

WEST ALVINGTON PARISH COUNCIL ANNUAL MEETING

Minutes of Parish Council Meeting

Date 14th September 2023		Venue & Time: WA Village Hall, 7.30pm
<u>Present:</u> Cllr Charlotte Oakey Cllr Chris Povey Cllr Helen Rhymes Cllr Derek Winsor (in the Chair)	<u>In Attendance:</u> Kathy Harrod (Parish Clerk) Dist. Cllr Mark Long Parishioners/Guests: 17	<u>Apologies:</u> Cllr Liz Chin Cllr Stephen Lees Cllr Kathryn Rawlinson County Cllr Rufus Gilbert Dist. Cllr Samantha Dennis

REF 2023/24 MINUTES

244 PARISHIONERS OPEN FORUM (Allocated time not longer than 15 minutes, a member of the public shall not speak for more than 2 minutes as per Standing Orders):

- The Applicant, Rupert Stockwell stood and gave an overview of the reasoning behind the application, this included why he was looking for a winter location, the other sites considered, the staffing situation and financial considerations.
- The application is for 12m but the business will only operate for a maximum of 28 days. The reason for a 12m application is to allow for flexibility which is largely dependent on the weather.
- The site would offer Christmas parties, a grotto and other Christmas offerings, however, this is still restricted to the 28 days and as yet it has not been decided if the operation would open for all those days.
- The 28 days is a permitted development right for agricultural land. There is only one 28 day period allowed per year per holding number – this prevents different fields from being used across the course of the year.
- The 28 days could be separated but as soon as the containers are in situ the countdown starts and does not stop until the containers are removed from the site.
- The containers are currently in store at Rose Farm. As soon as they are moved to the planned area the countdown will commence. Noted the 28 days includes set up and break down of the containers.
- The intention is for a 28-day operation leading up to the Christmas period.
- The business will not be set up at the site in any degree of permanency because a planning application would be required.
- Parking: The lower yard shown on the plan could hold between 60 and 80 vehicles. Overflow vehicles would be managed on the same site.
- The footfall of other sites i.e. South Milton, will not be achieved. There may be some live music which will increase the footfall, as would a Santas Grotto. The likelihood is that the operation will be open for four or five days per week.
- Highways – concerns were raised regarding the access, the potential number of vehicles and any impact on the emergency services. Furthermore, issues with the standard of the road and potholes.
- Sufficient toilet facilities will be available on site.
- Concerns regarding properties in the immediate vicinity and how this will affect the parishioners.
- Concerns raised for the local wildlife, tawny owls, barn owls, bats, deer etc.
- Concerns re light pollution and noise pollution.
- Noted that the barns will be enclosed with boarding when the operation commences.
- Noted that both the police and fire service have been consulted and are due to provide their response to SHDC.
- There was potentially more support if the applicant would agree some conditions of operation (times/dates) with the local villagers.
- Query re sale of alcohol on and off the premises and why this is required? This is standard procedure.
- Noted, a smoking area will be provided on the top track.
- Query re proximity to the livestock on the farm?

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THE MEETING CONVENED

245 WELCOME & APOLOGIES

246 DECLARATIONS OF PECUNIARY/OTHER INTERESTS & Updates to Register of Interests:

Cllrs Oakey and Povey declared a personal interest as neighbours of the applicant.

247 PLANNING & ENFORCEMENT

a) LIST OF APPLICATIONS RECEIVED:

1. New premises licence application - Rose Farm, Woolston, West Alvington, TQ7 3BH. Sale of alcohol for consumption on and off the premises: Monday to Sunday from 11:00 to 22:00, Opening Hours Monday to Sunday from 11:00 to 22:30.

Councillors agreed to request an urgent report from Highways regarding the safety of the increased numbers of people using the roads during the 28 day period. On receipt of this, the Councillors will decide if a site visit is required to finalise their response to the Licensing Committee.

The reply from the Councillors will be based on the information received over the two September meetings, however, it should be noted, this is a Licensing Application the response will not include any of the planning related queries that were raised during those meetings.

248 NEXT MEETING DATES: 5th Oct, 2nd Nov – **WA Village Hall**, 7.30pm

Meeting Ends 20:31 hrs

Items for the next Agenda:

Signed as a true record: _____

Print Name & Date: _____

Agenda Items and Updates; where possible please submit to the Clerk by the last Wednesday in the month to ensure time for inclusion, circulation, and study. If a Council Member is unable to attend a meeting it would be appreciated if they could submit a brief précis of progress on their actions, if applicable, (to the Clerk for distribution) together with their apologies.

Distribution List: All WAPC Councillors. **For Information to:** County Cllr R Gilbert, South Hams District Council Ward Councillors, Parish Tree Warden, WAPC Notice Board.