



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

Minutes of the Wembury Parish Council Meeting held at the Silver Jubilee Hall, Down Thomas on Monday 27 February 2017.

17-014 OPENING THE MEETING

The Vice Chairman, Cllr Cammack, opened the meeting at 7:30 pm and welcomed everyone to the February meeting. Cllrs Batley, Bennett, Brown, Cammack, Curtis, Drought, Giles, Hart, Newnham, Packer, Wirgman and District Councillor Cane were present, together with 37 members of the public.

17-015 APOLOGIES

Apologies received from Cllr Stansell and PCSO Andy Potter.

17-016 DECLARATION OF INTEREST & DISPENSATION REQUESTS

Cllr Giles declared a personal interest in planning application 0201/17/PAT.
Cllr Curtis declared a personal interest in planning application 3977/17/FUL
There were no further declarations of Interests or Dispensation Requests.

17-017 THE BUSINESS OF THE COUNCIL WAS SUSPENDED FOR THE PUBLIC TO MAKE OBSERVATIONS OR TO PUT QUESTIONS

The Vice Chairman suspended the business of the Council at 7.31 pm and opened this session to the public.

The Vice 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) February 2017 - Police Report

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

From 26th Jan to 22nd Feb

Wembury

7th Feb, dog out of control causing injury, dealt with by way of restorative justice and a dog voluntary control order CR/009786/17

Bovisand

Between 7th and 21st Feb attempt burglaries, damage caused to the locks of three sheds CR/012905/17

ii) Proposed Telecom Mast at land on Princes Farm, Heybrook Bay - 0201/17/PAT
Cllr Giles left the Parish Council benches and joined the public gallery.

The Clerk explained the location of the proposed 12 m high telecom mast and associated buildings adjacent to Renney Road, Down Thomas. Plans were displayed on the hall wall. He explained the recent problems with a similar 12 m high telecom mast in Wembury, which was rejected by the local residents and subsequently rejected by the Parish Council.

The Vice Chairman then asked for comments.

Following questions it was made clear that this mast will not improve the telecom coverage of Wembury and the main provider of this mast would be O2. There appeared to be no opposition to the location of this proposed mast from the local community.

iii) Community Assets – The Mussel Inn, Down Thomas

The Vice Chairman explained what it would mean if the Mussel Inn, Down Thomas was made a Community Asset. Should Enterprise Inns decide to sell the Mussel Inn, then the Parish Council and local community would have 6 weeks to declare an interest in purchasing the pub and then have 6 months to raise the finance to purchase and subsequently run the pub.

The Clerk explained that Enterprise Inns have no intention of selling at present and have a couple of people interested in running the pub. However, to make it a Community Asset could be a useful backstop if circumstances change.

A general discussion then ensued with various questions asked. It was generally felt by all present that the Mussel Inn should be made a Community Asset.

Cllr Packer raised the question about whether the Mussel Inn should become a listed building. A general discussion ensued. It was felt that listing the building could be a double edged sword especially if the building was taken over as a Community Asset.

iv) Blue Cedar Homes Development, St Werburgh Close, Wembury

Cllr Curtis left the Parish Council benches and joined the public gallery.

The Chairman explained that the purpose of the development was to provide a mix of 15 bungalows/ houses for people over 55 years of age. A plan of the proposed development was displayed on the wall of the hall.

Numerous people present objected to the proposed development for a range of reasons:-

- More development in the AONB – tougher action needs to be taken by SHDC & WPC

- No justification for this development in the AONB

- Princes Trust did not identify this land for development

- Loss of more green space between residential area and National Trust land

- Loss of coastal preservation

- Unacceptable skyline development

- Poor access to local facilities for this type of development

- Potential flooding risk

- Unacceptable gated access – caused lots of concern

- Concern about high cost of properties which will not assist local people and bring in outsiders

- Overdevelopment of Wembury village

The Clerk explained that this development had been discussed with Blue Cedar Homes for about 12 months. They had been to three Wembury Parish Council meetings to explain their proposals and they had held a public meeting in Wembury about it.

Cllr Giles suggested that the objectors need to consider what they are proposing and what could possibly be developed on the land.

Cllr Packer explained that the purpose of the Neighbourhood Plan was to regulate the development within the Wembury Parish and that there will inevitably be further development within the Parish over the next 20 years, and if the current trend is extrapolated then up to 200 houses could be built over this period. Anyone interested in helping with the Neighbourhood Plan should register on the website.

v) Members of the Public

a) David Pinder thanked the Parish Council on behalf of the Wembury History Society for the grant of £175 towards the electronically movable screen which has now been installed in the Wembury Village Hall.

b) Andy Staples again asked about the current situation with reducing the noise from an adjacent motocross activity.

Cllr Brown said that this matter was currently with the planning enforcement team.

There were no further comments and the Chairman closed this open session at 8.36 pm to resume Parish Council business.

Cllrs Giles and Curtis resumed their positions on the Council benches.

17-018 Proposed Telecom Mast at land on Princes Farm, Heybrook Bay - 0201/17/PAT

Cllr Giles left the room.

As there were no objections from the local community, the members voted unanimously for 'No Objection' to the mast planning application.

See Planning Resolutions in ANNEX A of these minutes.

Cllr Giles returned to the Council benches.

17-019 Community Assets – The Mussel Inn, Down Thomas

Members discussed the comments made by the local community earlier in the meeting.

Cllr Packer proposed, seconded by Cllr Drought that the Mussel Inn, Down Thomas should be made a Community Asset for the Wembury Parish Community. The resolution was approved unanimously.

RESOLVED: The Mussel Inn, Down Thomas should be made a Community Asset for the Wembury Parish Community.

Cllr Packer again raised the issue of making the Mussel Inn a listed building. A short discussion followed. It was felt that further information should be acquired about the implications for the owners of a listed building and whether that was suitable for the Mussel Inn as a potential Community Asset.

Cllr Packer agreed to research and circulate further information.

17-020 Blue Cedar Homes Development, St Werburgh Close, Wembury

Cllr Curtis left the room.

Members discussed the recent comments made by the local community earlier in the meeting. Whilst Blue Cedar had kept the Parish Council informed of the development, there was concern about the overwhelming opposition to this development. Members felt that there were some valid reasons to object to this scheme which would possibly need to be discussed further by South Hams DC. The general feeling was to support the local community views.

Cllr Bennett proposed, seconded by Cllr Wirgman that Wembury Parish Council object to the Blue Cedar Homes Development, St Werburgh Close, Wembury. The resolution was approved by 9 votes with 1 abstention. **See Planning Resolutions in ANNEX A of these minutes.**

Cllr Curtis returned to the Council benches.

17-021 CONFIRMATION OF MINUTES OF THE PARISH COUNCIL MEETING HELD ON 30 JANUARY 2017.

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

17-022 MATTERS ARISING FROM THE MINUTES

17-006 i) Down Thomas Community Room – Defibrillator

The defibrillator has now been fixed on the outside wall of the Down Thomas Community Room. It is not locked, but it is alarmed. It has not been registered.

Cllr Wirgman will put a suitable article in the Wembury review about the use of a defibrillator.

17-006 ii) Speeding in Traine Road

Suitable information has been put on Facebook, the website and in the Wembury Review, warning of the dangers of speeding vehicles in Traine Road, Wembury.

17-006 iii) New Wembury Signs

Cllr Brown was asked to clarify the current situation with the provision of new Wembury Signs. **Cllr Brown will report to the next meeting.**

17-011 South Hams DC Dog Warden

A request was again made to Cllr Brown for the South Hams DC Dog Warden to have a more visible presence at the Wembury Recreation Ground.

Cllr Brown will also look into a new type of posters with illuminated eyes.

Suitable information has been put on Facebook, the website and in the Wembury Review asking dog owners to clear up after their dogs.

17-023 TO RECEIVE THE MONTHLY PLANNING REPORTS

i) Planning Applications

The Vice Chairman went through the planning applications.

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

17-024 TO RECEIVE INWARD CORRESPONDENCE

FOR ACTION - Emailed Letters & Emails

a) South Hams & West Devon Homeless Strategy 2017 / 2022 – Consultation

A short discussion ensued. Cllr Drought proposed, seconded by Cllr Wirgman that Wembury PC endorse the ongoing actions of South Hams DC. The resolution was approved by 10 votes for with 1 abstention.

RESOLVED: Wembury PC endorse the ongoing actions of South Hams DC.

b) Joint Local Plan

South Hams DC is seeking consultation about the Joint Local Plan over 6 weeks, from 15th March to midnight on 26 April 2017.

Cllrs Packer and Wirgman will report back to the next Wembury Parish Council meeting with suitable comments.

c) South Hams DC Planning - Pilot scheme for electronic consultations

The Clerk reported that following a response from members to his email, he had signed up Wembury PC to take part in the pilot scheme for all planning applications to be considered electronically. A discussion ensued.

The Clerk was asked to investigate how the scheme would work for Wembury PC.

d) Devon Link-Up - The Safe Place Scheme in Devon

Financial assistance was sought to help set up this scheme. Members felt that they should see how the scheme progresses and how it assists Wembury Parish residents, before providing any financial assistance.

e) Grant or Donation Requests

1) **1st Wembury Scout Group** - £100 towards cost of lighting to footpath / MUGA.

2) **Down Thomas Short Mat Bowling Club** - £300 towards the purchase of a wind up storage rack for the mats – total cost £764.

The Vice Chairman reported that these two items will be dealt with under the Finance Item later in the meeting.

17-025 URGENT MATTERS BROUGHT FORWARD AT THE CHAIRMAN'S DISCRETION

None.

**17-026 TO RECEIVE REPORTS FROM THE COUNTY OR DISTRICT COUNCIL
ON MATTERS AFFECTING WEMBURY
DEVON CC**

Cllr Hart reported that the budget had been set two weeks ago before the allocation from government had been set. With elections in May they were now coming into purda.

Some elements of the budget had been misrepresented in the press.

He is taking £33 per pupil from the Schools budget and putting it into the Special Needs budget. However, the Education budget is split between Primary, Schools and Special Needs. The overall budget is not changed, just the distribution, to give more money for special needs children.

The Council is paying mileage allowance to staff that do less than 100 miles per year.

However, this is in old contracts of employment and he is looking into this.

A large sum of money is being spent on Hire of Rooms. However, it is a large council employing over 20,000 people and meeting rooms are not always available, when required for meetings.

There has been a saving of £50 m per year on salaries and a major restructure of the council services. Youth Services, still focus on youngsters and Libraries, there are still 40, are now separate to the Council. He has changed the focus of the Council and got rid of properties and put that money into other projects. Devon CC is still spending £1 Bn on capital projects and has a £1.2 Bn balanced budget. However, it is getting more difficult and Devon CC still needs to reduce spending by £23 M.

This quarter he was delighted to have received more letters of compliment than complaints and fewer letters from MPs.

SOUTH HAMS DC

Cllr Brown informed members that Plymouth CC had passed their part of the Joint Local Plan and it would go to South Devon and South Hams this week for their approval. The plan will be out to consultation shortly, as mentioned earlier. Wembury is currently part of the Thriving Villages and Town section with a requirement to build a minimum of 10 houses over the next 20 years.

Cllr Brown will ask the planners to take the Blue Cedar planning application to the Committee to be determined and will be making the points raised earlier in the meeting.

Following a recent by-election he has now been promoted to the Executive Committee of South Hams DC.

Cllr Cane had to leave the meeting early and the Clerk read out his report as follows:-

There will be a 3.3% rise in the Council Tax which will mean an increase of £5 on Band D to £155.42.

The District Council is projecting a saving of £880,000 on its budget of £8.3 m.
There appears to be more problems with dog mess and if more restrictive measures are required within Wembury Parish, then Wembury PC should contact the Environmental Service department.
He still has some of his Locality Fund left and any organisation wanting a small grant should give him a call.

17-027 TO RECEIVE REPORTS FROM COMMITTEES AND REPRESENTATIVES

i) WEMBURY SCHOOL REPORT

The Headteacher's report was taken as read.

Cllr Hart said that there was money in next year's budget for building works.

ii) WEMBURY WAR MEMORIAL VILLAGE HALL

No report on this occasion.

iii) LEISURE FACILITIES WORKING GROUPS

a) Wembury Recreation Ground

The Clerk reported that the Devon CC Solicitor is progressing the transfer of the Wembury Recreation Ground and facilities from South Hams DC.

b) Wembury Future Verges Report

The Vice Chairman reported on a meeting with South Hams DC on 24 February to discuss the verges they manage within Wembury Parish. Notes had been circulated of the meeting. It was agreed at the meeting that it would be beneficial for Wembury PC to take over the verges and to manage them in accordance with the Wembury Futures Verges Report.

The Clerk reported that these verges were part of the contract to take over the Wembury Recreation Ground.

A discussion ensued. Cllr Curtis proposed, seconded by Cllr Wirgman that Wembury Parish Council take over the management and maintenance of all verges within Wembury Parish currently owned or managed by South Hams DC. The resolution was approved by 10 votes for with 1 abstention.

RESOLVED: Wembury Parish Council take over the management and maintenance of all verges within Wembury Parish currently owned or managed by South Hams DC.

c) Recreation Facilities

Wembury Football Club

Cllr Bennett reported that talks are continuing between committee members and senior players about the future of Wembury Rovers.

MUGA Lighting

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

iv) LOCAL PLANS

a) SHDC Joint Local Plan

Cllr Brown had already reported on the Joint Local Plan.

b) Neighbourhood Plan

Cllr Packer reported that the next meeting would not be a strategy meeting as originally thought, but with South Hams DC representatives to see how they can assist. The meeting is likely to be on 13 March 2017. Cllr Packer said that progress is slow. However, Cllr Giles said that this has enabled a lot of information to be gathered which will help in identifying key areas later in the process.

v) COMMUNICATIONS GROUP

Cllr Brown would now like the final go ahead to have the App published and go live.

A short discussion ensued. Cllr Curtis proposed, Cllr Wirgman seconded, that the Wembury PC App is now published and should go live. The resolution was approved by 10 votes for with 1 abstention.

RESOLVED: The Wembury PC App is now published and should go live.

The Clerk had not received any further comments on the test website and also asked permission for it to go live. Any changes could still be made later. A short discussion followed. Cllr Wirgman proposed, seconded by Cllr Brown that the revised Wembury Parish Council website should now go live. The resolution was approved unanimously.

RESOLVED: The revised Wembury Parish Council website should now go live.

vi) OTHER COMMITTEES / GROUPS / REPRESENTATIVES

None.

17-028 FINANCIAL REPORTS

i) FINANCIAL STATEMENT FOR FEBRUARY 2017

The Vice Chairman presented the financial report as per ANNEX C.

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

ii) GRANT OR DONATION APPLICATIONS

a) 1st Wembury Scout Group - £100 towards lighting to the footpath / MUGA

Following a short discussion Cllr Bennett proposed, seconded by Cllr Drought that the 1st Wembury Scout Group is granted £100 towards lighting to the footpath / MUGA. The resolution was approved unanimously.

RESOLVED: The 1st Wembury Scout Group is granted £100 towards lighting to the footpath / MUGA.

b) Down Thomas Short Mat Bowling Club - £300 towards a wind up mat storage rack

Following a short discussion Cllr Wirgman proposed, seconded by Cllr Packer that the Down Thomas Short Mat Bowling Club is granted £300 towards a wind up mat storage rack. The resolution was approved unanimously.

RESOLVED: The Down Thomas Short Mat Bowling Club is granted £300 towards a wind up mat storage rack.

iii) Quotes for Painting the Down Thomas Community Room Exterior

The Clerk explained the three quotes for painting the Down Thomas Community Room exterior and recommended acceptance of the quote from Jon Hayward in the sum of £375. Cllr Wirgman proposed, seconded by Cllr Brown that Wembury Parish Council accepts the quote from Jon Hayward in the sum of £375 for painting the Down Thomas Community Room exterior. The resolution was approved unanimously.

RESOLVED: Wembury Parish Council accepts the quote from Jon Hayward in the sum of £375 for painting the Down Thomas Community Room exterior.

iv) J Friend Garden Services – Annual Contract

The Clerk had circulated a paper requesting an annual contract with J Friend Garden Services with an agreed schedule of rates. This would make the Parish Council more responsive to carry out small amounts of work, which at present, have to be reported to the Council before work can be done. J Friend has won every contract tendered for with the Parish Council and carries out satisfactory work. A discussion ensued. Cllr Drought proposed, seconded by Cllr Cammack that Wembury Parish Council enters into an annual contract, with an agreed schedule of rates, with J Friend Garden Services. The resolution was approved unanimously.

RESOLVED: Wembury Parish Council enters into an annual contract, with an agreed schedule of rates, with J Friend Garden Services.

The Clerk sought approval for the following two quotes from J Friend Garden Services:-

To replace the broken glass panel in the bus shelter next to the Odd Wheel pub - £95.81

To clear weeds and overhanging brambles from the footpath in Southland Park Road, Wembury in the sum of £134.78.

Cllr Brown proposed, seconded by Cllr Wirgman that the two quotes by J Friend Garden Services in the sum of £95.81 and £134.78 are accepted. The resolution was approved unanimously.

RESOLVED: The two quotes by J Friend Garden Services in the sum of £95.81 and £134.78 are accepted.

17-029 EXCHANGE OF INFORMATION

None.

The Chairman thanked all the councillors for their attendance and closed the meeting at 10.03 pm.

Roy Fairclough
Clerk