SHDC Executive Lead Member for Planning and Stephen Munday, Head of Development Management**

**Cllr Howarth** introduced himself as the South Hams DC Ward Member for Kingsbridge East and the member responsible for planning. He was pleased to attend the meeting in response to the recent feedback survey of the SHDC Development Management service recently returned by the Parish Council.

Cllr Howarth then outlined a recent 'Vanguard Review' of the SHDC Planning Department. The three key reasons for it were:-

- 1) To improve customer care for all users of the planning department
- 2) To improve enforcement
- 3) Reduce waste demand and be more efficient.

The review has taken longer than anticipated but they are now making good progress.

The planning application system has been redesigned and speeded up, so simple applications should be done within 4 weeks instead of the statutory 8 weeks. However, the Planning Department is currently hitting targets in dealing with planning applications and is a very cost effective department.

There is also a move to involve Parish Councils in pre-applications, so unsuitable planning applications are more likely to be withdrawn, and to improve partnership working with Parish Councils.

There are currently 260 live enforcement cases and the Planning Department is not keeping pace with resolving such cases. This is a resource issue and may be resolved under the Localism Bill, where the cost of planning applications could be determined locally. An increase in planning application fees would enable more resources to be employed.

**Stephen Munday** then introduced himself as Head of Development Management and confirmed that he was a planner. He then explained the scale of the SHDC Planning Department's workload, which deal with about 2500 applications per year and about 50 enforcement requests per month.

Mr Munday then said that one of the main problems raised by Wembury Parish Council was recent planning approvals for all year round occupancy for the holiday chalets at Bovisand Park and Cedar Park holiday sites. He went on to explain the current government guidelines for holiday usage that allows all year round holidays, due to the changing nature of the holiday market. Full details about holiday usage and planning conditions imposed had recently been circulated to members. He shared the concerns of the Parish Councillors that the two sites should not become permanent residential sites. However, it was difficult to enforce the planning conditions and he relied upon the local community to be his eyes and ears, so that suitable enforcement action could be taken against those that flout the planning conditions and live in the chalets all year round. If anyone is found to be in breach of the planning conditions then he promised that suitable enforcement action would be taken.

A lively discussion ensued with **Cllr Squire** and **Zillah Judd** informing Mr Munday about the problems of people living in the chalets all year round. Some of those that use the chalets are registered on the electoral role, which indicates that the chalet is their main place of residence. There is also concern about the many chalets that are being extended or completely rebuilt, which means that they are suitable to live in all year round. The whole site is moving away from the original concept of the chalets for holiday daytime usage to one where people can live there all year round. Mr Munday said that people now expect more of their holiday chalets. However, he agreed to investigate those on the electoral register and any other breaches of planning conditions brought to his attention.

**Cllr Packer** said that perhaps they could use this situation as an opportunity to apply stricter planning controls which are easier to enforce, such as the applicant registering or reporting on their electoral register, payment of council tax elsewhere, or evidence of occupying another house ie utilities bill. The Planning Department should be more specific and rigorous on the Planning conditions imposed.

**Cllr Howarth** said that these were complex issues but that the meeting had now raised the profile of the problems at the two chalet sites and he would be keen to follow this up outside the meeting. **He will liaise with the Clerk accordingly.**

**Cllrs Rowland and Gage** asked why the planning application fee is the same for a retrospective application and why do they get away with subsequent approval.

Mr Munday said that when the local authority is able to set its own planning fees then there may be a higher charge for retrospective applications and this is currently being looked at. The government have looked at retrospective applications over the years and

do not consider it a serious offence. Even within planning, there are degrees of seriousness and so the planners are asked to use their powers with discretion and in proportion to the situation that presents itself.

**Cllr Scoble** said that affordable housing was paramount but that it should not be provided by stealth through the re-designation of holiday homes. Mr Munday said that SHDC first priority is affordable housing, but it has to be provided on the back of housing developments. Affordable housing numbers are low due to the collapse of the housing market, but the planning team are currently discussing this problem with several developers.

**Giles Broadfield** expressed concern that letters and personal details are placed on the SHDC Planning website and he felt that this put people off from writing letters regarding planning applications. Mr Munday replied that some people request full information and that the information is taken off the website as soon as a decision is made.

**The Vice Chairman** thanked both Cllr Howarth and Mr Munday for attending the meeting and for answering all the questions thrown at them. Their presence was much appreciated.

### **iii) Adam King, Wembury Tree Warden**

Adam reported that he was working on four schemes at present within the Wembury Parish.

#### **a) Longland Brake Woodland**

A suitable notice will be in the March edition of the Wembury Review asking for interested people to take over the management of the woodland from the Woodland Trust. Adam already has interested residents and he will arrange a suitable meeting in March to take this forward.

#### **b) Wembury Community Orchard**

The funding and land approvals have now been obtained and Adam asked for suitable volunteers on 12 / 13 March to help plant 44 apple, plumb, pear or hedgerow trees.

#### **c) Wembury Recreational Ground**

SHDC are now supportive of the proposed planting scheme and Adam now needs to update the plans and to obtain support from interested groups to plant the trees in November this year.

#### **d) Down Thomas Play Area**

The Woodland Trust will support planting around the play area and Adam will now proceed to prepare suitable plans for tree planting later in the year.

**Cllr Filby** said that Adam had done a great job at the school regarding the Community Orchard.

**The Vice Chairman** expressed his thanks to Adam for all the work he has done recently to improve the planting around the Parish and this was endorsed by all the Parish Councillors.

### **iv) Members of the Public**

**Jeffrey Kenyon**, Chairman of the Wembury Bus User Group expressed concern that the Sunday bus to Wembury was to be discontinued from 11 April 2011, due to financial cuts at Devon CC. Also, the early morning bus now stops at the viaduct instead of Plymouth City centre to save time, because Devon CC says that no-one gets off in the city centre. There has been no discussion about these changes and he has asked John Richard-Dawes

of Devon CC to answer his questions and requested a meeting with Devon CC and the Bus User Group to fully discuss this matter.

**Giles Broadfield** said that because there was no bus service after 6 pm to Wembury, it had an effect on bus usage later in the day, because people could not get back to Wembury by public transport and had to get an expensive taxi back home.

**Cllr Filby** agreed that these changes had been made unilaterally in Exeter, without suitable consultation or discussion with the local people affected by these changes. He suggested that John Richard-Dawes should be asked back to the Parish Council meeting to explain the situation. A discussion ensued and it was felt that suitable information about the bus usage should be carried out and discussed with Devon CC. **The Clerk was asked to write to Devon CC accordingly.**

**Spencer Pearson** said that he had made suitable grant requests to Devon CC and South Hams DC regarding the Wembury Carnival on 9 July 2011. Spencer also reminded members about the Mewstone Paddle Challenge on 14 May 2011 in aid of local charities.

**The Vice Chairman thanked the public for their comments and closed this open session at 9:06 pm to resume Parish Council business.**

#### **11-018 CONFIRMATION OF MINUTES OF THE PARISH COUNCIL MEETING HELD AT 7.30 PM ON MONDAY 31 JANUARY 2011.**

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

#### **11-019 MATTERS ARISING FROM THESE MINUTES**

##### **11-004 i) Corn Starch Bags**

**Cllr Squire is looking into a suitable local outlet to purchase these bags.**

##### **11-006 i) Brownhill Lane, Wembury**

Some chippings have now been laid to the footpath.

##### **11-006 ii) Rural Memory Cafe**

**Cllr Squire** attended a meeting on Wednesday 9 February 2011 at the Yealmpton Cafe. It was an initial meeting and the outcome was that the scheme required more publicity and suitable funding, however, the details of the scheme are still sparse.

**Cllr Squire agreed to provide the Clerk with a suitable report for the Wembury Review.**

##### **11-006 iii) Gate Across Footpath**

**Cllr Cammack** said that this matter had now been resolved.

##### **11-006 iv) Potholes and Flooding**

**The Clerk** had written to Devon Highways and much of the work had now been done.

##### **11-011 WPC Stands at Local Festivals**

**Cllr Filby** agreed to book the stand at Wembury and the Clerk agreed to book the stand at Down Thomas.

### **11-012 District Council Members Budget**

**The Clerk** confirmed that a grant of £271 towards the refurbishment of the Down Thomas Play Area and £271 towards the Church Room project had now been received from Cllr Cane's District Council Members budget.

The Vice Chairman thanked Cllr Cane for his generosity.

### **11-013 i) District Council Members Budget**

**Cllr Squire** confirmed that all his budget allocation had gone towards the refurbishment of the War Memorial Hall, Wembury.

### **11-013 ii) WPC Notice Boards**

**The Clerk** is currently seeking suitable workmen and quotes to repair the various damaged WPC Notice Boards.

### **11-020 TO RECEIVE THE MONTHLY PLANNING REPORT AT ANNEX A TO THESE MINUTES**

The Vice 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.**

### **11-021 TO RECEIVE INWARD CORRESPONDENCE FOR ACTION**

#### **i) South Hams DC – Local Development Framework, Plymouth Urban Fringe Consultation**

The question was raised why Wembury was not mentioned in the consultation document.

**Cllr Squire** responded by saying that SHDC and Plymouth CC are not proposing any changes in the Wembury area.

#### **FOR INFORMATION.**

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

### **11-022 URGENT MATTERS BROUGHT FORWARD AT THE CHAIRMAN'S DISCRETION**

#### **Wembury Marine Centre**

**The Vice Chairman** reported that the Wembury Marine Centre is funded by grants from the Wildlife Trust, Devon CC and South Hams DC and it requires £33,000 per year to keep the centre operational. Devon CC has reduced their grant from £11,000 to £5,000 next year, which means that the centre is short of funds. The Marine Centre is looking at their charging structure for schoolchildren usage and different activities run by the centre. At worst, the centre is on National Trust land and could revert to the National Trust.

**Cllr Rowland** was making members aware of the situation, as the Parish Council may receive a request for financial assistance From the Wembury Marine Centre.

### **11-023 TO RECEIVE REPORTS FROM THE COUNTY OR DISTRICT COUNCIL ON MATTERS AFFECTING WEMBURY DEVON CC**

There was no report from Cllr Hart on this occasion.

### **SOUTH HAMS DC**

**Cllr Squire** informed members that South Hams DC cut highway verges under contract to Devon CC and he has been informed that Devon CC will only be providing finance for 2 cuts instead of 6 cuts per year. If South Hams DC wish to cut the verges 6 times per year, then they will have to finance it themselves. This financial cut was made without consultation with South Hams DC. He said that verges only cut twice per year would look untidy in the future.

There is to be changes in Housing Benefit. Rent subsidies are to be reduced, local allowances to be capped and limited to a period of 2 years. Rents may also increase. The Housing Building Federation has reported the lowest number of planning approvals for buildings for many years. South Hams has an aging population, which will have an impact on services provided.

A satellite option will satisfy most of the criteria for fast broadband in rural areas and would cost £20/30 per month. However, there is no funding available to provide this across the region and so each householder will have to provide their own broadband connection.

**Cllr Cane** said that South Hams DC have now ratified that there will not be an increase in the Council Tax this year.

South Hams DC have recently secured two convictions against companies for fly tipping and he urged everyone in the community to ensure that they use proper companies who are licensed to remove and dispose of rubbish. Otherwise, they could be liable for any flytipping. Check out the companies on the website to see if they are properly licensed.

## **11-024 TO RECEIVE REPORTS FROM COMMITTEES AND REPRESENTATIVES AS APPROPRIATE**

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

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

**Cllr Filby** confirmed that the Parish Council had now received £450 from Cllr Hart's County Council Members Budget and he will progress the graphics and construction of the information boards. He queried the need to obtain three quotes, as it was specialist work. He would raise this matter and the streamlining of minor expenditure at the next Finance Sub Committee meeting.

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

**Cllr Filby** had recently circulated the February 2011 report from the headteacher and wished to raise a few issues.

The children numbers were low, which means a lower income, and the area is not deprived enough to receive additional money. There was also concern about a new school as part of the Sherford development, which may be more attractive to parents than the old school in Wembury. Also, without affordable housing within Wembury suitable for young families to increase children numbers, the school could decline.

However, at the moment the school is doing well but needs support from the community.

**Cllr Squire** said that agreement on the Sherford S106 agreements is not progressing well and that it will be some time before any school is built in Sherford.

**Cllr Doody** said that the Wembury school needs a new building, although Cllr Filby said that work has recently been done to the school building.

**Cllr Filby** reported that the School has been trying to get Devon CC to provide a 20 mph flashing sign outside the school, but without much success. A short discussion ensued.

**The Clerk was asked to write to, Cllr Hart and Devon Highways expressing the Parish Council support for such a sign.**

**Cllr Filby** reported that the school is having problems finding ownership of some dead trees along the school boundary and wish to have them removed. **Adam King was asked to liaise with the Wembury School to have the dead trees removed.**

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

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

**Cllr Bennett** reported that the Silver Jubilee Hall Sub Committee, who is dealing with the refurbishment of the Down Thomas Play Area, hope to get the results of their £43,000 grant application to Community Spaces in 2 to 3 weeks time.

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

**Cllr Bennett** said that the usage signs have now been erected around the Tennis courts and MUGA. The three-swing set in the children's play area is still being repaired by a company in Totnes. Some minor damage was caused to the skateboard park, which he reported earlier in the meeting, and he will be liaising with the police about the youths involved.

### **iv) COMMUNITY SAFETY PARTNERSHIP FORUM**

**Cllr Gage** said that he had attended the Community Safety Partnership Forum on 10 February 2011 and had circulated a written report. Briefings had been given at the forum under the headings of Ant-Social Behaviour, Public Reassurance, Alcohol Misuse and Safeguarding.

### **v) DEVON & CORNWALL POLICE AUTHORITY CONFERENCE**

**Cllr Drought** had attended the Devon & Cornwall Police Authority Conference on 16 February 2011 and had circulated a written report, which was taken as read.

### **vi) WEMBURY CHURCH ROOM MEETING**

**Cllr Rowland** had attended a meeting on 3 February 2011 and confirmed that the old Church Room is to be demolished. The electricity has been cut off and the water will be cut off shortly. The quotes received for demolition are high, at around £5000 and alternative quotes are being sought. The Parish Council currently have £271 in this year's budget and £200 allocated in next year's budget for this project.

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

**The Clerk** outlined the offer from Enterprise Inns to lease the Down Thomas Post Office and Community Room building to the Wembury Parish Council at a peppercorn rent for three years. Other costs to consider would be legal costs, provision of a separate electricity supply, business rates and ongoing electrical and maintenance costs. A lengthy debate ensued and it was agreed that to continue the Post Office and Community Room would be a useful service to the Down Thomas community. The situation could then be re-assessed in three years time.

Cllr Scoble proposed, seconded by Cllr Doody, that up to £1000 be allocated from the current budget to pursue the lease arrangement with Enterprise Inns to retain the Down Thomas Post Office and Community Room building. The proposal was carried by 9 votes for and 1 abstention.

**RESOLVED: Up to £1000 be allocated from the current budget to pursue the lease arrangement with Enterprise Inns to retain the Down Thomas Post Office and Community Room building.**

**viii) SNOW WARDENS**

**Cllr Packer** informed members that he had attended a Snow Wardens meeting on 16 February 2011 organised by Devon CC and he will circulate a report of the meeting in due course.

**11-025 TO RECEIVE AND APPROVE THE MONTHLY FINANCIAL STATEMENT AT ANNEX C**

**i) Financial Statement for February 2011**

The Vice Chairman presented the financial report as per ANNEX C.

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

**11-026 EXCHANGE OF INFORMATION**

**Cllr Gage** said that the Beach Liaison meeting would be held on Monday 7 March 2011 at the Churchwood Valley Park offices, commencing at 2.30 pm. He asked members to let him know if there were any beach related issues that should be raised at the meeting.

**Cllr Filby** was delighted that the new grit bins were now being placed around Wembury.

**Cllr Cammack** had reported the Wembury telephone box to BT, as being unusable.

**Cllr Bennett** said that the WPC Notice Board in Hollacombe also required repairs.

**The Clerk** informed members that he had received the Nomination Papers for the Parish Council election in May 2011 and circulated copies to those who wanted one.

There being no further business the Vice Chairman closed the meeting at 10:20 pm.

Roy Fairclough  
Clerk