



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 25 September 2017.

17-108 OPENING THE MEETING

The Chairman, Cllr Stansell, opened the meeting at 7:30 pm saying how nice it was to have so many people in attendance. Cllrs Batley, Bennett, Brown, Cammack, Curtis, Giles, Hart, Newnham, Packer and Wirgman were present, together with PCSO Andy Potter, Philip Beagle, Fort Bovisand Redevelopment and 42 members of the public.

17-109 APOLOGIES

Apologies received from Cllr Drought, the Clerk and District Cllr Cane.

17-110 DECLARATION OF INTEREST & DISPENSATION REQUESTS

There was a discussion regarding Cllr Curtis' personal interests in the Blue Cedar development proposals; Cllr Wirgman said that for the Taylor Wimpey development she was able to sit-in but not vote. Cllr Curtis remained on those grounds. There were no other declarations of Interests or Dispensation Requests.

17-111 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 7.35 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) September 2017 - Police Report

PCSO Andy Potter gave his report from 1st September to 22nd September 2017, as follows:-

Wembury

13th. Report of dog worrying livestock CR/078908/17

Overnight 13th / 14th theft of property from two vans parked in Mewstone Avenue
CR/079114/17 and CR/079141/17

Bovisand

Between 2nd and 7th burglary dwelling, chalet broken into, money stolen CR/076928/17

Members commented on the surprising amount of thefts of kayaks from the Wembury Beach storage area recently.

Mr Groon took the PCSO to task and complained extensively about parking near the Knighton Stores and the police not doing their job.

The Chairman called the meeting to order and closed the item.

ii) Fort Bovisand Redevelopment – Philip Beagle

Philip Beagle outlined the updates to the planning proposal and a lively debate followed.

Sally Kinsey objected to noise and obstructions

Margaret Wood Edwards had a question as to whether the cliffs would be stabilised before the mains works start. Philip Beagle responded and said yes they would.

James Hart posed questions about access to site prior to planning approval and where waste water would be directed together with the consequential disruption to the footpath. Philip's response was reassurance of access.

Peter Wood Edwards is concerned about traffic issues. Philip responded that they are working on the problem.

Sally Kinsey said there was a shortfall in the ecological studies. Philip responded that they had followed correct methodologies.

David Pinder stated that this is a significant historic building in poor state and emphasised the importance to the area and the country that it is improved.

The matter of roads and congestion continued back and forth without progressing until the Chairman intervened and closed the matter.

iii) Members of the Public

a) Mr Malcolm Jones raised an objection to 2976/17/HHO concerning the replacement of a Juliette balcony with a larger balcony.

b) Proposed Blue Cedar Development, Wembury

Colin Bowden referred to the Parish Council's objection to the original proposal due to the overwhelming pressure from local residents. He then went on to suggest that the new proposal has changed nothing and the new scheme should also be rejected.

Several other members of the public present were against the scheme and made the following comments:-

The locality to a bus service was questioned.

There is no need for further house in Wembury

Concern about damage to hedgerows and being cut back for the scheme.

Concern about brambles forming the southern boundary

Adverse impact on the AONB and Heritage Coast

Will not meet local needs – should be limited to about 10 dwellings

Surveys a bit 'wishy washy' – concern about cirl buntings

Recommend greater work on Archaeological Surveys of the site.

Bill Richardson, Blue Cedar Development, responded by saying that the resubmission is a reduced scheme in response to the 'sole' objection by South Hams DC which was based on landscaping. The continuation of the Appeal of the original scheme rests on whether or not the revised scheme causes major or minor harm to the local environment. The houses are being sold on an age basis and the site will be managed. Consequently, the local adjacent hedgerow

and boundary treatment will also be managed as the scheme develops. He pointed out that the concept of greater than 10 houses being a major development is not yet in effect. The surveys carried out followed the RSPB methodology.

A general discussion ensued and Bill Richardson was asked the following questions:-

Is it possible that the houses might be sold without an age restriction?

Have ex pats bought them?

What would be the price of the properties?

Will the prices be 'pegged' for local people?

Bill Richardson responded:-

It is part of the Blue Cedar target to sell the houses with an age restriction, as it affects their grant for open space to be provided if sold without an age restriction

Property prices will be pegged to the local property market values

He would be prepared to give local people 'first refusal' for say the first 2 to 3 months

Only 4 out of 128 properties have gone to ex pats from abroad to date

The Chairman thanked all for their contributions and brought this item to a close.

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

17-112 CONFIRMATION OF MINUTES OF THE PARISH COUNCIL MEETINGS HELD ON 31 JULY & 21 AUGUST 2017.

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

17-113 MATTERS ARISING FROM THE MINUTES

31 JULY 2017 MINUTES

17-082 South Hams DC Development Management Committee

Cllr Brown reported that he had been unable to get the officers together for this event.

17-096 New Wembury Signs

Cllr Brown reported that nothing further has been heard about how the twinning element can be included in the new signs. **He would continue to chase.**

21 AUGUST MINUTES

17-104 Blue Cedar Homes Correspondence

In the interests of transparency, it was decided that this matter would not be discussed during the absence of the clerk.

17-114 TO RECEIVE THE MONTHLY PLANNING REPORTS

i) Planning Applications

The Chairman went through the planning applications.

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

17-115 TO RECEIVE INWARD CORRESPONDENCE

FOR ACTION - Emailed Letters & Emails

a) South Hams DC – One Council Proposal Consultation - Closing date 8 October 2017

The Chairman and several Parish Councillors had attended the Public Meeting on 14 September and have given their views

b) Devon CC – Mineral Safeguarding Areas

No comments.

17-116 URGENT MATTERS BROUGHT FORWARD AT THE CHAIRMAN'S DISCRETION

None.

17-117 TO RECEIVE REPORTS FROM THE COUNTY OR DISTRICT COUNCIL ON MATTERS AFFECTING WEMBURY DEVON CC

Cllr Hart report that Devon CC was now only the 38th worst authority in terms of money. It looks likely that devolution will be going ahead with 16 of 17 local councils being in favour. There is £1M of the "Apprenticeship Levy" in Devon that needs to be spent. Sherford School is now going ahead and Taylor Wimpey are again selling homes in Sherford.

SOUTH HAMS DC

Cllr Brown said the recreation ground work was due to be completed on 26th September. The single council event in Wembury was attended by 18 people.

The effect would be an increase in Council Tax for South Hams residents to balance against those of West Devon whose accounts have a deficit significantly larger than SHDC.

He urged all to go to the website to learn more and vote.

Cllr Cane

No report on this occasion.

17-118 TO RECEIVE REPORTS FROM COMMITTEES AND REPRESENTATIVES

i) WEMBURY SCHOOL REPORT

There was no report on this occasion. Read the Headteacher's BLOG on the School website at www.wemburyprimary.co.uk

ii) WEMBURY WAR MEMORIAL VILLAGE HALL

There was no report on this occasion.

iii) LEISURE FACILITIES WORKING GROUPS

a) Wembury Recreation Ground

i) Transfer of Land & Facilities

The Chairman reported that following a meeting with the lawyers on 22 August 2017, it was agreed that they would get together and take out some of the obstructive clauses which implied that Wembury PC would need to seek permission for every minor matter. The contract should now be able to be finalised.

ii) Taylor Wimpey Work – Wembury Recreation Ground

The Chairman reported that the £10k S106 money for the bus shelter will be passed to Wembury PC, so they can arrange for the erection of the bus shelter at the agreed location in Church Road, Wembury.

Brownhill Lane has been put back until later this year

b) Wembury Future Verges Action Plan

The Chairman reported that dates in October and November are being prepared for local verge events to encourage the local community to become more practically involved in the project.

Keith Rennells is getting together some response cards for people to report and respond to these events.

c) Recreation Facilities

Cllr Bennett reported as follows:-

i) The Youth Club met on 1st September when a new plan for evening activities was tried. This was well received and is attracting new members.

ii) The Wembury Recreation Ground Master Plan implementation is well under way. The Taylor Wimpey work is nearly complete with just the white lining to the car park to finish. South Hams DC now has access to the field which was cut on 25 September 2017.

iii) Friends of Wembury School have said a pavilion would be well used by the School if it were erected in the school owned field. The School would also be happy to maintain and clean the pavilion. This could raise security complications relating to public access over school property and possibly ownership issues. **The Recreation Group need to discuss this matter.**

iv) Cllr Brown was asked the status of S106 money from Knighton Hill.
He agreed to investigate further.

iv) LOCAL PLANS

a) SHDC Joint Local Plan

Cllr Brown reported that the Joint Local Plan inspection is under way with hearings due from January 2018.

b) Neighbourhood Plan

Cllr Packer had nothing new to report.

vii) OTHER COMMITTEES / GROUPS / REPRESENTATIVES

Nothing to report.

17-119 FINANCIAL REPORTS

i) Financial Statements for August & September 2017.

The Chairman presented the financial statements as per ANNEX C.

RESOLVED: The Financial Statement for August & September 2017 are approved, as detailed in ANNEX C.

17-120 EXCHANGE OF INFORMATION

Cllr Cammack reported that the school had held a “Bikability” event which resulted in a rutted track across the recreation ground.

He also reported further issues of parking at the end of Barton Close blocking access to the footpath beside the village hall.

The Chairman thanked all the councillors for their attendance and closed the meeting at 10.05 pm.

Roy Fairclough
Clerk

ANNEX A to Wembury Parish Council Minutes – 25 September 2017

1.0 PLANNING APPLICATIONS CONSIDERED BY WEMBURY PC

2692/17/HHO - No objection

Householder application for removal of existing rear conservatory and construction of new single storey extension.

49 Hawthorn Drive Wembury Devon PL9 0BE

2798/17/HHO - No objection

Householder application for conversion of existing attached garage to garden store, en-suite bathroom and utility including raising roof level.

1 Highfield Drive Wembury PL9 0EX

2814/17/FUL – Objections as per previous application – effect on the AONB, Heritage Coast and National Trust land

Development of 12 age-restricted dwellings and associated infrastructure with details of access, appearance, landscaping, layout and scale (resubmission of 3977/16/FUL)

Land South of St Werburgh Close Wembury Devon PL9 0AP

2821/17/FUL - Objection unless amended to resolve traffic concerns

Revised application for the conversion of Bovisand Fort and associated buildings, removal of one building, and construction of new towers, an apartment building, 11 new dwellings, new quayside commercial accommodation and conservation of historic fabric, together with associated landscaping, parking and re-establishment of the link to the coastal footpath, creating a total of 81 residential units, office, teaching/studio space, event space, visitor centre and facilities, café and relocation of MOD space and additional commercial space.

Fort Bovisand Bovisand Devon PL9 0AB

2822/17/LBC - Objection unless amended to resolve traffic concerns

Revised listed building consent for the conversion of Bovisand Fort and associated buildings, removal of one building, and construction of new towers, an apartment building, 11 new dwellings, new quayside commercial accommodation and conservation of historic fabric, together with associated landscaping, parking and re-establishment of the link to the coastal footpath, creating a total of 81 residential units, office, teaching/studio space, event space, visitor centre and facilities, café and relocation of MOD space and additional commercial space.

Fort Bovisand Bovisand Devon PL9 0AB

2859/17/HHO - No objection

Householder application for construction of single storey rear extension, flat roof to provide terraced balcony

28 Knighton Road Wembury Devon PL9 0EB

2865/17/FUL - No objection

Partial demolition and extension to existing outbuilding, removal of existing outbuildings and storage containers to facilitate construction of new dwelling, and construction of additional detached dwelling and associated access, car parking and landscaping on adjoining garden

Freebird Wembury Road Wembury PL9 0DH

2893/17/PAT - No objection

Prior notification of proposed development by telecommunications code system operators for proposed 12.5m high lattice tower with 3no. antennas fixed to tower including 2no. 0.3m dishes, cabinet and associated equipment

Field at SX 510 494 Langdon Barton Farm adjacent to High Road Down Thomas Wembury

2927/17/VAR - No objection

Variation of condition 2 (approved plans) following grant of planning permission 0055/17/HHO (erection of raised decking and cladding of gable of south-west wall of existing bungalow) for enlarged area of decking

117 Southland Park Road Wembury PL9 0HH

2976/17/HHO – Objection – Overlooking and loss of privacy of neighbour

Householder application for replacing of Juliette balcony with balcony

8 Brownhill Lane Wembury PL9 0JH

2988/17/OPA - No objection

Outline planning application with all matters reserved for erection of detached dwelling.

Land at West Hill, Adjacent To 'Seaview' Heybrook Bay PL9 0BB

3016/17/HHO – No objection

Householder application for single storey extension to rear

50 Knighton Road Wembury PL9 0EB

3017/17/HHO – Objection – Overlooking, loss of privacy, loss of light and over shadowing of neighbour

Householder application for a 2 storey extension to rear of property.

48 Knighton Road Wembury PL9 0EB

2562/17/TPO – Objection – Advice of Wembury Tree Warden

T1: Sycamore - removal of specific overhanging branches over garden back to main stem shown on attached photos, crown height reduction by up to 3 metres, crown thinning by approx 10%;

T2: Sycamore - removal of specific overhanging branches over garden back to main stem shown on attached photos, crown height reduction by up to 3 metres, crown thinning by approx 10%.

16 Barton Brake Wembury Devon PL9 0BJ

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ANNEX B to Wembury Parish Council Minutes – 25 September 2017

FOR INFORMATION - Emails & Emailed Letters

DALC Annual Report 2016/17 – AGM on 10 October 2017 at Exeter

Friends of Wembury School – Car Boot Sale on 15 October 2017

Wembury Marine Centre – End of Season Celebration – 22 October 2017

Devon County Council (Bovisand, Wembury) (No Waiting at Any Time) - Amendment Order

Various Planning Consultations / Comments – See emails

MAGAZINES / NEWSLETTERS – Circulated in the normal way

Clerk & Councils Direct – September 2017 Issue No 113

The Clerk – September 2017 Vol 48 No 5

EMAILS

123 General emails circulated since the last Mailings on 14 August 2017

ANNEX C to Wembury Parish Council Minutes – 25 September 2017

FINANCIAL STATEMENT

Total All Accounts at 31 July 2017 **£51,601.26**

FINANCIAL STATEMENT AUGUST & SEPTEMBER 2017

Guidebook Account

Opening Balance 31 July 2017		£3,785.79	
Sales for Period	40	£80.00	
Copies remaining unsold - updated book	1,654		
August Interest		£0.16	
Closing Balance		£3,865.95	
(£10,000 in 12 Month High Interest Account)		£10,000.00	
Balance at 25 September 2017			£13,865.95

Instant Savings General Account

Opening Balance 31 July 2017		£33,966.40	
Includes £5500 Office Fund - (2006-09)			
Includes £5000 Grounds Maintenance Fund			
August Interest		£1.46	
Transfer to Current Account		-£4,000.00	
Balance at 25 September 2017			£29,967.86

Current Account

Opening Balance 31 July 2017		£3,395.58	
M Cane - Bus Shelter Repairs	2631	-£794.00	
Konica Minolta - Photocopier	2632	-£67.03	
DT Community Room - Insurance	2633	-£84.00	
DT Silver Jubilee Hall - Meetings	2634	-£21.00	
LCR Magazine Subs	2635	-£17.00	
Grant Thornton - External Audit	2636	-£240.00	
Electronic Transfers			
Clerks Salary & Expenses -July		-£1,124.01	
Clerks Salary & Expenses -August		-£1,114.76	
Transfer from General Account		£4,000.00	
BT - Internet		-£90.00	
NPower - DT Community Room		-£34.19	
Keith Rennells - Verges Project Ph2		-£1,484.25	
Balance at 25 September 2017			£2,325.34
VAT to be reclaimed			£535.29

Total All Accounts at 25 September 2017 **£46,694.44**