



The logo for Wembury Parish Council features the word 'wembury' in a blue, lowercase, sans-serif font. Above the 'u' is a stylized blue and white graphic of a castle tower. Below 'wembury' is the text 'Parish Council' in a smaller, black, 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 Wembury War Memorial Village Hall, on Monday 29 January 2018.

18-001 OPENING THE MEETING

The Chairman, Cllr Stansell, opened the meeting at 7:30 pm and welcomed everyone to the meeting. Cllrs Batley, Bennett, Brown, Cammack, Curtis, Drought, Giles, Newnham, and Wirgman were present, together with District Councillor Cane, PCSO Andy Potter and 50+ members of the public.

18-002 APOLOGIES

Apologies received from Cllrs Hart and Packer.

18-003 DECLARATION OF INTEREST & DISPENSATION REQUESTS

Cllr Bennett declared an interest regarding the grant request from the Wembury Youth Club.
Cllr Wirgman declared a personal interest in planning application 4254/17/HHO, 21 Leyford Close, Wembury.

There were no other Declarations of Interests or Dispensation Requests.

18-004 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 7.31 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) January 2018 - Police Report

PCSO Andy Potter gave his report as follows:-

From 17th Dec 17 to 24th Jan 18

Wembury

21st Dec, theft of fence posts, enquiries ongoing CR/110725/17
1st Jan, reported theft of store card, no further Police action CR/003819/18
6th Jan theft of wall stone from driveway of house CR/004601/18
14th Jan report of a dog out of control, enquiries ongoing CR/004166/18
22nd Jan theft of property from a house, enquiries ongoing CR/006941/18

Bovisand

27th Dec burglary to Bovisand Café, enquiries ongoing CR/112409/17
There were no comments from members or the public.

ii) Keith Rennells – Wembury Wildflower Verges Project

Keith Rennells, introduced himself as the consultant working with Wembury PC to enhance the verges throughout Wembury Parish. He then outlined the work carried out so far on various verges within Wembury, Hollacombe and Down Thomas. Engagement with the local community has been good and more presentations and work days will be planned for later in the year to further encourage the local community to take part.

A draft programme of work for 2018 has been prepared which will continue and expand the good work already done to the verges. There are various grants available for this type of work and they are currently being examined against the proposed programme of works.

The Chairman thanked Keith for his presentation.

If you wish to become involved with enhancing the verges around the parish to improve the local wildflowers and enhance the wildlife, then please contact Keith on 07779 242191 or email on wemburyverges@gmail.com - Check out the Wembury PC Facebook page.

iii) Amanda Sutherland, Southerland Properties and Legal Services Ltd

Proposed development of 15 Dwellings at Veasy Park / South Barton Farm

Amanda Sutherland introduced herself as the planning consultant promoting this development. She then outlined the proposed development for 15 properties on land adjacent to South Barton Farm and Veasy Park, Wembury, with the aid of large display boards. The current planning application is for outline planning permission to build 15 dwellings and the housing details will be the subject of a later detailed planning application. However, it was suggested that the dwellings would be a mixture of 1, 1.5 and 2 stories high with 6 affordable houses. The affordable houses are planned to be social rented housing, so they are more affordable to younger local people. As this development is in the AONB, the development is landscape led with considerable landscaping around the site, so there will be no views into the site from public areas. Amanda then asked for questions.

Numerous people at the meeting expressed their views, which are summarised below:-

Is there a need to build houses on good farm land – why not just build on the farm site?

Increase in traffic on the narrow roads within Wembury village

The development would be visually prominent and is outside the 1950's village boundary and development boundary

Why do we need houses with Sherford so near – 10 minutes drive away

There will be many more cars driving past the local Veasy Park houses

Joint Local Plan only designates 10 houses for Wembury Parish up to 2034 with no allocated development sites

There is a historic sewerage problem with the drainage system, which has occurred and before SWW took over the drainage system – they may not be aware of it

Original surveys carried out did not identify this site for development

Access too narrow and has poor sight lines due to the bend, which makes it dangerous for people walking dogs – access is not wide enough

The land is higher than adjacent Veasy Park houses and the on-site drainage could cause drainage or flooding problems for local houses

Amanda answered many queries. She confirmed that both Devon Highways and SWW were happy with the proposed development. However, Amanda took note of the comments made. She had already circulate a response form, which she collected outside the meeting. There was also a discussion about the possibility of self-build houses on the site and the possible conversion of some of the farm buildings to retail or light industry to suit the needs of the local community.

The Chairman thanked Amanda for her presentation.

iv) Members of the Public

Bob Short – Planning Application 0124/18/ARM – Site at Bovisand Lane for one dwelling

Bob Short was objecting to this planning application. He had studied the re-submitted planning application and plans in detail and had produced a pack of information which supported his objection. He passed a copy of the pack to the local ward councillors. He then outlined the main points of his objection. Basically the re-submitted plans have fundamentally not changed. Mr Nelson also spoke against this planning application and supported Mr Short. Altogether about 20 people at the meeting supported Mr Short in his objection to this planning application. The Clerk suggested that delegated powers should be given to the Down Thomas Ward Councillors to determine the Wembury PC resolution on this planning application if necessary.

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

18-005 CONFIRMATION OF MINUTES OF THE PARISH COUNCIL MEETING HELD ON 18 DECEMBER 2017.

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

18-006 MATTERS ARISING FROM THE MINUTES

17-152 i) South Hams DC Development Management Committee

Cllr Brown reported that due to a clash of speakers he has now invited the leader of the South Hams DC Development Management Committee, Cllr Steer, to the April meeting of the Parish Council to discuss planning and TPO issues.

17-152 ii) New Wembury Signs

Cllr Brown is still awaiting DCC and AONB to correct the mistakes.

17-152 iii) Wembury Recreation Ground – Barton Brake Barrier

The Chairman informed members that a meeting of the Wembury Recreation Group had been arranged on 15 January 2018 to discuss this matter, but had to be postponed. A short discussion followed. **It was agreed that the WRG Group will meet on Tuesday 6 February 2018 at 2 pm at Churchwood Valley to discuss this and other matters.**

17-156 Wembury Beach Toilets

Cllr Brown was awaiting details of the running costs of the Wembury Toilets and information about who owns the land they are built on, from South Hams DC officers. **Cllr Packer** to form a small group of members from the Beach Liaison Group to consider the Wembury Toilets future retention alternatives.

17-159 Wembury Recreation Car Park

The Clerk is monitoring the situation regarding a potential problem with the first parking space.

18-007 TO RECEIVE THE MONTHLY PLANNING REPORTS

i) Planning Application 3769/17/OPA

Proposed development of 15 Dwellings at Veasy Park / South Barton Farm

A lengthy discussion ensued. The presentation by Amanda Sutherland, Southerland Properties and Legal Services Ltd and all the comments raised during the public session were considered. The following resolution was proposed by Cllr Cammack, seconded by Cllr Bennett and approved by 9 votes for with 1 abstention.

RESOLVED: Wembury Parish Council OBJECT to planning application 3769/17/OAP for the following reasons:-

The access is not practicable and considered dangerous due to its narrow width, poor sight line and conflict with pedestrians

The local drainage system has historic problems (which SWW may not be aware of) which will be made worse by this development

The site is much higher than adjacent buildings and so the proposed SUDS system of surface water drainage could cause drainage and flooding problems to adjacent properties

This development is outside the village boundary and development boundary which was set to prevent exactly this type of village spread

There is no justification of village need for these properties – The Joint Local Plan is proposing 10 houses within Wembury Parish up to 2034 – over 70 dwellings have already been built, or are currently being built – Sherford is only 10 minutes drive away

Following the Princes Trust survey, this site was not identified as one for development – it is purely speculative development on good farmland currently being farmed

This proposal is unacceptable skyline development which further encroaches into the AONB reducing the rural nature of the village

There are already two dwellings approved with one further to come adjacent to this site, which means that the overall development for the whole site is 18 dwellings and not just 15 dwellings – consequently, this proposal should be considered as a major development.

ii) Planning Application 58/0124/18/ARM

Proposed Development Site at SX 502 502, Bovisand Lane, Down Thomas, Devon

A short discussion ensued and the comments made by members of the public considered.

The following resolution was proposed by Cllr Drought, seconded by Cllr Newnham and approved by 9 voted for with 1 abstention.

RESOLVED: Wembury Parish Council OBJECT to planning Application 58/0124/18/ARM as the building is still overbearing, too high and overlooks neighbours – not enough design change, especially regarding the overall height of the building.

iii) Planning Applications

The Chairman went through the planning applications in Annex A of the Agenda.

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

iv) Circulation of Planning Applications

A discussion ensued about the circulation of planning applications, especially as several plans were not available at the meeting to view. **The Clerk agreed to clarify the system, so that all the plans were available to view at future Parish Council meetings.**

18-008 TO RECEIVE INWARD CORRESPONDENCE

FOR ACTION - Emailed Letters & Emails

a) Royal Garden Party 2018

A short discussion ensued and Cllr Brown was happy for his name to go forward for the draw. **The Clerk gave Cllr Brown the papers to be completed and returned to DALC.**

b) England Coast Path

There are going to be improvements to public access along the South West Coast Path between Cremyll and Kingswear. **The Clerk was asked to convey members concerns about the Yealm Ferry and cycling on the path.**

c) Wembury School

The School is currently carrying out a Wembury Childcare Survey and Sufficiency Needs. **Members to let the School have any individual comments.**

d) Wembury Youth Club – S137 Grant Request

Cllr Bennett left the room and returned after the resolution vote.

Wembury Youth Club has requested a grant to offset the loss of a DCC grant this year, to enable it to continue and meet the ever increasing running costs. A short discussion ensued.

Cllr Brown proposed the following resolution which was seconded by Cllr Drought and approved unanimously.

RESOLVED: To grant Wembury Youth Club £500 towards the running costs of the club.

18-009 URGENT MATTERS BROUGHT FORWARD AT THE CHAIRMAN’S DISCRETION

None.

18-010 TO RECEIVE REPORTS FROM THE COUNTY OR DISTRICT COUNCIL ON MATTERS AFFECTING WEMBURY

DEVON CC

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

Lots of heavy rain over the last few weeks has caused flooding, trees to blow down and created a large number of potholes all over the County. Devon CC and Skanska are now slowly catching up with this.

The dip between Brixton and Yealmpton is due to be resurfaced any day now.

Discussions are still ongoing with the Sherford Builders about the floods on roads to Deep Lane Junction. There has been some improvement but the water is still a problem particularly close to where the vehicles cross.

Devon CC is now in the Budget cycle and has set a provisional budget based on 3% increase for Adult Care and 1.9% for all other services. The Government have now allowed local authorities to raise council tax by an extra 1%. I have already said to the media that DCC will take this extra money and target Drainage, Road Patching and Potholes. A 1% council tax equates to an extra £3.6 million.

Devon County Council, Plymouth, Torbay, and the 8 District Councils have succeeded in becoming a Pilot Group to retain more of our Business Rates. We are one of ten groups out of over thirty that applied. As a group we should benefit by about £17 million and Devon’s share should be in the region of £9.8 m. This is a one year pilot. By 2020 local government finance will only be coming from Council Tax and Business Rates. It is expected that ALL Government Grant will cease.

I have had a request to look at Traine Road again and asked highways to look at the signs suggested. However, from the photo’s that have been sent to me, it looks as if the existing signs could do with being cut around Is it possible to get someone to do it if I pay out of the locality budget. **The Clerk has already put this in hand.**

SOUTH HAMS DC

Cllr Cane

Apologised for not attending the Parish Council meeting of late due to various problems, but was now ready to give a full report.

There will be about £120,000 available from planning grants which will be put towards more officers.

The new formula for Business Rates means that SHDC can keep 40% which equates to about £475,000, but this is only for one year. So we will have to see what happens later.

The District Council is looking at the legality of putting up the Council Tax on second homes to above 100%.

Local supermarkets have been asked to look at their plastic packaging to see how it can be reduced by different packaging methods.

There are parking problems around the Staddiscombe Rugby Club, usually at the weekends when matches are played, which is now becoming dangerous. SHDC is discussing a larger car park with the club and Cllr Cane would like support from Wembury PC to help resolve this parking problem.

Sophie Hoskin will be replacing Steve Jordan when he leaves on 8 February. Other officers will move up and Steve's post will not be replaced, resulting in a saving on staffing costs. SHDC is hoping to start a local lottery to raise money which can then be ploughed back into the area.

The District Council is encouraging everyone to pay their Council Tax electronically, which will make a financial saving.

Cllr Brown said that he had nothing further to add to Cllr Cane's report.

18-011 TO RECEIVE REPORTS FROM COMMITTEES AND REPRESENTATIVES

i) WEMBURY SCHOOL REPORT

The Headteachers report was taken as read.

Read the Headteacher's BLOG on the School website at www.wemburyprimary.co.uk

ii) WEMBURY WAR MEMORIAL VILLAGE HALL

The report from Chairman, Brian Dixon was taken as read.

Funds are now being raised towards replacing the hall floor.

iii) LEISURE FACILITIES WORKING GROUPS

a) Wembury Recreation Ground

i) Land Transfer & Planting

The Chairman reported that the land transfer contract is being finalised for signing.

The planting along the car park fencing has been progressing slowly due to the recent wet weather. Other planting on the site needs further discussion by the WRG Group.

The formation of a Management Group to manage the Wembury Recreation Ground, including members of the public, also needs to be discussed.

The next Wembury Recreation Ground Working Group has been arranged for Tuesday 6 February 2018 at 2 pm at Churchwood Valley Park.

ii) Childrens Play Area

Cllr Bennett has circulated a report outlining the designs of two likely providers. A third quote is being sought and a site meeting arranged for 20 February 2018 at 2 pm. A final meeting will then be required to agree on the final design and supplier with the local community.

b) Recreation Facilities

i) School / Community Orchard

Cllr Bennett had circulated a report of the site meeting to discuss the Community Orchard. An Action Plan has been prepared and work to the Orchard is likely to be carried out in March or April. Due to child safety reasons, access to the Orchard will be by invitation only from the School, who own the Orchard. Consequently, it will now be called the School / Community Orchard.

ii) Wembury Youth Club

Attendance has picked up and the leaders are happy with their programme. Finance for the running costs has been withdrawn by Devon CC this year. Hence the request for a grant from Wembury PC.

c) Wembury Future Verges Project

Keith Rennells had already done a suitable presentation earlier in the meeting. Members agreed to continue with the Wildflower Verges Project for a further year and noted the proposed programme of work proposed by Keith. **The Clerk is to request costs from Keith Rennells for further discussion by members.**

iv) LOCAL PLANS

a) SHDC Joint Local Plan

Cllr Brown reported that the Joint Local Plan, is currently being examined this week. It is now approaching a form which can be used.

b) Neighbourhood Plan

The Neighbourhood Plan appears to have stalled a little and a meeting is urgently required to reinvigorate the group members. The Housing Needs Survey needs to be carried out as soon as possible. **Cllr Packer to action.**

vii) OTHER COMMITTEES / GROUPS / REPRESENTATIVES

a) Communications Group

Cllr Brown reported that Facebook is working well and reaching more and more people, especially regarding controversial planning applications.

b) TAP Fund

There is a meeting next week for SHDC members to determine the amount of TAP Fund grant given to each parish council. A discussion ensued. **It was felt that Wembury PC should be represented by the Chairman at this meeting.**

18-012 FINANCIAL REPORTS

i) Financial Statements for January 2018.

The Chairman presented the financial statements as per ANNEX C.

RESOLVED: The Financial Statement for January 2018 is approved as detailed in ANNEX C.

ii) High Interest Account – Discovering Wembury Book

The Clerk reported that the banking rules have now changed and he was not able to re-invest the £10,000 into the high interest account without filling in more forms and with two signatures. The rate was also a very low 0.8%. He therefore asked whether this money might be required for the electronic version of the Discovering Wembury Book before it was tied up for 12 months. A discussion ensued. **It was suggested that once the result of the TAP Fund awards were known the Chairman and Clerk should discuss this matter and bring a recommendation back to the next meeting.**

18-013 EXCHANGE OF INFORMATION

None.

The Chairman thanked all the councillors for their attendance and closed the meeting at 9.45 pm.

Roy Fairclough
Clerk

ANNEX A to Wembury Parish Council Minutes – 29 January 2018

1.0 PLANNING APPLICATIONS CONSIDERED BY WEMBURY PC

3769/17/OAP - OBJECTION

The access is not practicable and considered dangerous due to its narrow width, poor sight line and conflict with pedestrians

The local drainage system has historic problems (which SWW may not be aware of) which will be made worse by this development

The site is much higher than adjacent buildings and so the proposed SUDS system of surface water drainage could cause drainage and flooding problems to adjacent properties

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Following the Princes Trust survey, this site was not identified as one for development – it is purely speculative development on good farmland currently being farmed

This proposal is unacceptable skyline development which further encroaches into the AONB reducing the rural nature of the village

There are already two dwellings approved with one further to come adjacent to this site, which means that the overall development for the whole site is 18 dwellings and not just 15 dwellings – consequently, this proposal should be considered as a major development.

Outline application for the erection of 15 No dwelling houses – all matters reserved save for access and layout

South Barton Farm, Veasy Park, Wembury, PL9 0ES

4018/17/HHO – OBJECTION

Overdevelopment, too large a balcony which may cause problems with neighbours and loss of light – Perhaps the design could be amended?

Householder application for proposed single storey extension to rear of property and extension to loft with new dormers to front and rear

50 Southland Park Road Wembury PL9 0HQ

4128/17/HHO – No objection

Householder application for conversion of attached garage to bedroom and external alterations
119 Southland Park Road Wembury Devon PL9 0HH

4193/17/FUL – No Objection – Concern that alterations have been made to accommodate the proposed adjacent application for 15 dwellings.

Erection of 2 no x 4 bedroom residential dwellings including parking space and garden curtilage

South Barton Farm Veasy Park Wembury PL9 0ES

4209/17/HHO – No objection

Householder application for loft conversion with raised ridge and rear dormer

16 Longlands Drive Heybrook Bay PL9 0BL

4254/17/HHO – No objection

Householder application for construction of a rear dormer, ground floor front extension, and existing external window openings modified to create doors.

21 Leyford Close Wembury PL9 0HX

Page 1 of 2 Annex A

4322/17/HHO – No objection

Householder application for extension of porch, replacement and extension of the roof and installation of solar panels.

Sea View West Hill Heybrook Bay PL9 0BB

4425/17/HHO – No objection

Householder application for removal of existing shed and build a proposed summerhouse/store room

Sea View West Hill Heybrook Bay PL9 0BB

4342/17/HHO – No objection

Householder planning application for the raising of roof structure to create additional accommodation and side extension

Darley Renney Road Heybrook Bay Devon PL9 0BD

58/0124/18/ARM – OBJECTION

Same as before – the building is still overbearing, too high and overlooks neighbours – not enough design change, especially regarding the overall height of the building.

Application for approval of reserved matters following outline approval 58/0791/15/O for demolition of store and shelter and construction of one residential dwelling – resubmission of 0428/17/ARM

Proposed development site at SX 502 502, Bovisand Lane, Down Thomas, Devon

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ANNEX B to Wembury Parish Council Minutes – 29 January 2018

FOR INFORMATION - Emails & Emailed Letters

South Hams DC - 2018 Register of Electors

Let's Talk about Dementia in our Communities – 2 February 2018 – Watermark, Ivybridge
- 9.30 am – 3.00 pm

Yealm Community Energy – AGM – 3 February 2018, WIC Hall, Newton Ferrers – 10 am

Citizens Advice South Hams – Thank you letter for S137 grant

Planning Comments – Various, see emails

MAGAZINES / NEWSLETTERS – Circulated in the normal way

The Clerk – Jan 18 Vol 49 No 1

Clerk & Councils Direct – Jan 18 Issue 115

EMAILS

114 General emails circulated since the last Mailings on 10 December 2017

ANNEX C to Wembury Parish Council Minutes – 29 January 2018

FINANCIAL STATEMENT

Total All Accounts at 18 December 2017 **£58,884.83**

FINANCIAL STATEMENT 29 JANUARY 2018

Guidebook Account

Opening Balance 18 December 2017		£3,866.43	
Sales for Period	0	£0.00	
Copies remaining unsold - updated book	1,654		
December Interest		£0.17	
January Interest		£0.33	
Closing Balance		£3,866.93	
High Interest Amount		£10,000.00	
12 Month High Interest		£90.00	
Balance at 29 January 2018			£13,956.93

Instant Savings General Account

Opening Balance 18 December 2017		£41,878.32	
Includes £5500 Office Fund - (2006-09)			
Includes £5000 Grounds Maintenance Fund			
December Interest		£1.93	
January Interest		£1.58	

Electronic Transfers / Payments

DCC Localities Budget - Verges Scheme		£800.00	
Transfer to Current Account		-£2,000.00	
Transfer to Current Account		-£3,000.00	
Balance at 29 January 2018			£37,681.83

Current Account

Opening Balance 18 December 2017		£2,514.01	
P Whitley - Bus Shelter Cleaning	2648	-£30.00	
DT SJ Hall Meetings Jan-June 2018	2649	-£21.00	

Electronic Transfers / Payments

Clerks Salary & Expenses - December		-£1,104.86	
Transfer from General Account		£3,000.00	
Transfer from General Account		£2,000.00	
BT Group - Combined Phone & Internet		-£210.72	
K Rennells - Wildlife Verges Scheme		-£1,500.00	
K Rennells -WRG planting		-£300.00	
SLCC Subs 2018		-£147.00	
HMRC Tax & NI		-£1,091.84	

Balance at 29 January 2018 **£3,108.59**

Sub Total **£54,747.35**

VAT to be reclaimed **£661.19**

Total All Accounts at 29 January 2018 **£55,408.54**