

THURLESTONE PARISH COUNCIL

Approved Minutes of Parish Council Meeting

Date: 8th January 2024	Venue & Time: Thurlestone Parish Hall, 19.30 hrs	
Present: Cllr Rosa Lewis (in the Chair) Cllr Adam Ryan Carter Cllr Gill Stone Cllr Eric Palmer Cllr David Smyth Cllr Mike Hodges Cllr Nigel Hadaway	In Attendance: Helen Leather (Parish Clerk) SHDC Cllr Mark Long SHDC Cllr Sam Dennis Parishioners/guests: 6	Apologies: DCC Cllr Rufus Gilbert

224. OPEN FORUM

Rosa Lewis welcomed everyone and wished them Happy New Year. She reminded everyone that during the public forum the Council is only allowed to take decisions on topics publicised on the agenda and on questions submitted in advance.

A member of the public asked if it was possible to get an update on the roads and potholes in the area which are becoming dangerous. He wanted to know what County will be doing about the situation. Cllr Lewis stated she would raise this with District Councillor Gilbert.

Karen Barker wanted to raise concerns about the Garden waste collection and the mix up of dates between what had been promoted and what actually took place. She stated that residents had been told that the final garden waste collection of 2023, as per the council website, was 20th December. But on 15th of December, the District Council advertised on social media that the Garden Waste collection was being suspended between the 17th of December and the 14th of January. The last garden waste collection was the 6th of December and there is not currently a date for when the next collection will be, so residents will not have had a collection for at least six weeks. At worst it will be 8 weeks. That is very different to the contracted 4-week suspension we were advised of. She wanted to know what the District Council proposing to do and would residents be given a rebate for the missed collections. She stated it was nothing short of pure incompetence, and it's also a breach of the contract that we have with the Council. Cllr Lewis responded that the Parish Council would look into this and report back.

David reported on a pothole that had been repaired but the quality of the repair was atrocious, and he has sent in a photo of the pothole to Cllr Gilbert and the parish council.

Judy Pearce commented on section 73 application regarding a proposal to remove principal residency condition to a build in Salcombe because it is really important that everybody with the neighbourhood plan with principal residency policy in it is aware of that.

A member of the public asked about the dark skies policy and can it be a consideration in planning decisions. He was concerned that when walking around the area at night you can see lots of windows which are uncovered, and lights on everywhere. He felt it was important to remind people that the area has a dark skies policy, which is referred to in the neighbourhood plan and he felt was being abused.

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Cllr Lewis replied that the council are planning to produce a leaflet in conjunction with the Climate group run by Mike Hodges about dark skies policies and how people can help to be distributed to every house in the parish.

Cllr Hodges stated that he would submit an article to the Village Voice on the issue and that the council can give advice, but often the problem was with interior lighting. It is impossible to force everyone to draw their curtains or have low lighting indoors which is why the neighbourhood plan only deals with outside lighting and what is and isn't acceptable on the outside of a building.

Cllr Ryan-Carter added that it all came down to educating people about the dark skies policies and letting them know what they can and cannot do to make a difference.

225. COUNTY COUNCILLOR & DISTRICT COUNCILLOR REPORTS

Email Cllr Samantha Dennis: samantha.dennis@swdevon.gov.uk

Email Cllr Mark Long: cllr.mark.long@southhams.gov.uk

SHDC Councillor Mark Long talked about the difficulty of NHS dentistry in the area. He read out the motion that was approved and resolved by the Council *"in a move to address the dentistry crisis, it's resolved that the Council encourages the Devon Health and well-being board and their local MP's to work with local dental practitioners patients to investigate the setting up of the pilot scheme to provide accessible no frills dental care for all ages with the aim of encouraging the relevant NHS services to introduce the scheme across the South Hams"*.

SHDC Councillor Sam Dennis reported on a meeting she had attended with Cllr Hodges to the South Milton sewage treatment works and with a viewing scrutiny with Southwest water as well. She hoped that she had a commitment from everybody in the room to reinstate the signs that Judy Pearce managed to put down on the South Milton sands on the lagoon and put some extra signage up as well.

Cllr Hodges added that South West Water may have a problem with their system in the discharges at South Milton. In the records leading up to Christmas the discharge was continuous and was fully discharging into the ley. We were concerned that in the summer the ley is closed off, and it's not exiting into the sea, it's just building up. Children are playing in it and hence the need for signage around it. It has been discovered that the model that SW water have for how the sewage from Buckland, Bantham, Thurlestone and South Milton goes into the works, the size of the works and how it should operate. There are more fluids going in than they would expect so there is a concern that actually there is water ingress into the sewage system. It has been agreed to work with the local people to try and understand where that is occurring.

226. WELCOME AND APOLOGIES,

Apologies were received from District Cllr Rufus Gilbert

227. DECLARATIONS OF INTEREST OR AMENDMENTS TO REGISTER OF INTERESTS

None.

228. MINUTES OF PREVIOUS PARISH COUNCIL MEETING (4th December 2023)

It was resolved to accept the minutes of the Parish Council Meeting held on 4th December 2023. They were signed by the Chair.

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229. MATTERS ARISING FROM PREVIOUS MINUTES

None were raised

230. CLERK'S REPORT

Road Closure from Kerse Cross to Lower Kerse and Thurlestone to Lower Kerse. The dates of this closure have been changed to 12/02/24-01/03/24. Closed due to tree limbing work which needs to be carried out ahead of surfacing work at this location. Road closure and Temporary Restriction (Aunemouth Cross to Bantham Cross, Bantham) Tuesday 23 April 2024 until Thursday 25 April 2024 for pole replacement. Roads Closure - Whitley Cross to Huxton Cross & Huxton Cross to B3197, Thurlestone Tuesday 20 February 2024 until Thursday 22 February 2024 (both dates inclusive) Between the hours of 08:00 and 17:00 for pole replacement.

The Secretary of State for Transport has approved the second extension of the temporary closure of Thurlestone Footpath 7. The closure would have expired on 12 January and has now been extended until 12 July 2024 or until the works are complete, whichever is the sooner.

231. COUNCILLOR REPORTS AND ITEMS FOR FUTURE AGENDAS

a. Cllr Lewis

Thurlestone Speed Test Proposed Site.

Councillor Lewis reported that she had written asking Adam Keay where we stood with the speed camera machines as we had not completed a survey last time as the machines were not available.

b. Cllr Stone

i. Update on Permitted Development Rights.

This arose following on from the Onnalea planning application and the confusion whether permitted development rights were going to stand or certificates of lawfulness stand when the planning application has been put in. Cllr Stone had gone back to the planner and asked him to clarify the rules and regulations around certificates of lawfulness and whether they can be rescinded. She has had several conversations and Curtis Bradley, Planning Officer at South Hams who has been very helpful. He admitted that he didn't really know, but that he was going to find out and take legal advice on the matter.

ii. **Update on Neighbourhood Plan**

Cllr Stone also talked about advice from the District Council regarding concerns over planning applications for large area houses– for example applications that are described as 3-bedroom houses but are actually very large in size which make them inaccessible which makes them inaccessible to lower/middle income families. Cllr Stone stated that the parish are trying to keep a balance between small, medium and large size houses and applications for very large houses means it makes them even less accessible, even for successful local people, to buy into the area and to start to rebuild the community. Cllr Stone has been speaking to a couple of planners who deal with neighbourhood plans, and with adjusting the neighbourhood plans and has asked them for some help and advice.

Councillors then talked about the planning Salcombe development 4120/23/VAR. This is an Appeal for the removal of the prime Residency Condition that was applied to all four flats. Cllr Stone informed the meeting that when permission was originally granted, the first condition was for the properties to be subject to a principal residence policy to ensure

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sustainable communities, as per the Salcombe Neighbourhood Plan. The original application was granted on the basis that the development would only be supported with a planning condition or S106 agreement regarding principal residency. Cllr Stone stressed that If this planning application is approved the outcome will set a detrimental precedent for all parishes and towns with Principal Residence clauses. The impact should not be underestimated, it has the potential to decimate what is left of local communities and sends a message to all developers that local communities and their respective Neighbourhood Plans can be treated with total and utter contempt.

District Cllr Mark Long clarified that the actual site doesn't have a section 106 principal residence, but it does have principal residence by condition, the application went to appeal, and the condition was imposed by the inspector. But it is the attempt to remove principal residence, whether it's by condition or by amending a section 106. This one is by amending the condition. Cllr Lewis asked does it being a condition weaken the argument. Cllr Long clarified that it did not, it's a principle residence - the only reason that section 106 are better and firmer is that they carried through so they are a charge on the property where a condition could be overlooked by a conveyancing solicitor but a section 106 legal agreement cannot be. There can be a condition that there is a section 106 for principal residence or it can be a condition for a principal residence.

Cllr Smyth asked does that mean that a subsequent sale could be to a second homeowner? Cllr Long replied no either a conditional or a section 106 is in perpetuity. The only reason that we prefer a section 106 agreement is that it's less likely to be overlooked because the problem is that with conditions, with conveyancing and things like that, if they are not looked at, they are not aware of the condition it can slip through.

Cllr Lewis invited Judy Pearce to speak on the matter. Judy stated that the original application was 2748/17 and the inspectors report, which is up against that application in paragraph 49, the inspector actually discusses the effect that a principal residency condition would have on the sale price of the properties and says it is likely to depress the sale price of the properties. The inspector calculated that that would not make the build unviable.

c. Removal of vegetation from the Golf Course.

Councillors had received an email from a member of the public concerned with the removal of vegetation around the golf course and the damage to wildlife. The Chairman of the Golf Course, Graeme Fairley had responded and his reply can be found in Appendix A attached to the minutes.

Cllr Hodges suggested that it would be good to have some sort of public article on the golf course plan so that parishioners are aware of what is happening and an article in the Village Voice would be useful and informative.

Graeme stated that there will be a documented plan which the wildlife management team are working on at the moment. They're speaking to the Wildlife Trust to get input from them and the report will be ready to publish within a month, and Graeme will copy it to the PC and to the Village Voice. In the meantime the email response, as in Appendix A, can be published on the Village Voice website.

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232. PLANNING & NEIGHBOURHOOD PLAN (response dates noted)

Full details of all applications and Parish Council responses can be found by entering the reference number on the South Hams District Council planning portal

<https://apps.southhams.gov.uk//planningsearchmvc>

- a) 3961/23/VAR - 21 Eddystone Road, Thurlestone, TQ7 3NU. 25 January 2024. **Thurlestone Parish Council Support this application.**
- b) 3740/23/HHO - Mallards, Lane Past Mallards, Thurlestone, TQ7 3NX. 19 January 2024. **Thurlestone Parish Council Support this application.**
- c) 3940/23/HHO - Little Stretton, Thurlestone, TQ7 3LZ. 2 February 2024. **No decision – site visit planned**

SOUTH HAMS DISTRICT COUNCIL DECISIONS:

3588/23/HHO – West Seacombe, Ilbert Road, Thurlestone, TQ7 3NY. Householder application for two storey front extension, remodelling of rear terrace, new windows & internal alterations to existing dwelling. **Withdrawn**

0299/23/FUL - Thurlestone Hotel, Eddystone Road to Kerse Cross, Thurlestone, TQ7 3NN. Proposed upgrade to existing rooftop telecommunication equipment, removal & replacement of 3No. Antennas with 3No. Antennas. Proposed 1No. 300? Dish & 1No.GPS Module to be installed. Existing internal Cabin to be upgraded internally & associated ancillary works upgrades. **Conditional Approval.**

3611/23/FUL – 5 Zealands Field, Bantham, TQ7 3AN. Erection of dog kennels (Retrospective). **Conditional Approval**

3629/23/HHO – Onnalea, Bantham, TQ7 3AR, Householder application for demolition of existing extension and extensions and alteration to existing dwelling, driveway improvements and associated landscaping. **Under Consideration**

2116/23/FUL – Worthy, Bantham, TQ7 3AA. READVERTISEMENT (amended plans) Conversion, restoration & alterations to outbuildings & associated landscaping. Demolition of Piggery & replacement with walled garden with natural pool, poolhouse & greenhouse. Change of use to provide ancillary accommodation & associated spaces for Farmhouse. **Under Consideration**

2117/23/LBC - Worthy, Bantham, TQ7 3AA. READVERTISEMENT (amended plans) Listed Building consent for conversion, restoration & alterations to outbuildings & associated landscaping. Demolition of Piggery & replacement with walled garden with natural pool, poolhouse & greenhouse. Change of use to provide ancillary accommodation & associated spaces for Farmhouse. **Under Consideration**

4258/22/HHO – Morstones, Bantham, TQ7 3AP. Householder application for proposed alterations & extension to include demolition & replacement of conservatory. **Conditional Approval**

3336/23/VAR. Outside Land At Sx 699 454 Bantham. Application for variation of condition 3 (opening hours) of planning consent 1093/20/FUL. **Pending**

2786/20/FUL, West Buckland Barn, TQ7 3AJ. **Under Consideration**

233. FINANCE & GOVERNANCE


Councillors agreed to pay – Clerks Salary & HMRC, Thurlestone Village Hall £12.00 hall hire. Invoice to Thurlestone Golf course for upkeep of toilets - £500.

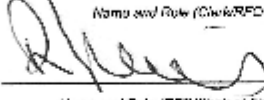
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7 January 2024 (2023-2024)

Thurlestone Parish Council

Prepared by: 
Name and Role (Chair/RFC etc)

Approved by: 
Name and Role (RFC/Chair of Finance etc)

Date: 8/1/24

Date: 8/1/24

Bank Reconciliation at 02/01/2024			
	Cash in Hand 01/04/2023		27,944.32
	ADD Receipts 01/04/2023 - 02/01/2024		38,453.10
			64,397.72
	SUBTRACT Payments 01/04/2023 - 02/01/2024		20,184.17
A	Cash in Hand 02/01/2024 (per Cash Book)		44,213.55
	Cash in hand per Bank Statements		
	Prilly Cash 02/01/2024	0.00	
	Deposit Account 02/01/2024	24,536.05	
	Current Account 02/01/2024	20,551.79	
			45,087.84
	Less unrepresented payments:		854.29
			44,233.55
	Plus unrepresented receipts:		
B	Adjusted Bank Balance		44,233.55
	A = B Checks out OK		

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2 January 2024 (2023-2024)

Thurlestone Parish Council PAYMENTS (AWAITING AUTHORISATION) LIST

Voucher Code	Date	Minute	Bank	Chaque No	Description	Supplier	VAT Type	Net	VAT	Total
88 Assoc. 2023/24	09/11/2023	Dec 23	Current Account	07	Assoc	Netbox 70	S	313.50	63.76	378.08
84 Full Time	02/01/2024	Jan 24	Current Account	07	Full Time	Thurlestone Parish Hall	F	12.20		12.00
89 Subs	02/01/2024	Jan 24	Current Account	00	Admin Expenses	Hobbs Leather Parish Clerk	F	465.21		465.61
								Total	62.76	854.29

Prepared by: [Signature] Date: 01/12/24

Approved by: [Signature] Date: 01/12/24

Approved by: _____ Date: _____

Name and Role
Name and Role
Name and Role

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Governance - Approval of Precept spend for 2024/25.

Financial Review & Setting of the annual precept:

1. The monthly accounts always show the Council's spend to date in the financial year. In December/January the Parish Council uses this information to estimate and assess the projected outturn spend for the year. This then gives the Council a likely carry forward figure for the next financial year and informs the precept discussions.
2. The meeting therefore reviewed the year-to-date financial position and worked through the modelling supplied by the Clerk to assure itself of the validity of the projected outturn.
3. The meeting then considered the commitments, inflationary pressures and the likely increase in services needing to be both provided and funded locally.
4. The base band D on which precept calculations are based has decreased from 788.31 in 2023/24 to 780.61 in 2024/25
5. The meeting noted that in previous years the Government has not set a limit on how much a town or parish can increase its band D council tax before a referendum is triggered. The Government announced on 5th December 2023 that they are not looking to apply a limit for 2024/25. The Government reserves the right to apply a limit in future years.
6. The council concluded that they would set a budget requirement which keeps the Band D parish council tax rate at the same level as last year. $\text{Tax Base 2024/25} \times \text{Parish Council Tax Rate 2023/24} = \text{Budget Requirement} = 780.61 \times £46.05 = \text{a budget requirement of } £35,947$
7. A proposal was made to request a precept level of £35,947 as per the above information.

Proposed by Cllr Lewis, seconded by Cllr Stone, approved unanimously.

At the end of the meeting Cllr Palmer raised a question about road repairs and the road that is blocked at Withy Cross. He had had a conversation with the previous owner who had told him he used to clear the culvert's in the field with a digger because the land is higher in the field than the road. The culverts are now starting to collapse as they are being washed out, so need clearing again. So, following on from Cllr Gilbert's comments at the previous meeting that it is the landowners responsibility to clear their side of the land, it's the new landowners responsibility, or his tenant to clear the banks in the field. The clerk will contact the owners to see if they can undertake the work.

234. CLOSE OF MEETING:

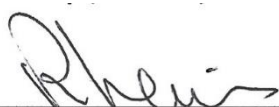
The meeting closed at 8.30 pm

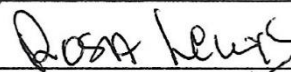
235. NEXT MEETINGS –

5th February 2024, 4th March 2024

Signed as a true record:

Print Name & Date:



05/02/24 

Agenda Items and Updates; where possible please submit to the Clerk one week prior to the meeting 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.

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Distribution List: Thurlestone Parish Councillors. For Information to: County Cllr R Gilbert, South Hams District Council Salcombe & Thurlestone Ward Councillors, Thurlestone Parish Website: <https://www.thurlestoneparish.co.uk/>

Appendix A

Thurlestone Golf Course response to vegetation cut back – 16th December 2023

Regarding the semi-wild brush cover around the outer perimeter of the golf course land, this has not been managed at all for as long as anyone can remember and so the Golf Club decided to do a clearance. Most landowners will clear such areas from time to time to reduce the fire risk and allow the vegetation to regenerate. A good example is the deliberate burning of areas of moorland in the Dartmoor National Park, which the general public finds puzzling. We do not envisage repeating this exercise for some time. We have also cut down the long grass areas within the playing area of the golf course as part of a plan to remove weeds and improve the grass quality. This will be regrown to a reasonable height and maintained each year.

Prior to doing this work we researched the advice given to landowners and farmers regarding the cutting of such areas and took steps to avoid the nesting season of the native bird population, in particular the Skylarks. "Skylarks nest on the ground, in vegetation which is 20–50cm high. This vegetation must be open enough to give the birds easy access to the ground. They need to make two or three nesting attempts between April and August to sustain the population." We are aiming to manage this area as per this guidance.

Regarding the Elaeagnus bushes on the golf course, we have received the following advice from an independent course architect: "At some point, a few decades ago, there was obviously a policy to plant Elaeagnus bushes across the course. These are non-native species which are well adapted to the salty and exposed conditions. They are an excellent choice for hedges in seaside gardens, but they have grown rapidly and have formed sprawling dense canopies that look incongruous in the landscape. They just do not improve the course, or the landscape and they should be phased out. If bushes are required, then judicious clumps of gorse can be planted." It is our intention therefore to reduce the number of bushes, especially where they interfere with the golfers' line of sight on the course. Work took place this week to remove one bush in the middle of the course. We accept that burning the wood was not the best idea and this will not be repeated.

Golf Courses across the UK are in general are very good in terms of biodiversity and wildlife and we aim to do more in the future. We have been in consultation with a plant ecologist regarding diversity of plant species and have taken action to create new areas of planting around the course. We are currently drawing up a plan to improve wildlife habitats on the course and will keep you informed of these plans next year.