



June Minutes 2022

Minutes of June meeting of Wembury Parish Council held at Down Thomas Village Hall, on the 27th June 2022.

Parish Councillors Present: Cllr Brown, Cllr Drought (Vice Chair), Cllr Stansell, Cllr Edwards, Cllr Short, Cllr Truscott, Cllr Bennett, Cllr Kenny, Cllr Newnham, Cllr Chown and Cllr Cox.

Clerk: Ella Peters

RFO: Anne Towill was present for the first six items.

22-71 Chair opens the meeting.

Chair opens the meeting at 19:31

22-72 (i) Apologies.

Cllr Smith sent her apologies, which were accepted unanimously.

Proposed: Cllr Drought, Seconded: Cllr Bennett.

RESOLVED: To accept the apologies of Cllr Smith

22-72 (ii) Absent.

None

22-73 Declarations of Interests & Dispensation Requests.

None

22-74 To suspend the business of the Council to allow speaker presentations.

Start: 19:32

- i. Report from Cllr John Hart (County Councillor)

Cllr John Hart will ask for the double yellow lines on Church that weren't able to be finished due to parked cars to be revisited.

Cllr John Hart has made a point to the traffic enforcement officers that the double yellow lines need officers to visit them on occasion, so people are aware that they are monitored.

He has put in a request for a no through road at the top of Knighton hill heading towards Wembury House. There used to be a no through road sign there, but it has gone and needs replacing. Cllr John Hart's Chief Executive is leaving soon and so he will be very busy for the next few months.

Part of the double yellow lines have not been completed due to parked cars. Photos will be taken and sent to Councillor Hart who will then move it forwards.

ii. Member of the public- A member of the public spoke in favour of the application 0832/22/OPA

They outlined 3 key areas:

- widening of the road for better access
- parking facilities open the public- 8 spaces.
- It is a decision in principle. The design, plan and layout can have variation.

ii. Member of the public- A member of the public read out a speech against the application 08322/22/OPA

See Annex A

iii. Member of the public- A member of the public spoke about application 0832/22/OPA

He said there is a pinch point in the position and that widening road would only create a pinch point further down the road.

iv. Member of the public- A member of the public spoke about application 0832/22/OPA. He said parking spaces for village use is not a substantial enough reason to allow the application and that the spaces would be used up in a second.

Ended 19:45

22-75 To confirm the minutes of the Parish Council meetings held on 30th May 2022 -circulated prior.

Cllr Drought proposed to confirm the minutes and Cllr Bennett seconded. All in favour (11)

RESOLVED: To agree the 4th May 2021 minutes as a correct record of the meetings and for the Chair to sign them.

22-77 Annual Governance Statement, Annual Accounting Statement and AGAR- Proposal to Approve and Agreement to sign. Circulated prior to the meeting

Cllr Brown proposed to approve the Annual Governance Statement, Annual Accounting Statement and AGAR and the relevant documents. Cllr Drought seconded. All in favour (11)

Resolved: To approve the Annual Governance Statement, Annual Accounting Statement and AGAR and to the relevant documents.

22-78 To consider current planning matters and to receive monthly planning applications.

i. Planning applications-

i. 1618/22/HHO

Proposal: Application for construction of summerhouse on area of detached garden along with proposed summerhouse extension (Part retrospective)
Thorn Lodge, Wembury, PL9 0EF

Cllr Bennet proposed no objection, Cllr Cox seconded. All in favour of no objection (4)

Comment: No objection

ii. 1808/22/HHO

Proposal: Householder application for renovation & extension of existing dwelling
Site Address: Westward Farm, Down Thomas, PL9 0DY

Cllr Short proposed no objection, Cllr Newnham seconded. All in favour of no objection (5)

Comment: No objection

iii. 2006/22/TPO

Proposal: T4: Oak Tree - Lateral Reduction by 2 metres on northern side due to overhanging the driveway

Site Address: 10 Barton Brake, Wembury, PL9 0BJ

Cllr Bennett proposed no objection, Cllr Edwards seconded, 3 in favour of no objection, 1 abstention)

Comment: No objection

iv. **0852/22/HHO**

Proposal: Householder application for raised rear veranda
Site Address: 12 Longlands Drive, Heybrook Bay, PL9 0BL

Cllr Short proposed no objection, Cllr Drought seconded. All in favour of no objection (5)

Comment: No objection

v. **0832/22/OPA**

Proposal: Outline application with all matters reserved for 5 detached dwellings.

Site Address: Land off Bovisand Lane, Down Thomas

“The Parish Council have decided to object to the planning application due to several aspects. Firstly, the visual impact. A visibility impact study was taken by a councillor which looked at the impact on the coastline from four different points around the parish. The proposed plans are visible from all points and would create an unwanted visual impact.

Additionally, there is no requirement for more development in such a sensitive area that is also an AONB. The plans are outside the development boundary of Down Thomas and it is designated undeveloped coast area. The area that has plans to be built upon supports a range of wildlife such as birds of prey, Long Eared Owls, Little Owls, Barn Owls, Tawny Owls, Kestrels, Peregrine Falcons and Commons Lizards (which are protected). The Common Lizards have been found in the hedgerow along Bovisand Lane down to the beach.

There is also traffic concern. The building of 7000 houses at Sherford and Saltram Meadow and the proximity of Down Thomas to Bovisand beach and Wembury beach (4 miles), already creates a large amount of traffic. The existing roads are currently struggling to cope and further development would make it even more congested.”

Objection Cllr Short proposed to object, Cllr Drought seconded. (All in favour of objection (5)

Comment: Objection.

vi. **1642/22/LBC**

Proposal: Listed Building consent for redecoration, re-wiring & plumbing

Site Address: Langdon Court Hotel, Down Thomas, PL9 0DY

Proposed Cllr Drought proposed no objection, Seconded by Cllr Stansell. All in favour of no objection (5)

Comment: No objection

vii. **1346/22/HHO**

Proposal: Householder application for installation of photovoltaic panels on south roof plane

Site Address: Oak Tree, Wembury, PL9 0FB

Cllr Bennett proposed no objection, Seconded by Cllr Drought. All in favour of no objection (4)

Comment: No objection

22-79 Committees and Working Groups

- i. Wembury Recreation Ground
- ii. General Update- Cllr Bennett. Circulated prior
- iii.

See Annex B

A discussion around re-tensioning the zip wire. It costs £400 to call out the company to retention the zipwire. The council weren't made aware that it would need re-tensioning so often and they also weren't told if there was a lifespan to the equipment. A new cable was put into the zipwire a year ago. It was agreed that the zipwire will be left 6 months and then reassessed.

- i. Highways –

- The single white lines on Wembury Road cannot be done until next year due to lack of funding.
- Nick Coulton is looking into a sign for Traine Road to say 'this way to the beach' or something similar to encourage visitors to avoid using Traine Road.
- The footpath connecting the scout hut and Wembury Stores should be done soon.
- Mewstone avenue lines have been measured up but will be done in 2023/24.
- Tarmac cost has gone up so priority work such as lines into main junctions are being done first.

a. Speed Sign- To discuss the options for a new speed sign on Hollacombe road.

Cllr Stansell has got 3 quotes for a newer speed sign. The batteries in the current sign have been charged for a week and are not fully charged. The possibility of having a sign that shows the speed you're doing was discussed. At the moment, an appropriate sign looks to be between £2500 and £4000 so funding will be investigated. Cllr Kenny will raise the issue at his next police liaison meeting.

b. Working group update and discussion.

- i. Clerk's Annual Report
- ii. Chair's Annual Report

Both reports have been postponed until the next meeting as the Clerk and Chair need to find a suitable time to meet.

22-80 Other Matters for Discussion and Decisions.

i. Police Report.

The police report is written with data from two months ago as that is all that can be accessed. A member of the public has said that they want the report to be more detailed. However, the information that Cllr Kenny gets to create the report is public information and he cannot get any more information.

The most up to date report is from two months ago where there were 5 sexual offences and 3 cases of anti-social behaviour.

ii. Allotments Association access gate key- To decide whether the Allotments Association can have the key for the access gate between Barton Close car park and the playing field during July for delivery of water storage for the allotments.

Proposed Cllr Cox proposed to allow the Allotments Association to have the key for the access gate. Seconded by Cllr Brown. All in favour (11)

Resolved: To allow the Allotments Association to have the key for the access gate between Barton Close car park and the playing field during July for delivery of water storage for the allotments.

iii. To discuss the unplanned and planned works handyperson applications and to approve a handyperson/persons.

Only one contract was received and it was from JFGS (James Friend).
Cllr Brown proposed to accept James Friends tender for the unplanned and planned work contract. Seconded by Cllr Bennett. All in favour (11)

Resolved: To accept James Friend's (JFGS) tender for the unplanned and planned work handyperson contracts.

iv. National Trust/New Barton Farm- to discuss any updates.

It was agreed that they will be invited to attend in September/October.

There has been some noise complaints about the log company.

22-81 To receive Financial Reports.

- I. Financial Statement for June 2022 - See Annex C
- II. Bank Reconciliation for June 2022- See Annex D
- III. Reserves Balances June 2022- See Annex E

The above was taken on block

Cllr Brown proposed to accept ii, iii and iv, Cllr Truscott seconded.

Resolved: To accept the financial statement for June 2022, the Bank reconciliation for June 2022 and the Reserves Balances for June 2022.

Iv. Internal Audit- **See Annex F** for summary. Full report circulated prior to the meeting.

Cllr Drought proposed to accept the internal audit. Cllr Brown seconded. All in favour (11)

Resolved: To accept the internal audit.

22-82 Exchange of Information- No decisions may be made on items raised here.

A reminder from Cllr Chown of the availability of the locality fund and climate fund and urge anyone eligible to apply

Cllrs Brown and the Clerk will be attending a meeting at Langdon Court on 18th July.

Cllr Brown reminded the council that the Clerk's appraisal will be happening before the next parish council meeting and that another councillor is needed to join the appraisal.

A special thanks to Lisa Milton and Cllr Kenney for the success of the Jubilee events in both Wembury and Down Thomas.

22-83 Close of Meeting

Closed at 20:37

Ella Peters
Clerk to the Council

ANNEX A to Wembury Parish Council Agenda – 27th June 2022

A member of the public report re application 0832/22/OPA

Principle

We dispute the statement made in the application that this will be 'wholly suitable for development without detriment to the environs or character of the immediate vicinity'. It is a widely held opinion by local residents, evidenced tonight, that this will be very detrimental to the local environs and completely change, for the worse, the immediate vicinity.

We understand that the Plymouth and South West Devon Joint Local Plan (JLP) requires that any developments have reasonable access to mixed use centres to meet daily needs - the reliance on cars clearly contravenes this policy.

Signed:

Date: 25/07/22

We believe the JLP also has an overarching principal of protecting the character, appearance and tranquillity of the undeveloped coast. With an aim to avoid unnecessary development by maintaining field and countryside's along the coastal fringes to retain its integrity. This proposed development is on agricultural and, outside the current village development boundary, and moreover would be visible from the sea. This development would break the clear horizon of the undeveloped coast. It would also dramatically change the appearance of the village from the country lane which would provide access.

The proposal appears to be to enlarge and extend the village into the undeveloped countryside. We feel strongly that this would undermine the integrity of the countryside, contrary to the JLP, which only allows for necessary development but also protects the area. We do not believe this is a necessary development.

The proposal uses the passing of The Ridges planning application as a reason for justifying this development. They fail to note that The Ridges plot had planning permission since the mid 1980's, was always classified as a garden/orchard, and was inside the curtilage of the village development boundary. Neither of this stand true for this proposed development. Similarly, The Ridges, and the other properties on Bovisand Lane, cannot be seen from the sea, and they do not affect the undeveloped coastline. The Ridges boundary is not only the boundary of the village building line, but also the AONB and Coastal Preservation Area boundary. We understand that the proposed site is outside the village development boundaries, and within the AONB and Coastal Preservation Area.

Design

The **design of the properties is dominant** by their nature, with concerns of the ridge lines being far above the current, the **land level changes on this site and its relation to the road level** means that development of any sort on this land would be dominant and obstructive. The size and dominance of the proposals would be of an oppressive nature. The field is 2m above road level, and the proposed ridge heights are 7m.

Access – joining a national speed limit road. As the plot is outside the village, its outside the 20 zone, there is no street lighting, and the road is frequented by runners, walkers etc.

It will also require new access to the site, through what is currently an established and thriving hedgerow.

The wildlife survey has been incorrectly completed, stating the plot is less than 0.1 hectares. Plots add up to >4,000m², which is over 0.4hectares, not including the road area and empty space.

Summary

It is feared locally that this planning application could be a flood gate to seeing further agricultural land turned to housing for no other reason than trying to make a quick return, with no proven requirement or desire for further development of a quaint small village. The development could potentially lead to **the inappropriate intensification and consolidation of sporadic development beyond the confines of the village settlement boundaries**. It would also lead to the erosion of the edge of the village.

Previous planning applications which were within the village boundaries, not designated as agricultural land, which could be viewed more as infill and less dominant, have all been refused by the Secretary of State for multiple reasons and these refusals and the reasons for refusal should be taken into consideration when considering this planning application.

ANNEX B to Wembury Parish Council Agenda – 27th June 2022

Cllr Bennett's Report

1. Trim trail fitness equipment.

On the advice of fund providers, it was decided that it was necessary to carry out a community survey. There will be 4 items to choose from 8 options. This will be carried out using social media, website online media, posters and an entry in the review in July for August publication. We would expect the survey result by the end of September when 3 quotes will be sought from supply companies. Once a company has been chosen, we will apply for grant funding and then installation could take place in the spring of 2023.

2. Zip Wire.

A new sign is required for the safety limits of users. It was decided to contact the insurance company in the first place and then discuss what age or weight restrictions, if any, should apply.

Tensioning. Rhino Play have recently re tensioned the wire as far as possible and have also increased the seat height so there is extra ground clearance. As a result of this, it was decided to appoint a contractor to quote for the following. (a) to increase the height of the top ramp together with a protective fence around it. (b) To provide extra grips on the access ramp. (c) To level the ground under the zip wire.

3. Teenage shelter.

Various companies will be contacted for quotes to deal with the rust and corrosion that is apparent.

4. New swings.

James Friend is in the process of installing the swings and providing an extra layer of surfacing.

5. Jubilee plaques.

Wembury Parish Council have made a grant of £150 to Down Thomas village hall for them to buy a plaque for their Queens Green Canopy area.

6. AOB.

(a) There is a windblown tree near the zip wire which needs supporting either by props or guy ropes. Tree surgeons needs to be contacted for advice and quotes for the work.

(b) Wembury Environment Group need to be contacted as to when they are due to carry out their annual verge cutting and strimming under the trees in the recreation ground.

(c) It has previously been agreed that a Friends of Wembury Recreation Ground would be established but there has been a lack of time to organise this previously. This needs to be started to help with ground maintenance and could be advertised in the review as well as social media, websites and noticeboards.

(d) A root from an ash tree is impacting the stability of one of the skate ramps. Adam King advised that cutting that route back to the boundary of the tarmac would not harm the tree. The successful contractor will be asked to quote for this work.

(e) The cornice beds and under the hedge need weeding as soon as possible. James will look to get this done shortly.

(f) The cornice beds need coppicing in Feb/March, and this must be prioritised for next year. The cuttings can be used for projects and donated to residents.

ANNEX C to Wembury Parish Council Agenda – 27th June 2022

Financial Statement up until 20th June 2022

Receipts

Bank	Description	Supplier	
Book Account	Interest	Lloyds Bank	£ 0.11
General Account	Interest	Lloyds Bank	£ 0.94
		Total	£ 1.05

Payments

Description	Supplier	Net	VAT	Total
ICO payment	ICO	£ 35.00		£ 35.00
Noticeboard Installation	JFGS	£ 175.95		£ 175.95
Planned Works	JFGS	£ 656.00		£ 656.00
Wembury Review Advert	Wembury Review	£ 30.00		£ 30.00
Sundries	JFGS	£ 14.98		£ 14.98
Email, Office 365 and VOIP	HelloComtec	£ 46.30	£ 9.26	£ 55.56
Air Ambulance Tower	EDF	£ 8.57	£ 0.43	£ 9.00
Parts for playground equipment repairs	Sutcliffe Play	£ 126.26	£ 25.25	£ 151.51
Energy Supply for DTCR	Opus Energy	£ 14.46	£ 0.72	£ 15.18
	Total	£ 1,107.52	£ 35.66	£ 1,143.18

Signed:

Date: 25/07/22

ANNEX D to Wembury Parish Council Agenda – 27th June 2022

Bank Reconciliation up until 20th June 2022

A Cash in Hand 20/06/2022

(per Cash Book)

Cash in hand per Bank Statements

Petty Cash	20/06/2022	£	-
Current Account	20/06/2022	£	949.97
General Account	20/06/2022	£	109,625.89
Book Account	20/06/2022	£	12,698.86

£123,274.72

Less unrepresented payments

£123,274.72

Plus unrepresented receipts

B Adjusted Bank Balance

£123,274.72

A = B Checks out OK

Signed:

Date: 25/07/22

ANNEX E to Wembury Parish Council Agenda – 27th June 2022

Reserves up until 20th June 2022

2022-2023

Reserve

Earmarked

	<u>OpeningBalance</u>	<u>Transfers</u>	<u>Spend</u>	<u>Receipts</u>	<u>CurrentBalance</u>
Public Asset Maintenance Reserve	£ 10,000.00				£ 10,000.00
Legal Costs Reserve	£ 3,000.00				£ 3,000.00
Reprint of Discovering Wembury Book	£ 4,000.00				£ 4,000.00
Elections Reserve	£ 5,000.00				£ 5,000.00
s.106 Funds	£ 45,946.74				£ 45,946.74
Bus shelter s.106 money	£ 10,000.00				£ 10,000.00

Earmarked

**TOTAL
RESERVE
GENERAL
FUND
TOTAL
FUNDS**

£ 77,946.74				£ 77,946.74
				£ 45,327.98
				£ 123,274.72

Signed:

Date: 25/07/22

ANNEX F to Wembury Parish Council Agenda – 27th June 2021**Internal Audit****Overview and conclusion**

15. Wembury Parish Council minutes show that members maintain close controls over the Council's financial operations. These are backed up with a framework of financial policies that are reviewed annually.
16. The RFO and Clerk have been actively involved in all aspects of financial management for Wembury Parish Council. Minutes provide a clear view of the Council's activities and the decision-taking process.
17. Budgetary control has been tightened with members now provided with regular data that compares the latest receipts and payments figures with the annual estimates.
18. The Scribe accounting package purchased in November 2020 has simplified the accounting procedures and has enabled the RFO and Clerk to improve the Parish's financial controls.
19. In conclusion, I would like to express my thanks to Anne Towill for operating financial control procedures effectively during and after the COVID 19 lockdown period. Despite many practical difficulties, I was pleased she still produced a comprehensive set of accounts and supporting documentation to enable the internal audit to be conducted remotely. Any explanations and clarifications were willingly provided, and action taken to either resolve or follow through the few issues that arose.

The full internal audit was circulated prior to the meeting.