

Minutes of the meeting of Bigbury Parish Council (BPC) held on **Wednesday, November 13<sup>th</sup> 2024**,  
at the **Memorial Hall (MH), St Ann's Chapel** at 7:00pm.

Present: Cllr. H. Wainright (HW) Chairman, Cllr. V. Scott (VS), Cllr. H. Marshall (HM), Cllr. J. Fish (JF), DCC Cllr. R Gilbert, SHDC Cllr. B. Taylor (BT), Clerk, I.Bramble (IB), Mr. W. Weir (BW), RCP Ltd. and 27 members of the public (MsP).

1. Welcome

HW welcomed and introduced Mr. Bill Weir from RCP Ltd and all those present.

2. Meeting and discussion with Mr. Bill Weir, RCP Ltd., re. car parking issues.

The above number who attended this discussion and that they included MsP from outside Bigbury Parish was significant in its own right and the main questions and concerns expressed are as summarised below:-

- the revenue raised from fines so far to date since taking over the contract?
- substantially increased costs at all times of day with holiday makers charged up to £14/day
- collection of rubbish and rubbish left strewn about at the end of a day; can bins be collected at the end of the day as SHDC had done?
- request for recycling only bins to be introduced
- the seeming lack of understanding by RCP Ltd. of the significance of the car park to local residents
- variances in the scale and nature of the usage of the car park during the peak holiday season and the autumn and winter months was questioned?
- confidential consultation with the Parish, should have taken place both before and at the outset of the contract and handover from South Hams District Council (SHDC)
- the detrimental commercial impact on local businesses of higher charges
- users who entered and exited past two different camera points complained about the length of time it took to ensure that both cameras were referred to before a charge notice was issued
- occasions when no parking space was available and it took more than 15 minutes to drive through the car park to exit, again stimulating a charge notice, when no parking had been available.
- rates for daytime usage and the even larger increase in evening and night usage costs with the new 24 hour- daily charge which expires at 12:00 midnight, has made overnight usage substantially more expensive and inconvenient to arrange.
- a winter rate of 10% of the summer rate was suggested
- it was asked if maintenance of the verges could be improved to keep them tidier?.
- the length of time of the lease over which initial and ongoing costs could be recouped?
- the ratio of summer to winter income was questioned and whether a 'loss' occurred in the winter?
- the rent RCP Ltd is paying in Bigbury on Sea compared to other car parks under its management?
- the matter of the Burgh Island causeway was raised.
- Electric charging points were asked for but it was explained that these were installed on a 20-year lease whereas RCP Ltd.'s contract was for a 10 year term.
- The public toilets no longer function properly but their maintenance is not within RCP Ltd.'s remit
- RCP. Ltd will have a morning and afternoon attendant in the car park and it was asked if this was to be a year-round situation or summer season only?

Complaints were made that higher charges were actively deterring local residents from within and outside the Parish from visiting Bigbury on Sea and i.e. deterring residents from early morning or evening walks on the beach, or even a quick coffee. while they were visiting and that a noticeably emptier car park during the early morning and evening was evidence of this.

Higher charges had resulted in the Holywell Stores car park in at Ann's Chapel being used by holiday makers who then travelled to the beach in another, shared car, leaving the shop car park with a shortage of space for its customers with the subsequent installation of camera-controlled parking and charging at the shop; another unpopular outcome of the high charges in Bigbury on Sea.

Specific requests were made for more affordable charges for local residents between 6:00pm and 8:00am and affordable season ticket or annual passes for residents.

- It was asked if RCP's software could separate residents from casual users/holiday makers?

Seasonal rates were suggested, e.g. winter charges at 10% of the summer rates.

Overnight camping was raised with the response that it was allowable so long as the appropriate charges

were paid. However, SHDC had previously 'banned' this, for environmental health reasons due to the lack of facilities in the car park. Also, local residents had always seen excessive and had to deal with litter from overnight camping on occasions when the ban was ignored.

Some of the above questions were answered during the meeting but we understand that the above matters will be referred back to RCP Ltd.'s senior management for their consideration and response.

HW thanked Mr Weir for joining the meeting and answering questions from residents

3. Open Session: Members of the public (MsP) are invited to make representations on matters of concern.  
11 MsP stayed after the above car park discussions and had no other issues to raise.  
Following a concern expressed at the October meeting about possible toxicity of slug pellets for birds HM confirmed that pellets were non-toxic for birds.
4. Apologies for Absence:-  
Apologies received from Cllr. D. Molesworth, Cllr. S. Watts and Cllr C. Case.
5. Declarations of Interest  
HW declared a personal interest in Item 17:- Bigbury Net Zero.
6. Approval of minutes of the meeting held on Wednesday, October 9th, 2024  
JF pointed out an amendment was necessary to report that SHDC had approved the proposal for 2961/24/ARC, Bramleys and not for 2983/24/LBC, Bigbury Court Farmhouse as minuted.  
Subject to this amendment being made HW proposed approval, JF seconded and Cllrs. agreed unanimously
7. Matters arising from the meeting held on Wednesday, October 9th, 2024
  - Replacement direction sign for St Lawrence's has been ordered and is awaiting delivery
  - Bitumen for potholing repair has now been delivered to the parish lengthsman.
  - After discussion between HW and the proprietor it was agreed that cycle racks were not needed in the Holywell Stores car park.
  - HW has contacted the owner of the land adjoining the B. on S car park to suggest matched funding for the repair of the coping stones on the boundary wall but to date the owner has not seen them.
  - The replacement of the footpath sign between St Ann's Chapel and Bigbury is in hand with the footpath warden and DCC
  - Comparative quotes for VAS signs indicate expenditure of c £5,000 for two signs. Discussion to follow under agenda item 14.
  - South Devon Landscape Partnership has been advised that we require picnic benches and they remain to be allocated.
  - South Ham Arts Festival is still uncertain due to lack of enthusiasm from parishes.
8. County Councillor's Report  
RG reported that some patching had been done on the tidal road but commented that the slowing of traffic by rough roads was seen to be beneficial for safety.  
  
A White Paper on Devolution is due at November end and will include a review of local government.  
  
The result of much lobbying by RG has succeeded getting formal authorisation for repair in work on sections of the road from Ashford through to Easton to commence with all the necessary DCC procedures completed.
9. District Councillor's Report  
During this session the Chair of Bigbury Net Zero presented the new 'Planet Bigbury' pamphlet, its objectives and request for funding to achieve them, including from BPC. Further discussions to take place.
  - BT advised that Government is not clear about the future of Neighbourhood Plans but policy for them may be included in the revised National Planning Policy Framework due out in December.
  - BT will deal with SHDC re. dog poo bags in Sedgewell Slipway
  - A query about white lining will be referred to RG for DCC to deal with. **IB to action**
10. Planning Related Matters **SHDC Response Date**  
For all proposals listed for this meeting VS advised on the Neighbourhood Plan Committee's (NPC) discussions and recommendations with regard to Neighbourhood Plan policies.

2822/24/HHO:-Craigievar, Marine Drive, Bigbury On Sea, TQ7 4AS.

21/11/2024

*Householder application for extensions & external & internal alterations*

Cllrs had concerns about the design and scale of the flat roofed upper storey and ground extensions, which they believed would result in a dominant, overbearing structure, with overlooking of immediate neighbours' properties to the north and east and that its style and materials proposed for its exterior finish did not reflect those of neighbouring properties and that the above outcomes would be contrary to Neighbourhood Plan Policies BP7:- (i), (ii) & (vi) and also did not meet the criteria for new development as in Appendix 9:- ' Bigbury on Sea Village Study. Cllrs. questioned too, the integrity of the foundations and capacity to support the weight of the proposed extensions and that a full structural survey was needed.

HW proposed 'objection' for the above reasons VS seconded and Cllrs agreed unanimously.

2832/24/FUL:- Bigbury Court Farmhouse, Bigbury Court Farm, TQ7 4A.

21/11/2024

*Erection of garage and store serving farmhouse (agricultural tied) including external works and change of use of agricultural land to residential use.*

VS advised that the NPC had no objections in principle to this proposal in which its height had been reduced from its original proposal but wanted its future use conditioned to be subsidiary to the tied agricultural dwelling

Cllrs too had no objections to this revised application and HW proposed 'no objection'. VS seconded and Cllrs unanimously agreed.

3157/24/AGR:-Long Run Barn, Bigbury, TQ7 4AW.

**No date given**

*Application to determine if prior approval is required for a proposed agricultural machinery storage building measuring 27m (length) x 7m (breadth) x 4.2m (height to ridge).*

VS advised that SHDC had approved this application prior to this meeting.

2447/24/HHO:-Avonmouth Shantee, Bigbury On Sea, TQ7 4BA.

21/11/2024

*Householder application for proposed modification & upgrade of existing dwelling with new single storey extension*

VS advised that the new extension will have a larger footprint than the house and also will now be the same height. Cllrs and members of the NPC visited the site and found that access for vehicles, shared with Cockleridge, was across the Golf Club land via its car park. Any impact on the public footpath below the site was would be minimal as was the threat of light pollution, given its prominent coastal position. As these were not thought to warrant objection JF proposed 'no objection', HM seconded and Cllrs agreed unanimously.

3269/24/HHO:-Moorings, Marine Drive, Bigbury On Sea, TQ7 4AS.

02/12/2024

*Householder application for proposed replacement kitchen extension, demolition of existing ancillary accommodation & introduction of new garden room.*

Cllrs had visited the site and been advised by the owners of their objective of creating garden space on the site and that the proposed garden room would not be attached to the house. These and the reduction in size from 4 bedrooms to 3 were not thought to conflict with neighbourhood plan policies.

JF proposed 'no objection', HM seconded and Cllrs agreed unanimously.

## 11. Financial Statement

Payments due in November, 2024

- £ 11.80:- I. Bramble Clerk's mileage @ 45p/mile, Big. On Sea, Bigbury & St Ann's Chapel, Sept.5<sup>th</sup> to post BPC meeting Agenda and attend NPC Committee meeting in Bigbury.
- £ 9.27:- I. Bramble Clerk's mileage @ 45p/mile, St Ann's Chapel, Skip day, Sat.Oct.5<sup>th</sup>, 2024
- £ 9.27:- I. Bramble Clerk's mileage @ 45p/mile, St Ann's Chapel, Skip Collection, Mon.Oct..9<sup>th</sup>, 2024
- £ 9.27:- I. Bramble Clerk's mileage @ 45p/mile, St Ann's Chapel, BPC mtg Oct..9<sup>th</sup>, 2024
- £ 11.80:- I. Bramble Clerk's mileage @ 45p/mile, Big.on Sea, Bigbury, St Ann' Chapel, Oct., 18rd post October meeting minutes..
- £ 11.80:- I. Bramble Clerk's mileage @ 45p/mile, Bigbury on Sea planning site visit Mon. Nov. 4th
- £ 10.40:- I. Bramble Clerk's mileage @ 45p/mile, Bigbury NPC meeting St. Ann's Chapel, Nov. 5<sup>th</sup>
- £ 11.80:- I. Bramble Clerk's mileage @ 45p/mile, Bigbury on Sea planning site visit Wed.. Nov.6th
- £ 100.00:- Royal British Legion, annual donation
- £ 22.25:- Cllr. H. Wainwright, Armistice commemoration Poppy Wreath.

The cash book has been updated to October 30th, 2024 for uploading onto the Bigbury Parish website. The cash book, bank statements and 95 Day Account have been reconciled to October 30th, 2024 at £71,448.08 as follows:-

Current Account      £ 2,644.62

	Deposit Account	£18,269.68
	95 Day Account	<u>£50,533.78</u>
Total		£71,448.08
The working surplus stands at		<u>£27,004.08</u>
	i.e.	£71,448.08
		Less £ 5,444.00 (contingency of 3 months precept)
		Less £ 39,000.00 (Allocated reserves for the Playpark)

12. AGAR 2023-24 Closure and Internal Auditor Quote for 2024-25  
BPC's external auditor has quoted an increased fee for the 2024/25 AGAR, the bulk of which is because they are now VAT rated. However, this is reclaimable by BPC and IB asked for approval to pay the increased amount on the basis of the thorough and rigorous audits carried out to date.  
HW proposed acceptance, HM seconded and Cllrs agreed unanimously
13. Progress on play park improvement  
No discussion could take place. Matters deferred the December 11<sup>th</sup>.
14. VAS signs in St Ann's Chapel  
Quotes have been received from suppliers of VAS speed signs, which will be circulated to Cllrs., with costs of c£2500 to £3000 for each of the two devices needed. The options are to proceed now, or include them in the precepted amount for next year's Council Tax. Cllrs thought they were affordable now from present reserves. The discussion and decision to proceed will be deferred to the December meeting.
15. Pickwick Inn car park lights  
Following recent comments a Cllr. had visited the site and thought the lights seemed unnecessarily bright. BPC has no control over their installation but thought that an informal conversation might produce a solution.  
**JF to Action**
16. Expenditure on equipment for Christmas lights.  
HW proposed that additional new equipment is bought for the installation of Christmas lights and that c£100 should be sufficient, VS seconded and Cllrs agreed unanimously.
17. Bigbury Net Zero.  
Due to his personal interest in this item HW did not take part in the debate nor vote. The Chair of Bigbury Net Zero asked for support from BPC in the forthcoming year. A Cllr noted the support in the Parish for BNZ objectives and it was also noted that Bigbury and Ringmore News, which to date has been supported by BPC would cease publication at the end of January and that perhaps funds could be diverted to BNZ. VS proposed support for funding, HM seconded as did JF. HW abstained.
18. Consultation re hybrid council meetings  
The government is consulting on hybrid council meetings ending on December 31. There was no appetite expressed for this, either from MsP present or Cllrs. HW suggested BPC does not comment, although all Cllrs. and Parishioners were free to express their own views.
19. South Hams Arts Festival  
It seems that response from within the district has been unenthusiastic, with preferences expressed by parishes for their funds to support their own parish events.
20. Correspondence received
  - Devon Wildlife Trust is offering a free landmark tree. They can also provide up to 20 trees for community orchards in appropriate sites.
  - A comparison website has emailed a link to information and advice on how to prepare for and deal with flooding. This link is now on the Community Website.
21. Any Other Business  
HW proposed advertising in Bigbury and Ringmore News, Bigbury Drums and on the Community website for ideas on projects which need funding with any response to be discussed in the December BPC meeting.  
**IB & HW to action**

The meeting closed at 9:49pm

Draft minutes subject to approval at the next meeting.

The next meeting will be held in **the Memorial Hall, St Ann's Chapel at 7:30pm, on Wednesday, December 11th,**

Signed .....Chairman Date.....

DRAFT