

The logo for Wembury Parish Council features the word "wembury" in a blue, lowercase, sans-serif font. Above the letter 'u' is a stylized blue and yellow icon of a castle tower. Below "wembury" is the words "Parish Council" in a black, uppercase, sans-serif font.

wembury Parish Council

Parish Councillors	J Stansell	Chairman
	J Batley	
	J Bennett	
	D Brown	District Councillor
	A Cammack	Vice Chairman
	C Curtis	
	D Drought	
	D Giles	
	J Hart	County Councillor
	R Newnham	
	D Packer	
	A Wirgman	
Clerk	R Fairclough	

Minutes of the Wembury Parish Council Meeting held at the Silver Jubilee Hall, Down Thomas, on Monday 24 August 2015.

15-102 OPENING THE MEETING

The Chairman, Cllr Stansell, opened the meeting at 7:30 pm and welcomed everyone to the August meeting, which would mainly discuss planning issues.

Cllrs Batley, Bennett, Brown, Cammack, Curtis, Giles, Newnham, Packer and Wirgman were present, together with District Councillor Cane and 5 members of the public.

15-103 APOLOGIES

Apologies received from Cllrs Drought and Hart.

15-104 DECLARATION OF INTEREST & DISPENSATION REQUESTS

Cllr Batley declared a personal interest in planning application No 58/1766/15/F.

15-105 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 7:32 pm.

The Chairman announced that members of the public are only allowed to speak during the open session of the meeting and they should raise any matters of concern, or explanation, including planning items, at that time and not wait until later in the meeting, as they would not be allowed to speak.

i) Members of the Public

Chris Kosunen explained that the proposed side extension and raised ridge height to 3A Beach View Crescent, Wembury, Planning Application No 58/1736/15/F, would reduce the light to her property, at 7 Hillcrest Close, Wembury with a loss of privacy, as many windows would overlook her property. She objected to the proposal and would be writing to South Hams DC accordingly.

Adrian Ballasat, who also represented Mr & Mrs Richardson, spoke about the proposed change of use of barns from agricultural use to a wedding reception venue at New Barton Farm, Wembury, Planning Application No 58/1774/15/F. He had no objection in principle to the changes, but was concerned that there should be clear signage and the track improved for access. He was also concerned about traffic problems, and it was not clear on the application how many events could be held per year and at what time they should finish. **Cllr Brown** said that the number of events and finishing times is a licensing issue and not necessarily a planning matter.

Mrs Smith explained the extension proposals to 38 A Veasy Park, Wembury, Planning Application No 58/1644/15/F. The design had been altered to have a limited affect on the street scene and there was support for the application. She asked the Parish Council to support this application.

The Chairman suggested that members of the public should always write to South Hams DC Planning Department if they have a comment to make on any planning application.

There were no further comments from the public and the Chairman closed this open session at 8.35 pm to resume Parish Council business.

15-106 TO RECEIVE THE MONTHLY PLANNING REPORTS

i) Planning Applications

The Chairman went through the planning applications.

Cllr Batley left the room when Planning Application No 58/1766/15/F was discussed.

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

ii) 37/1426/15/F Good Energy Development (No23) Ltd - Solar VP Array Newton Down Farm, Newton.

Cllrs Cammack and Curtis had submitted reports on this planning application.

Cllr Cammack reported on the site visit held on 6 August 2015 and he confirmed that the proposed solar array would be seen from parts of Wembury. **Cllr Curtis** also agreed with these findings.

Members endorsed the original objection to this planning application, apart from Cllr Wirgman, who abstained.

iii) Leyford Close Development

Cllr Wirgman reported that problems with the siteworks appear to be under control at the moment. However, she felt that the development just doesn't look right in its environment.

Cllr Brown explained that South Hams DC had learned from this development that it was essential to have a good Traffic Management Plan for such developments in future, so that if a contractor breaches it then suitable action can be taken by South Hams to rectify the situation. He was also going to write a paper on the Considerate Contractors Scheme and felt that an improvement in communication was essential for future housing schemes.

iv) Wembury Recreation Ground

The Chairman and Clerk reported on the meeting held with South Hams DC on 10 August 2015 regarding the completion of the Master Plan for the Wembury Recreation Ground. It was made clear that the Parish Council would have to take the lead if the plan is to come to fruition, as South Hams DC has neither the money nor staff to promote such schemes.

The overall plan could be completed in phases, but the Parish Council, or Community Group, would have to agree to the future management and maintenance of the individual phases as completed. Funding could still come from the Taylor Wimpey S106 Agreement.

An alternative was for the Parish Council, or Community Group, to take over all of the Wembury Recreation Ground, with all the S106 money and carry out the phases of the plan privately with the S106 money.

A lengthy discussion ensued. The main urgent issue is the car park extension. If it is to be left behind and completed by Taylor Wimpey, then a final design and planning application needs to be approved before June 2016. Similarly, to gain access to the S106 money for phases of the Master Plan, then a Sport & Recreation Plan for Wembury Parish needs to be prepared and agreed with South Hams DC.

It was agreed that the Recreation Ground Working Group, comprising Cllrs Stansell, Cammack, Brown and Bennett should discuss the car park and possible pavilion with interested groups and local people. A public meeting should also be held to determine the way forward. Cllr Bennett proposed, seconded by Cllr Brown, that the Recreation Ground Working Group should report to the October meeting and arrange for:-

- 1) A planning application to be prepared for the car park extension with responsibility for the future management and maintenance being taken by the Parish Council
- 2) A Sport & Recreation Plan for Wembury Parish to be prepared
- 3) A public meeting to be held to discuss the future of the Wembury Recreation Ground

The resolution was approved unanimously.

RESOLVED: The Recreation Ground Working Group should report to the October meeting and arrange for:-

- 1) A planning application to be prepared for the car park extension with responsibility for the future management and maintenance being taken by the Parish Council**
- 2) A Sport & Recreation Plan for Wembury Parish to be prepared**
- 3) A public meeting to be held to discuss the future of the Wembury Recreation Ground**

v) The River Yealm Parishes

Liz Hitchin, Chairman of Brixton PC, has suggested to the Chairman that the five parishes around the River Yealm should get together to collectively discuss planning issues with South Hams DC. A discussion ensued. It was felt that perhaps a collective letter from five parishes would have more impact on South Hams DC than individual letters.

Members suggested that the Chairman should agree to meet the other four parish council chairmen and report back on the discussions.

vi) Timing of Planning Applications

Cllr Wirgman was concerned that there was insufficient time for all members to see planning applications which are circulated at the last minutes.

The Clerk confirmed that planning applications are circulated as soon as they are received from South Hams DC. Occasionally there were late applications, as recently experienced at this meeting, but generally the system worked well. An alternative, was to give the Chairman delegated powers to make a final decision with late planning applications, or to form a Planning Sub Committee which could meet midway between Parish Council meetings.

The Clerk explained that planning applications shown in the meeting agenda papers are always available to view on the South Hams DC website by clicking on the planning application number, even if the paper copy has not been received and is not in circulation.

A discussion ensued. **It was agreed to continue with the existing system and the Clerk was asked to highlight any planning applications not yet received or circulated, just before a Parish Council meeting.**

15-107 TO RECEIVE INWARD CORRESPONDENCE

FOR ACTION - Emailed Letters & Emails

i) South Hams DC – Future Planning Consultations

The Clerk reminded councillors that the Parish Council would not be consulted by South Hams DC on certain types of planning applications in future.

ii) South Hams DC – New Alcohol & Entertainment Licensing Policy Consultation
Cllr Brown said that the policy had been changed for the better. There were no comments from Wembury Parish Council.

iii) South Hams DC – Locality Team

The Clerk confirmed that the new South Hams Localities Officer for Wembury was Tim Pollard. However, he would be covering many other parishes within South Hams. If Wembury wanted to speak to him then they should get dates in his diary as soon as possible.

iv) South Hams DC – TAP Fund Process for 2016

The Chairman reported that the TAP Fund process for 2016 has been agreed and circulated but without consultation with the parish councils. It still seemed a bureaucratic process and the funds are still to be paid retrospectively. **The Chairman agreed to write to South Hams DC with his comments.**

v) Devon Highways – Self Help & Community Support

The Clerk reported on the Devon CC Parish Paths Partnership and suggested that this should be investigated further. **Cllr Cammack agreed to investigate and report back.**

15-108 EXCHANGE OF INFORMATION

Cllr Brown had been advised of a discharge from the Wembury Pumping Station. He had spoken to South West Water and there had been a technical fault with the pumping station and a discharge had occurred. He is chasing this up further with South West Water.

Cllr Bennett informed members that the Wembury Youth Club leader is taking time out from September 2015 to January 2016 and so the Youth Club is looking for a new leader to cover this period. Anyone interested should contact Cllr Bennett.

The Chairman closed the public section of the meeting, asked members of the public to leave. He then opened the closed session of the meeting.

15-109 Church Room Land, Wembury

The Chairman reported on a confidential meeting he and the Clerk held on 21 August 2015 with the Vicar, Revd Martin Kirkbride. The Chairman had received a letter from the Vicar in which he explained that after a long deliberation the Wembury Parochial Church Council had decided to sell off the Church Room land in Wembury via a public auction. The money received by the Church would be ring fenced and used to encourage more interaction between the Church and young families. This would be ratified at a meeting on 25 August 2015.

As this land was originally given for the use of the community, the Chairman asked members whether the Parish Council should acquire this land and retain it for the benefit of the public. A lengthy discussion ensued. It was felt that this land should remain in use for the public benefit, rather than in the hands of a private person.

Cllr Stansell proposed, seconded by Cllr Brown, that negotiations should be opened with the Vicar / Wembury Parochial Church Council, with a view to Wembury Parish Council acquiring this land for community use. The resolution was approved unanimously.

RESOLVED: That negotiations should be opened with the Vicar / Wembury Parochial Church Council, with a view to Wembury Parish Council acquiring this land for community use.

The Chairman thanked the members for their attendance and closed the meeting at 9:37 pm.

Roy Fairclough,
Clerk

ANNEX A to Wembury Parish Council Minutes – 24 August 2015

1.0 PLANNING DECISIONS MADE BY WEMBURY PC

58/1629/15/F – No objection

Householder application for proposed alteration, extension & refurbishment
Lower Ford, Wembury, Plymouth, PL9 0DZ

58/1644/15/F – No objection

Householder application for alteration to roof to provide first floor accommodation
38A Veasy Park, Wembury, Plymouth, PL9 0ES

58/1736/15/F – OBJECTION – Concern about overlooking and privacy issues with neighbours – lots of windows overlooking neighbours - plans are limited and it is difficult to compare the pre and post plans and relative heights, as the scales are different.

Householder application for side extension and to raise ridge height for loft conversion (resubmission of approval 58/3028/14/F)
3A Beach View Crescent, Wembury, Plymouth, PL9 0HL

58/1766/15/F – No objection

Householder application for porch to east side of bungalow
83 Veasy Park, Wembury, Plymouth, PL9 0EP

58/1773/15/F – No objection – but concerns from neighbours, planning notice not clear and apparently neighbour not aware of application.

Replacement dwelling
13 Cross Park Road, Wembury, Plymouth, PL9 0EU

58/1774/15/F – OBJECTION – Unless the following amendments are made – Better signage, improved access via the track to the venue and adequate parking provision on the site. (There are also concerns from the neighbours about potential traffic problems, noise, frequency of events and finishing times.)

Retrospective change of use of barns from agricultural use to wedding reception venue
New Barton Farm, Wembury, Plymouth, PL9 0EE

2.0 PLANNING DECISIONS MADE BY SOUTH HAMS DC

58/1264/15/F– Conditional Approval

Householder application for extension and alterations
51 Church Road, Wembury, Plymouth, PL9 0JF

58/0999/15/F– Conditional Approval

Householder application for two storey rear extension
12 Cross Park Road, Wembury, Plymouth PL9 0EU

58/1012/15/F– Conditional Approval

Householder application to replace conservatory with mono pitched extension, replace flat roof on existing extension with mono pitched roof, replacement porch and sedum roof added to garage
85 Church Road, Wembury, Plymouth, PL9 0JW

58/0767/15/DIS- Discharge of condition approved

Approval of details reserved by condition 4 (drainage strategy) for planning approval 58/1267/14/RM
Development site at SX528492, Leyford Close, Wembury

58/0730/15/F – Conditional Approval

Installation of underground surface water attenuation system
Development Site at SX528492, Leyford Close, Wembury

58/3008/14/DIS - Discharge of condition approved

Application for approval of details reserved by conditions 5, 6, 7, 8, 10, 14 and 16 to planning consent
58/2508/11/F
The Stables, Gatewood, Ford Road, Wembury, Plymouth, PL9 0DZ

3.0 NOT CIRCULATED TO WEMBURY PC FOR COMMENT

58/1751/15/MIN

Non-material amendment to planning consent 58/2557/14/F
Star Lodge, Down Thomas, Wembury, PL9 0AQ

Page 2 of 2 Annex A

ANNEX B to Wembury Parish Council Minutes – 24 August 2015

FOR INFORMATION - Emailed Letters & Emails

Wembury Marine Centre – Thank you letter for grant donation
South Hams DC - Details from Town & Parish Council event on 27 July 2015
Devon CC - Service 49 (Heybrook Bay - Plymouth): Revised timetable
Dementia Friendly Parishes around the Yealm – Fundraising events
Wembury War Memorial Village Hall – August Report

58 General emails circulated since the last Mailings on 20 July 2015

MAGAZINES / NEWSLETTERS – Circulated by Hand

Veterans World – Issue 35