

Date: 5th February 2024	Venue & Time: Thurlestone Parish Hall, 19.30 hrs	
<u>Present:</u> Cllr Rosa Lewis (in the Chair) Cllr Gill Stone Cllr Eric Palmer Cllr Mike Hodges Cllr Nigel Hadaway	<u>In Attendance:</u> Helen Leather (Parish Clerk) SHDC Cllr Sam Dennis Parishioners/guests: 9	<u>Apologies:</u> DCC Cllr Rufus Gilbert SHDC Cllr Mark Long Cllr Adam Ryan Carter Cllr David Smyth

236. OPEN FORUM

Rosa Lewis welcomed everyone and reminded all present that during the open forum the Council is only allowed to take decisions on topics publicised on the agenda and on questions submitted in advance. She then asked if any members of the public wanted to speak.

Sian Hester spoke on agenda item 9B, the Cliff Stabilisation planning application. She stated that “when the application about the boathouse holiday rental scheme was discussed at parish level back in November 2022, it was felt very strongly at the time that it should be two separate applications. And you'll probably remember that the parish response was I quote, “the civilization work should be subject to sub separate planning application as it relates to respective works in response to enforcement action dating back to September. The application was re advertised in April last year and the parish council said in its response, further investigation into whether the proposed retaining wall is structurally fit for purpose, how to minimise the dye spray concrete on the Cliff face and how to ensure the natural regeneration of plants. Planning offices in their response, which was a refusal, also stated that sprayed concrete would not be an acceptable finish and the proposed plant as were inappropriate. I've looked at the 80-page report by the consultants as best as I can. I'm not a geologist, but it seems a more thorough and scientific approach compared to the last application. And as far as I can see there's no dye spray, concrete gabion baskets or hanging plants as fast things. And it's good to see at least that Red Rock provide pictures of jobs they've done in Dawlish, and in other parts of the country which looked similar to this. The application back in 2022 was quite emotive in the community. There was a well-attended parish meeting and it obviously provoked strong feelings in the community about the future of the boathouse and access to the key. Obviously, the footpath has been closed for over three years now, which hasn't been ideal for key users and one thing which I hope that we see achieved at the time and thanks to Sue Crowther that she worked very hard on the Council's responses back then was I hope the small influence it had on the planning process. In essence, the parish Council and the community wanted the stabilisation works to be a separate application, and that's what we've got. So for the sailors, the swimmers, the paddle boarder, the walkers, the families, the people who are perhaps less mobile than others and all the ones I've spoken to over the last few weeks they have all said that they would welcome this scheme if it meets it approval and satisfies any conditions like the one in the ecology reports so it can be completed as soon as possible and we can finally say goodbye to the scaffold plank bridge.”

Cllr Lewis thanked her for her comments and said the council would be discussing the application in full session.

Judy Pearce gave a quick comment on a planning application the parish had submitted last month – for Mallards. The parish comments had stated Mallards was on the Mead estate, but it is not. Cllr Lewis apologised and said the comments would be amended.

Chris White made 3 points. He asked whether the council had had any response about the structure around the bin store outside the Thurlestone Hotel staff quarters. The Clerk agreed to chase this up with the Hotel Manager. He also reported that after the last meeting he had sent Cllr Gilbert a picture of the appalling quality of the repairs to potholes, but to date has not had a reply.

Thirdly, he commented on agenda item 9B, the land at Bantham, he stated he would agree that the current application seems to be going in the right direction and a genuine attempt to create something that would look decent. He also noted the comment in their planning application that it was going to cost £300,000 and needs two years to undertake which he was sceptical about.

David Stone stated that the parish and the broader area really needs an update on what's actually going on with the state of the local roads, the potholes and the flooding problems, as they are dangerous for both cars and cyclists.

SHDC Cllr Dennis said she would speak to Cllr Gilbert to encourage him to get back to the parish.

Gary Luddington stated that he had written to SHDC Cllr Long some time ago about the application for the new barn to be placed into West Buckland. He felt that the planning website is confusing, documents all over the place, so for an uninitiated reader, it is very hard to tell what the sequence of events is for an individual planning application. Anyone reading an application in order to make a decision would be completely confused. He thought that this would be a disadvantage for people wanting to comment on applications or object to them, as some of the objections are in the support section.

Karen spoke to say she had been asked by a local resident to raise a question about disabled access to Leasefoot beach at the Golf Club. The local resident would love to be able to get down to the beach and are not able due to difficult access. They had spoken to the Golf Club and been advised that is not possible to put a railing down to the beach for various reasons. The resident wanted to know if there were any legal obligation for the Golf Club to provide disability access to the beach. Cllr Lewis replied the parish would look into the matter and consult with the golf course and get back to her.

Emily Hayden, from Atticus planning spoke. "I'm here on behalf of the Bantham Estate for the cliff works application. Just to outline that following the refusal last year, we took stock of all the comments that had been made, both from the parish and from members of the public and the consultees as well, including the planners themselves. We listened and we are doing 2 separate applications, and we accept that they should be dealt with separately, and that's what we're doing now. We had a really positive meeting with Graham Lawrence at the end of last year, based on the technical proposal that's been put forward for the cliff, which is significantly different to the previous version. The previous version was in hindsight not the most appropriate for the location. I think the problem was that my client had been advised by technical experts as to that was the only solution, that's what they were advised. Following the refusal we thought OK, what can we do here? Because this clearly isn't acceptable. Is there an alternative? So that's when we went out to speak to other

consultants and other companies to say this is the back story, this is the issue, is there an alternative solution here because what we've had previously just isn't work and that's when Red Rock came up with this solution. They have experience in very sensitive coastal locations and were able to put forward an alternative which is far greener, far more naturalised, doesn't require any concrete, doesn't require the retaining wall at the bottom, and allows for topsoil to be spared the native."

Esther Pearson spoke in support of the comments around the Bantham cliff stabilisation solution being much more favourable for the natural environment and also aesthetically. Her concern was around the length of time it will take and around health and safety concerns around the scaffold bridge. She had noticed a number of near misses and slips and trips when people are carrying large items such as paddle boards as the walkway gets very slippery. She wanted this issue to be taken into consideration, as the longer it is left the worse it will get and not only is it an eyesore, but it's also preventing access and also there is a more likely result of an injury.

Emily Haydon responded that in terms of the temporary walkway it's not an ideal solution. There are plans for that to go ASAP and they are happy to have a planning condition that says it has to be removed upon completion of the works. In terms of the time scale for implementation of the permission, they are in discussion with Graham Lawrence about agreeing a reduced time frame. The time frame on the application is three years but they are aiming to reduce that to two, and it could be sooner than that. She stated that materials can take time to source, as well as the contractor, because this work is very specialist.

Cllr Lewis responded that in view of the fact the quay had been closed for so long one would appreciate some expediency.

237. COUNTY COUNCILLOR & DISTRICT COUNCILLOR REPORTS

Email Cllr Rufus Gilbert: rufus.Gilbert@devon.gov.uk

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

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

County Council Update - The clerk read out a brief update from District councillor Rufus Gilbert.

DIY waste that can now be taken to recycling centres is:

- Four single visits/house in any four-week period
- Or an unbagged item up to 2 metres.

All else will be charged. Visit: www.devon.gov.uk/wasteandrecycling for full details.

The A379 in Yealmpton will be closed 26th Feb to 1st March 2024.

Adam Keay has responded regarding the speed gun being unavailable to the council due to them needing to be calibrated.

Kerse Lane is to be patched etc starting 12th February

Proposed details of the Devon Devolution detail are now available online via DCC website. The consultation dates are the 12th of February to the 24th of March.

SHDC Sam Dennis

She will be attending the Overview and Scrutiny Committee on Thursday and will be hearing from Fusion Lifestyle and the South Devon and Dartmouth Community Partnership. It's a multi-agency organisation that really tries to reduce anti-social behaviour crime. It works with the police, Fire and Rescue authority, health partners and probation services. The idea is to group them all together to try and deal with some of the trickier issues and they run quite a lot of workshops and courses on them on youth. They have got funding to run things like "let's talk teenagers" and "Let's talk dads" and male carers - some quite challenging work that they do.

Full council meeting is on 15th February when SHDC will be asked to approve the new Council Plan, the funding associated for that, the delivery plan and the revenue and capital budget proposals. And part of that is there will be an increase in Council tax by 2.99%, which is an increase of £5.54 a year. Cllr Long and Cllr Dennis will be asked to vote on these.

Garden Waste Service - the fee will be going up this year, but if you sign up between the 15th of February and the 1st of April you can do for a discounted fee of £52. After that it will go up to £55.

238. WELCOME & APOLOGIES

Apologies were received from Cllr Rufus Gilbert, Cllr Mark Long, Cllr Adam Ryan-Carter and Cllr David Smyth.

239. DECLARATIONS OF INTEREST & AMENDMENTS TO REGISTERS OF INTERESTS

None received.

240. MINUTES OF PREVIOUS PARISH COUNCIL MEETING (8th January 2024)

It was resolved to accept the minutes of the Parish Council Meeting held on 8th January 2024. They were signed by the Chair.

241. MATTERS ARISING FROM PREVIOUS MINUTES

An update on the **Garden waste collection** was given following the complaint at the last meeting that 6 weeks of collection had been missed. The Clerk had written to Cllr Long, and he had responded stating the reason for the suspension was to allow for handling the likely increased volume of black bin waste and recycling over the Christmas New Year. It had been stated in the original contracts that there would not be a there wouldn't be any collections over the Christmas period. And when people sign up to the collection the terms and agreements form that is signed does state this.

A member of the public reported that the collection had been missed for 6 weeks not four.

Judy Pearce stated that it had only been a four-week period that the green waste was not collected over Christmas, but because the scheme stopped after week 1 and then started on week 2, that meant that the people on the week 1 collection did miss 6 weeks.

Blocked Culvert. The clerk reported that she had raised the issue of the blocked culvert on the road into Thurlestone with the landowner but had so far not received a reply, and she would chase it up.

242. CLERKS REPORT

20mph Speed Limit Programme 'Expression of Interest' 24/25. The eleven selected 20mph speed limit schemes in the first two tranches are underway or completed. There is now an opportunity for a third tranche to be progressed through the 24/25 financial year. A further £150,000 has been secured in our Road Safety Capital Allocation for the 24/25 tranche. It is anticipated that 4-6 further communities (depending upon the size of the schemes) could benefit from new 20mph limits with this additional funding. The next steps will be for elected Members to work with their communities to complete new or modified applications, it is important that every application is supported both by the Town or Parish Council and Elected Member prior to assessment. To allow for assessment and prioritisation for schemes to be delivered in 24/25 Financial year all new or modified submissions must be completed by 1st March 2024. The application form can be found here: 20mph Community Self Assessment form (Tranche 3)

242. COUNCILLOR REPORTS AND ITEMS FOR FUTURE AGENDAS

a. Cllr Lewis:

- I. Parish Council contribution to the upkeep and maintenance of Thurlestone Parish Church Yard - Cllr Lewis reported that historically the council had paid £300 a year to the church for the upkeep of the graveyard, but for the last two years this had dropped from the agenda. From 2024 the payment will be reinstated.
- II. Speeding Campaign - Cllr Lewis reported that some months ago the councillors had a meeting with Cllr Gilbert and Adam Keay from Devon Highways about the speeding problems. Dates, time and plans had been submitted. Unfortunately, the machines to record the speed readings were not provided at the time, and the Clerk had recently chased this up with Highways. They had responded that the machine was broken and needed recalibrating. Adam Keay has now responded to say Highways now have some machines that are working, and his proposal is to come in the next few weeks, but Cllr Lewis was not sure if the time was right at the moment to record speeds. Cllr Lewis thought that Thurlestone was suitable this time of year, but that last time they speed checked Bantham it was during a November, comments from residents back then was that was wrong time of year.
- III. Update on Councillors areas of responsibilities - Cllr Lewis reported on a wall at South Riding in Thurlestone that had been damaged. Cllr Palmer will investigate and report back.

b. Cllr Hodges

- i. Central Composting Scheme possibilities. Cllr Hodges reported on the garden composting scheme, stating that there is a push to try and get local communities to have a communal composting site where parishioners can go to take their compost material. The sustainability group has done a survey and 60% of those who responded said they'd really like something local. There were around 35 responses in total. The group had run a composting workshop in October in Thurlestone, which was well attended. The group are now looking into suitable sites. The main problems are how to staff it, getting volunteers and when the

possible site should be open. A fact sheet about the proposed scheme will be issued by April, and the group will also be looking at ways to fund the scheme in case there are no volunteers. The compost has to be turned regularly and some waste has to be chipped.

- II. Dark Skies leaflet – Cllr Hodges reported that this had been discussed at the last sustainability meeting and the group will take on producing a leaflet. Cllr Hodges hoped the Council might be able to contribute to the printing of the leaflet, which will be distributed to every house in the parish and published in the Village Voice.

c. Cllr Stone

- i. Feedback Re online planning training session. Cllr Stone reported on the online planning training session that councillors had recently attended with South Hams District Council. She had raised the point about permitted development rights, which the Parish Council have been talking about recently, including how they conflict with environmental issues. For example, the parish has adopted a dark skies policy, but for example with a permitted development, plans with lots of veluxes and roof lights are being passed. The spokesperson from SHDC admitted that planners were very frustrated. Cllr Stone went on to report that she has since discovered that it is possible to remove permitted development rights in a legal agreement. SHDC have responded to this saying is the case and it can actually be removed from the building and the site for in perpetuity.
- ii. Schedule 14 and Footpath 7-Coronation Quay. Cllr Stone gave an update on the Schedule 14 application that Graham Gilbert has been handling this and he has been keeping the parish updated with any developments. He has reported that it after 6 years it has finally reached the top of the list for DCC to review and Graham will update us on it's progress.

243. 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) 3940/23/HHO - Little Stretton, Thurlestone, TQ7 3LZ. Householder application for single storey rear extension, first floor balcony and alterations to existing dwelling. 2 February 2024 (**Ratification**). Councillors had a site visit to little Stretton in Thurlestone. They had found the visit very helpful. The decision that councillors made was to object to the application as it stood. Full details of the objection can be found at: <https://southhams.planning-register.co.uk/Planning/Display/3940/23/HHO>
- b) 0149/24/FUL - Land At Sx 668 437 Bantham. Proposed stabilisation of cliff slope. 29 February 2024. Councillors agreed that the application as it stands seems thorough and to have been dealt with properly. However, there were a couple of points that Cllr Stone wanted to the council to be aware of. The first was that in the design and access statement, it says "the reality of the situation, however, is that the works will cost a considerable amount of money somewhere in the region of £300,000, and these funds will need to be generated to pay for the works"

Cllr Stone pointed out that the estate has been aware of the problem for 3.5 years and has had that long to save funds for the repairs and it was an unusual statement to put in the planning application, particularly as the next statement in the application stressed that the applicant recognises the need to implement the works as a matter of urgency, and the implication in the statement is that they are going to have to raise the money to undertake the repairs, so they may not get it done in the time frame they have suggested. Cllr Stone wanted to stress to the planners that they ensure the funds are available for the work before they approve.

Councillors agreed to support the application but to raise concerns about the comments about funding the scheme.

SOUTH HAMS DISTRICT COUNCIL DECISIONS:

- a) 3961/23/VAR - 21 Eddystone Road, Thurlestone, TQ7 3NU. **Approved.**
- b) 3740/23/HHO - Mallards, Lane Past Mallards, Thurlestone, TQ7 3NX. **Approved.**
- c) 3940/23/HHO - Little Stretton, Thurlestone, TQ7 3LZ. 2 February 2024. **No decision – site visit planned**
- d) 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**
- e) 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**
- f) 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**
- g) 3336/23/VAR. Outside Land At Sx 699 454 Bantham. Application for variation of condition 3 (opening hours) of planning consent 1093/20/FUL. **Approved.**
- h) 2786/20/FUL, West Buckland Barn, TQ7 3AJ. **Within consultation period.**

244.FINANCE & GOVERNANCE Receipts & Payments – Months 12 & 1

Councillors agreed to pay - Clerks Salary, Thurlestone Village Hall £12.00. SHDC Cleaning Public toilet bill for 23/24 - £3,903.00. Training courses – Clerk’s Essentials Part 1 DALC - £36. Responding to Planning, DALC - £36.00. Chairing Local Council Meetings – DALC - £36.00. Cllr Lewis travel expenses - £74. Contribution to upkeep and maintenance of Thurlestone Parish Church Yard. £300. Uncontested Election Recharge for 23/24 - £122.70.

THURLESTONE PARISH COUNCIL
 Approved Minutes of Parish Council Meeting

5 February 2024 (0123-2024)

Thurlestone Parish Council

Prepared by: _____ Date: _____
Name and Role (Chair/FPD etc)

Approved by: _____ Date: _____
Name and Role (for Clerk/FPD etc)

Bank Reconciliation at 05/02/2024			
	Cash In Hand 01/04/2023		27,944.32
	ADD Receipts 01/04/2023 - 05/02/2024		36,478.80
			64,423.12
	SUBTRACT Payments 01/04/2023 - 05/02/2024		24,744.78
A	Cash In Hand 05/02/2024 (per Cash Book)		39,678.34
	Cash In hand per Bank Statements		
	Petty Cash 09/01/2024	0.00	
	Current Account 05/02/2024	19,620.57	
	Deposit Account 05/02/2024	24,551.45	
			44,182.02
	Less unpresented payments		4,503.68
			39,678.34
	Plus un-presented receipts		
B	Adjusted Bank Balance		39,678.34
	A = B Checks out OK		

THURLESTONE PARISH COUNCIL
Approved Minutes of Parish Council Meeting

6 February 2024 (2023-2024)

Thurlestone Parish Council
PAYMENTS (AWAITING AUTHORISATION) LIST

Voucher Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
55 Assoc Repairs	30/11/2023	Dec 23	Current Account	CP	Garage	Miracle	S	815.90	62.58	878.48
61 Hall Hire	02/01/2024	Jan 24	Current Account	CP	Hall Hire	Thurlestone Parish Hall	E	12.00		12.00
64 Hall Hire	05/02/2024	Feb 24	Current Account	CP	Hall Hire	Thurlestone Parish Hall	E	12.00		12.00
67 Public Toilets Cleaning	05/02/2024	Feb 24	Current Account	CP	Publ. Toilets - Cleaning	South Hams District Council	S	3,251.50	650.30	3,901.80
68 Grass & Hedge cutting	05/02/2024	Mar 24	Current Account	CP	Grass Maintenance	L. Egan Ltd	F	201.00		201.00
Total								3,790.40	713.26	4,503.66

Prepared by: _____ Date: _____
(Signature)
 Name and Role: _____

Approved by: _____ Date: _____
 Name and Role: _____

Approved by: _____ Date: _____
 Name and Role: _____

NEXT MEETINGS

4th March 2024, 8th April 2024

245. CLOSE OF MEETING

The meeting closed at 8.30 pm.

Signed as a true record: _____

Print Name & Date: _____

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.

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/>