



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 special Wembury Parish Council Meeting held at the Silver Jubilee Hall, Down Thomas, on Friday 29 May 2015.

15-070 OPENING THE MEETING

The Chairman, Cllr Stansell, opened the meeting at 7:00 pm and welcomed so many people to the special Wembury Parish Council meeting.

He went on to explain the format of the special meeting, which was to discuss the redevelopment of the Eddystone Inn, Heybrook Bay.

Cllrs Bennett, Brown, Cammack, Curtis, Drought, Giles and Packer, together with District Councillor Cane, Duncan Martin and 39 members of the public, were present.

15-071 APOLOGIES

Apologies received from Cllrs Batley, Hart, Newnham and Wirgman.

15-072 DECLARATION OF INTEREST & DISPENSATION REQUESTS

None.

15-073 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 7:01 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) Redevelopment of the Eddystone Inn, Heybrook Bay

Duncan Martin introduced himself as one of the developers who wish to redevelop the Eddystone Inn at Heybrook Bay. He informed all present of the background for the pub closure and then gave a short visual presentation of the proposed redevelopment and what it would look like if completed. He explained that the pub could not survive on its own economically

and so holiday lets were a necessary source of income and that the apartments were required to help fund the expensive rebuild. Duncan said that it is the developer's firm intention of making the pub a key part of the overall plan and that it will not be removed. The redevelopment would also provide additional parking at the bottom of the hill and the footpath to the beach would also be restored.

Julia Bettison then asked the district councillors present to call in the planning application and for South Hams DC members to visit the site. Both Cllrs Brown and Cane said that they would discuss this matter with the planning officer concerned.

Mrs Bettison then went on to read an extract of the planning objection that she had submitted to South Hams DC planners.

Various members of the public present then gave their views which are summarised as follows:-

- Concern about too little parking at the pub
- The pub is smaller than the original and not in keeping with Heybrook Bay
- Concern about the height and aesthetics of the apartment block and looks from the seaward side, especially when driving up the hill
- Concern about the size of the development and affect of additional traffic on the narrow roads, parking and access problems to the apartments and pub
- Pub not sustainable by locals and will generate more traffic from outsiders
- Concern about setting a precedent for apartments in Heybrook Bay to the detriment of local residents
- Concern about noise from the 10 holiday apartments
- Concern that the pub may be turned into more holiday apartments if not successful – (this would need a new planning application)
- Development needs to be a balance between pub and apartments

Cllr Packer gave a short explanation of how a Neighbourhood Plan could give local people a voice and make a difference on future developments in Heybrook Bay and urged everyone to become involved, by attending the public meeting arranged for Tuesday 23 June 2015 in the Down Thomas Village Hall.

There were no further comments from the public and the Chairman closed this open session at 8:45 pm to resume Parish Council business.

15-074 TO RECEIVE THE PLANNING REPORTS

i) [58/1014/15/F](#) - The Eddystone Inn, Heybrook Bay, Plymouth, PL9 0BN

A lengthy debate then ensued about this proposed redevelopment.

Cllr Giles felt that there would be traffic problems on the narrow roads, access problems to the site and parking problems. She was also concerned about the aesthetics of the apartment block in the old quarry.

Cllr Brown felt that Heybrook Bay needed a pub as a focus in the village, but was not convinced of the need or aesthetics of the apartment block.

Cllr Bennett felt that the holiday lets should be elsewhere, but that there was an established need for the pub in the village.

Cllr Packer said that the developer did not need to provide a pub or apartments for the community, as it could all have been holiday lets.

Cllr Curtis felt that the developer would need the apartments to help fund the rebuilding of the pub, although he felt that perhaps the design could be more in keeping with the existing properties.

Following a further general discussion, the Chairman proposed, seconded by Cllr Drought that there is no objection to planning application No 58/1014/15/F, but the planners should be aware of the public concerns about the affect that the development will have on the local community regarding:-

extra traffic on narrow roads,
noise generated by the holiday lets,
parking provision in the area,
the precedent of apartments in Heybrook Bay and
the aesthetics / height of the apartment block.

The resolution was approved unanimously.

RESOLVED: There is no objection to planning application No 58/1014/15/F, but the planners should be aware of the public concerns about the affect that the development will have on the local community regarding:-

**extra traffic on narrow roads,
noise generated by the holiday lets,
parking provision in the area,
the precedent of apartments in Heybrook Bay and
the aesthetics / height of the apartment block.**

ii) Planning Applications

The Chairman went through the remaining planning applications as detailed in ANNEX A.

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

15-075 EXCHANGE OF INFORMATION

The Chairman raised the question of the leaflet drop for the proposed meetings in Wembury on 22 and Down Thomas on 23 June 2015 to discuss the production of a Neighbourhood Plan. Prices for the printing and distribution of leaflets had been obtained and the Chairman would finalise the leaflet before going ahead with the operation.

The Chairman thanked all the councillors for their attendance and closed the meeting at 8:17 pm.

Roy Fairclough,
Clerk

ANNEX A to Wembury Parish Council Minutes – 29 May 2015

1.0 PLANNING APPLICATIONS

58/1014/15/F – *No objection – however, there is a lot of public concern about the affect this development will have on Heybrook Bay regarding:-*

- *extra traffic on narrow roads,*
- *noise generated by the holiday lets,*
- *parking provision in the area,*
- *the precedent of apartments in Heybrook Bay and*
- *the aesthetics / height of the apartment block.*

The Eddystone Inn, Heybrook Bay, Plymouth, PL9 0BN

Redevelopment of site to provide replacement public house and restaurant and 10No. holiday units with owner's apartment. Construction of 6No. 2 bed apartments on associated land

58/1012/15/F – *No objection*

85 Church Road, Wembury, Plymouth, PL9 0JW

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

58/1010/15/F – *No objection*

52 Church Road, Wembury, Plymouth, PL9 0JG

Householder application for proposed alterations and rear extension

Application address:

58/0999/15/F – *No objection*

12 Cross Park Road, Wembury, Plymouth PL9 0EU

Householder application for two storey rear extension

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