



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 Wembury War Memorial Village Hall on Monday 27 March 2017.

17-030 OPENING THE MEETING

The Chairman, Cllr Stansell, opened the meeting at 7:31 pm and welcomed everyone to the last meeting of the 2016/17 council year. Cllrs Batley, Bennett, Cammack, Curtis, Drought, Giles, Hart, Newnham, Wirgman and District Councillor Cane were present, together with Keith Rennells, Nicky Bailey and 22 members of the public.

17-031 APOLOGIES

Apologies received from Cllrs Brown, Packer and PCSO Andy Potter.

17-032 DECLARATION OF INTEREST & DISPENSATION REQUESTS

There were no declarations of Interests or Dispensation Requests.

17-033 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 at 7.32 pm and opened this session to the public.

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) March 2017 - Police Report

PCSO Andy Potter had submitted a written report which the Chairman read out as follows:-

From 23 Feb to 26 Mar

Wembury Area

12th March, wheels of car caused damage to crops in field - CR/018357/17

14th March, report of a common assault, no further Police action taken - CR/019915/17

Bovisand Area

Between 12th – 17th March, damage caused to door of property - CR/019928/17

ii) Wembury Corridors & Connections Project

Keith Rennells Consultant & Nicky Bailey, AONB

By way of introduction, Nicky Bailey, the AONB Communities Officer, gave an overview of previous initiatives led by the AONB team in recent years, for which there had been excellent participation in Wembury. Local community engagement is at the heart of the AONB Partnerships work in protecting, enhancing and promoting for enjoyment the protected landscape area.

Keith Rennells has been engaged by the AONB Partnership to coordinate the Corridors & Connections Project. His aim is to produce a costed delivery plan of projects that will enhance landscape features and wildlife habitats in the Wembury area, particularly those that will better connect currently fragmented areas of biodiversity, including broadleaved woodlands, wildflower grassland, hedgerows etc, allowing wildlife species to extend their range and abundance.

An initial phase of work has been taking place with Plymouth University, contracted to undertake GIS mapping of a wide range of surveys, studies, assessments and the mapping of other available information that when considered as a whole, will help target areas for improvement. Examples were shown for land use cover, landscape character, biodiversity targets, woodlands, hedgerows, statutory and non statutory protected wildlife sites, and public access and recreation areas.

Due to past work by conservation and educational organisations, Wembury is fairly unique in having such a detailed record of landscape and biodiversity, and the aim is to turn some of this theory into practice on the ground. The Parish Council's own reports on wildlife verges and open space could be added into the information record, as improvement actions were identified in both studies.

Nicky Bailey reported that South Devon AONB Partnership had secured £100k from the SHDC-controlled Langage Landscape Fund, provided by Centrica to mitigate the building of the Energy Centre. The criteria for that fund means that projects should have a strong landscape enhancement element, particularly focusing new planting and active woodland management, although other conservation measures will be eligible. The criteria also requires community benefit, and projects should also contribute to offsetting the effects of climate change.

The £100k is viewed as private sector funding, so would be used as partial funding for projects, with other sources of grants matched in, including from the public sector or national lottery.

Nicky concluded by outlining the potential development of a local 'Wild Wembury' project work group for the next phase of the project, implementation of the plan. The group would meet to discuss the more detailed delivery of projects, particularly those with strong community benefit. The group could consist of representatives of the parish and district councils, neighbourhood planning, amenity and community groups, the National Trust, Woodland Trust and other landowners with an interest in the project.

The development of the project group could be discussed separately with the Parish Council and perhaps a suitable poster could be produced to inform people how they can become involved.

The Chairman thanked both Nicky and Keith for a very informative presentation.

iii) Members of the Public

a) Planning application 3977/17/FUL - the proposed development of 15 age restricted dwellings at St Werburgh Close, Wembury.

Colin Bowden wished to know the local District Councillor's position and the process of the planning application at South Hams DC. Cllr Cane explained that if the planning officer rejects the application then they would not take any further action. If the recommendation was for approval, then Cllr Brown and he would ask for the application to be determined at the next

South Hams Development Control Committee. Both he and Cllr Brown would be able to speak about the application at the meeting. A representative for the public would also be allowed to speak against the application, as would a member of Wembury Parish Council. The spokesperson for Wembury PC regarding this planning application would be determined once the planning officer's decision is known.

b) Lorna Sherriff, National Trust

Lorna explained that the planning application regarding the installation of pay machines to the Wembury Beach Car Park would have to be amended and resubmitted. This was because the locations of the pay machines had been changed. The machines will not take credit cards, but only take money and scan NT Membership cards.

She also informed members that the Salcombe Harbour Authority, acting for South Hams DC, will shortly be removing all the life rings from the local beaches. The National Trust is currently waiting for guidance on future safety procedures at the beaches.

c) Ian Shannon

The Wembury Rovers football team has been disbanded and players are now playing for other clubs. Consequently, Ian will be trying to start an under 7 year old football team, with the help of parents and Malcolm Brown. **Ian was asked to liaise with Cllr Bennett.**

d) Planning Application 0428/17/ARM – Proposed new dwelling in Bovisand Lane, Down Thomas

Bob Shaw was concerned that there was confusion about the closing date for comments on this application. Also, that not all the objections had been registered on the South Hams DC website. Many of the local residents objected to this planning application and there was concern about an old storage shed and WW2 Bunker on the site, which may be of historical importance. **Cllr Cane agreed to raise these issues with the South Hams DC planners.**

e) Planning Application 0594/17/OPA – Proposed new dwelling in Ford Road, Wembury

i) Sally Sharrock read out a long list of objections against this particular application which was supported by local residents. A copy of the objections was circulated to members. The main objections were that the proposed building is outside the development area, within an AONB and there is no special need for it i.e. speculative development. There is poor access, an impact on wildlife / environment and local community concerns, that it will set a precedent for further development.

ii) Julie Wright explained that she was the applicant for this new dwelling. There would only be one house on this field due to the constraints of the local statutory undertaker's plant. All the necessary environmental and wildlife surveys and studies have been done and are available for inspection. Any local damage will be repaired and the proposed house will be in keeping with the environment.

There were no further comments and the Chairman closed this open session at 8.26 pm to resume Parish Council business.

17-034 REPORT FROM DEVON CC – Cllr Hart.

The Chairman gave Cllr Hart permission to bring this item forward so that he could attend another meeting.

Cllr Hart informed members that there will be County Council elections on 4 May 2017 and that purda now applied.

He corrected a previous statement about money available for Wembury Primary School, but confirmed that there was £10,000 set aside for a preliminary design for the School. Once the ambitions of the School are known they can be set against the money available, to produce an acceptable scheme.

Devon Schools are underfunded and the new system of Education Funding proposed by the Government will provide less money and is a poor scheme. There is currently a petition against these proposals. It is better to have the current system than the new proposals.

The National Grid is currently upgrading all their pylons throughout Devon.

A new highways contractor starts in April. Cllr Hart is aware of the drainage problems in Knighton Road and will try to make it a priority to be fixed by the new contractor. There were no specific questions for Cllr Hart. He then he left the meeting.

17-035 CONFIRMATION OF MINUTES OF THE PARISH COUNCIL MEETING HELD ON 27 FEBRUARY 2017.

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

17-036 MATTERS ARISING FROM THE MINUTES

17-022 i) Down Thomas Community Room – Defibrillator

Cllr Wirgman asked for details of the type of the defibrillator fixed on the outside wall of the Down Thomas Community Room.

Cllr Wirgman will put a suitable defibrillator article in the next Wembury Review.

17-022 ii) New Wembury Signs

Cllr Brown will clarify via email, the current situation with the provision of new Wembury Signs.

17-022 iii) South Hams DC Dog Warden

Cllr Brown is researching a new type of posters and will ask the South Hams DC Dog Warden to have a more visible presence at the Wembury Recreation Ground.

17-023 South Hams DC Planning - Pilot scheme for electronic consultations

Once the system goes live the Clerk will inform members how the system will work.

17-028 Painting the Down Thomas Community Room Exterior

The Clerk informed members that Jon Hayward is due to start the work during the week commencing 18 April 2017.

17-037 TO RECEIVE THE MONTHLY PLANNING REPORTS

i) Planning Applications

The Chairman went through the planning applications.

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

17-038 TO RECEIVE INWARD CORRESPONDENCE

FOR ACTION - Emailed Letters & Emails

a) Devon Senior Voice – New Membership Arrangements

The Clerk explained that two classes of membership are being proposed and he recommended that Wembury PC take the free Associate Membership option, which means that all future communications with Devon Senior Voice will be via email.

Cllr Drought proposed, seconded by Cllr Cammack that Wembury PC takes the free Associate Membership option for Devon Senior Voice. The resolution was approved unanimously.

RESOLVED: That Wembury PC take the free Associate Membership option for Devon Senior Voice.

17-039 URGENT MATTERS BROUGHT FORWARD AT THE CHAIRMAN'S DISCRETION

The Chairman reported that part of the roof has been blown off the Bus Shelter at Hollacombe during the recent windy weather. James Friend has made the Bus Shelter safe and cordoned it off from the public with a suitable warning sign. The Chairman asked for delegated powers for the Clerk and himself to arrange for urgent repairs and if more than £500 to seek a suitable insurance claim for the repairs as appropriate.

Cllr Cammack proposed, seconded by Cllr Bennett that the Chairman and Clerk are assigned

delegated powers to arrange for urgent repairs to the Hollacombe Bus Shelter and if more than £500 to seek a suitable insurance claim for the repairs as appropriate. The resolution was approved unanimously.

RESOLVED: That the Chairman and Clerk are assigned delegated powers to arrange for urgent repairs to the Hollacombe Bus Shelter and if more than £500 to seek a suitable insurance claim for the repairs as appropriate.

**17-040 TO RECEIVE REPORTS FROM THE COUNTY OR DISTRICT COUNCIL
ON MATTERS AFFECTING WEMBURY
SOUTH HAMS DC**

Cllr Brown had submitted a written report which the Chairman read out as follows:-

On Thursday 2nd March, South Hams joined Plymouth City and West Devon Borough Councils in approving the 'Plymouth and South West Devon Joint Local Plan'. The Joint Local Plan will be open for Regulation 19 public consultation from the 15th March. Following this consultation period, it will go to public examination in front of a Government Examiner, should it be approved, it will then form the basis of the Development plan for South West Devon, up until 2034.

What does this mean for Wembury? Well, it states that between now and 2034 the Parish of Wembury needs to build a minimum of 20 new homes. It has been assessed that 10 new homes are viable in Wembury and 10 new homes are viable in Down Thomas. Importantly the JLP in part DEV27 pays significant reference to the protection and enhanced of the South Devon AONB, as a protected area. This does not mean that the AONB is exempt from development; it does mean that when development comes forward, it must be sympathetic to, and enhance the AONB landscape. Perhaps the most important part of the JLP, is the 5-year rolling land supply it provides for the South Hams. This has arguably been the Achilles heel of Planning in South Hams for years now. Being unable to provide evidence of a 5-year rolling land supply has essentially put the ball in the court of developers. That will be less so now.

At the same Council meeting, South Hams members voted to reject the proposal of a Local Authority Controlled Company between ourselves and West Devon Borough Council in its current form. The Joint Steering Group will continue to meet to discuss, and come up with new means of funding the Councils. On the issue of Council tax, South Hams has put Council tax up by £5 for the average Band D property.

On a more personal note. It gives me great pleasure to report that at Full Council on March the 2nd I was elected to serve on the Executive Committee of South Hams for the rest of the 16/17 Municipal year.

The Chairman and members congratulated Cllr Brown on his recent election to the Executive Committee.

Cllr Cane also congratulated Cllr Brown on his council promotion.

He reminded members about the new Recycling Centre at Ivybridge and informed members that Brixton PC has a green waste composting site which earns them money. Wembury people could use the Brixton site if they did not want to take green waste to Ivybridge.

A discussion then ensued about food waste and fly tipping. He then asked for all young mums to use modern washable nappies instead of disposable ones to help the environment. It was suggested that he contact the various mums groups.

Cllr Cane said that statistically $\frac{3}{4}$ of single people over 63 years of age are lonely and reminded members of the various societies and organisations available to help these people.

**17-041 TO RECEIVE REPORTS FROM COMMITTEES AND REPRESENTATIVES
i) WEMBURY SCHOOL REPORT**

The Headteacher's report was taken as read.

The Chairman and members congratulated the School on a recent good OFSTED Report.

ii) WEMBURY WAR MEMORIAL VILLAGE HALL

No report on this occasion.

The new remote controlled screen in the hall is now operational.

iii) LEISURE FACILITIES WORKING GROUPS

a) Wembury Recreation Ground

The Clerk reported that the Devon CC Solicitor is still progressing the transfer of the Wembury Recreation Ground and facilities from South Hams DC. He also confirmed that the transfer of the verges owned by South Hams DC was now part of the contract.

b) Wembury Future Verges Report

i) Highway Community Enhancement Fund

The Chairman reported that the Clerk had submitted an application to Devon CC for a grant from the Highway Community Enhancement Fund in the sum of £1660. This was the shortfall amount for the year one Verges Action Plan, which will cost £4475 in total.

The Clerk also reported that Devon CC are currently carrying out a Life on the Verge Project and have offered assistance with the Wembury PC Verge Project.

ii) Community Road Warden Scheme

The Chairman reported that the Devon CC Community Road Warden Scheme allows for local parish councils to carry out some highway maintenance tasks themselves with the support of Devon Highways. He recommended that Wembury Parish Council should sign up to the Road Warden Agreement. The main benefit is that Devon CC will provide public liability cover for works done by volunteers to the local council. A short discussion ensued.

Cllr Curtis proposed, seconded by Cllr Drought proposed that Wembury PC sign the Devon CC Community Road Warden Agreement. The resolution was approved unanimously.

RESOLVED: That Wembury PC sign the Devon CC Community Road Warden Agreement.

iii) Wembury Verges Action Plan

The Clerk reported that there are several organisations looking at verge management and it would make sense to arrange a meeting with all interested parties to pool resources and to avoid duplication. **The Clerk was asked to look at arranging a suitable meeting.**

c) Recreation Facilities

i) Wembury Football Club

Cllr Bennett reported that nearly all former Wembury Rovers players and also some under 18 players are now playing for other teams. With this in mind, a locally trained coach, Ian Shannon, has decided to concentrate on bringing on a young under 7's side with the help of parents. Malcolm Brown, the former Wembury Rovers secretary will help with advice and equipment.

ii) MUGA

Cllr Bennett is still awaiting an estimate for a suitable lighting scheme.

The large bolt securing the small side gate has been removed by vandals. This has been reported to South Hams DC for replacement.

iii) Youth Club

The club is about to engage in much more outdoor activities now that there is lighter evening.

d) Community Asset Group

Notes of the Group meeting held on 14 March 2017 have been circulated to members.

The Chairman has agreed to take over from Cllr Batley the completion of the application form for the Mussel Inn to become a Community Asset.

iv) LOCAL PLANS

a) SHDC Joint Local Plan

Cllr Brown had already reported on the Joint Local Plan.

b) Neighbourhood Plan

Although the minutes have not been made available yet, the last Steering Group meeting met with Mandy Goddard who has been contracted in by South Hams DC as a planner to help with neighbourhood plans. She informed the meeting that she is very busy and is on temporary contract. However she was quite helpful and urged the steering group to carry out a community survey as soon as possible which could be a good use of funds.

A bank account has been applied for and confirmation that it has been opened is awaited.

v) COMMUNICATIONS GROUP

The Clerk reported that the Wembury Parish Council App is now live and showed it on his iPad. **All members should now download it.**

The Clerk had asked members to play with the new website and to send him comments. Once a couple of comments had been actioned and the Clerk trained to manage the new website, it would go live.

vi) OTHER COMMITTEES / GROUPS / REPRESENTATIVES

i) River Yealm Harbour Authority

Cllr Drought reported that some of the Wembury steps had been damaged by frost and repaired at the instigation of the Yealm Harbour Master.

ii) Potential Development – South Barton Farm

Planning Consultant Amanda Sutherland requested a meeting with the Chairman and several Parish Councillors, to sound out the possibility of a development of 15 houses on land at South Barton Farm. The Chairman explained they met on 16 March 2017 and were show several alternative proposals, all of which had access problems. A discussion ensued. There was real concern that there is no justification for houses on this AONB farmland and that the proposal is only being put forward for financial gain and not for the benefit of the local community.

There was also concern that other schemes are in the pipeline which hope to gain planning permission before the new Joint Local Plan comes into force later in the year.

The Chairman agreed to write to South Hams DC Planning department explaining the Parish Councils concern at this type of speculative development within Wembury and for them to strongly resist this and any other farmland earmarked for development until, the new Joint Local Plan is in force.

iii) Fort Bovisand Redevelopment

The developers of Fort Bovisand have revised their development proposals and arranged a presentation and display of their proposals for the Parish Councillors between 1.30 pm and 3.0 pm on Tuesday 4 April 2017.

Cllrs Drought, Curtis, Stansell, Cammack, Newnham and Packer agreed to attend on behalf of the Parish Council.

17-042 FINANCIAL REPORTS

i) FINANCIAL STATEMENT FOR MARCH 2017

The Chairman presented the financial report as per ANNEX C.

RESOLVED: The Financial Statement for 27 March 2017 is approved, as detailed at ANNEX C.

17-043 EXCHANGE OF INFORMATION

Cllr Curtis queried incidents at Barton Brake and a speeding, noisy car in Hawthorn Park Road. It was suggested that he contact the Police.

The Chairman thanked all the councillors for their attendance and closed the meeting at 9.37 pm.

Roy Fairclough
Clerk

ANNEX A to Wembury Parish Council Minutes – 27 March 2017

1.0 PLANNING APPLICATIONS DECISIONS BY WEMBURY PC

0082/17/FUL – *No objection, but concern about lack of provision of bollards, or similar, on the footpath to prevent speeding bicycles and the lack of a gate / stile at the end of the footpath to prevent horses and motorbikes accessing the Wembury Recreation Ground.*

Details of footpath to serve development approved under 58/1352/12/F
Land Adjacent to Langdon View Knighton Road Wembury PL9 0EB

0428/17/ARM – **OBJECTION** – *The 3 storey building is overbearing, will overlook adjacent properties, have a major impact on the area due to height and is out of keeping with adjacent properties.*

The local community expressed concern that the closing date on the posted notice is earlier than that required by the planning department – needs clarification.

Reserved matters application following outline approval 58/0791/15/O for demolition of store and shelter and construction of 1no. residential dwelling

Development Site At SX 502 502 Bovisand Lane Down Thomas Devon

0594/17/OPA – **OBJECTION** – *The building is outside the development area, within an AONB and no special need for it (speculative development), poor access, impact on wildlife / environment and local community concerns that it will set a precedent for further development.*

Outline planning application with some matters reserved for construction of a single dwelling
Field At Ford Road Wembury

0709/17/HHO – *No objection*

Householder application for an extended ground floor and the extension of the existing first floor accommodation

Ramezee Renney Road Heybrook Bay PL9 0BD

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ANNEX B to Wembury Parish Council Minutes – 27 March 2017

FOR INFORMATION - Emails & Emailed Letters

Devon Communities Together – The Big Devon March – During March 2017

RentPlus Properties – Knighton Road, Wembury

South Hams DC – New website launched

Wembury Primary School – Ofsted report

Devon CC – New Recycling Centre at Ivybridge

South Hams DC – Street Cleansing Survey Feedback

Local Authority of the Future - Booklet

Various Planning Comments

MAGAZINES / NEWSLETTERS – Circulated in the normal way

Surveyor – March 2017

The Clerk – Vol 48 No 2 March 2017

Devon Senior Voice Everyone's Tomorrow – Issue No 32 Spring 2017

Clerk & Councils Direct – Issue 10 March 2017

EMAILS

86 General emails circulated since the last Mailings on 22 February 2017

ANNEX C to Wembury Parish Council Minutes – 27 March 2017

FINANCIAL STATEMENT

Total All Accounts at 27 February 2017 **£51,833.00**

FINANCIAL STATEMENT 27 MARCH 2017

Guidebook Account

Opening Balance 27 February 2017		£3,771.01	
Sales for Period	0	£0.00	
Copies remaining unsold - now updated book	1,698		
March Interest		£0.14	
Closing Balance		£3,771.15	
(£10,000 in 12 Month High Interest Account)		£10,000.00	
Balance at 27 March 2017			£13,771.15

Instant Savings General Account

Opening Balance 27 February 2017		£34,328.80	
Includes £5500 Office Fund - (2006-09)			
Includes £5000 Grounds Maintenance Fund			
March Interest		£1.27	
WI Donation for Printing		£5.00	
Electronic Transfers			
Transfer to Current Account		-£2,000.00	
Transfer to Current Account		-£3,000.00	
Elburton Post Office Donation		£170.00	
Balance at 27 March 2017			£29,505.07

Current Account

Opening Balance 27 February 2017		£2,258.68	
1st Wembury Scouts - Grant	2606	-£100.00	
DT Short Mat Bowling Club - Grant	2607	-£300.00	
J Friend Gdn Serv - Painting Bus Shelters	2608	-£885.98	
DALC Subs - 2017	2609	-£664.14	
BrightSea Prnt Grp - Discovering Wembury	2610	-£499.20	
Electronic Transfers			
Clerks Salary & Expenses February 2017		-£1,130.48	
Transfer from General Account		£2,000.00	
Transfer from General Account		£3,000.00	
Balance at 27 March 2017			£3,678.88

VAT to be reclaimed **£1,644.84**

Total All Accounts at 27 March 2017 **£48,599.94**