

Thurlestone Parish Council

Minutes of the Meeting of Thurlestone Parish Council held on Monday 7th January 2019 at 7.30pm in the Thurlestone Parish Hall

Present: Councillors Rhymes (Chairman), Mitchelmore, Marshall, Goddard, Munn, Hurrell and Zaffiro.

In Attendance: Helen Nathanson (Parish Clerk), County Councillor Gilbert, District Councillor Pearce and 13 members of the public.

There was an open forum at the beginning of the meeting to allow members of the public to ask questions or make comment regarding the work of the Council or other items which affect the Parish.

- An update was given about the DAAT Night Landing Site fundraising, which has now raised enough money to cover the shortfall.
- Community WiFi – Thurlestone has not yet been connected but it is hoped that it will be by the end of the month.
- A resident of Old Rectory Gardens reported that criminal damage has taken place in the communal gardens and that the police have been involved in the matter.

The Council convened to discuss the following business:

1. To receive apologies.

There were no apologies.

2. To receive any amendments necessary to Members' Registers of Interests.

There were no amendments.

3. To confirm and sign the Minutes of the Parish Council Meeting on Monday 3rd December 2018.

The Minutes were confirmed and signed.

4. To consider any matters arising from the Minutes.

There were no matters arising.

5. To discuss the following planning applications:

3979/18/FUL Erection of agricultural store building

Western Lodge, Kerse Cross to Whitley Cross, Thurlestone, TQ7 3LR

Objection. The Council objects to the application with reference to the following policies from the Thurlestone Neighbourhood Plan:

1. This is a very large building and its scale is not proportionate to the location. (TP1.2)

2. The building will be visible from the lower road into Thurlestone, when approaching Whitley Cross (as mentioned in the supporting documentation). It will also be visible from the road into South Milton, and certain parts of the village, albeit from a distance. It will also be visible from the footpath which starts at Whitley Farm, and the road between South Milton and Thurlestone. It will be shielded from the Thurlestone road in the summer, but visible through the hedge in the winter. (TP1.5)

3. The application does not prove the need for storage space: apart from saying that it is needed to house equipment for the maintenance of the 7-acre field in which it will be located, it does not explain why this is the case. (TP14) Councillors request that SHDC asks its agricultural consultant to review the proposal and assess whether there is a functional need for the proposed agricultural store building on this site.

4. The application form does not specify the colour of the timber cladding. (TP1.2)

5. The building will be on the skyline (TP22.1)

6. The scale of the Location Plan seems to be inaccurate and may not represent the true situation.

3956/18/FUL Erection of a new dwelling
Land at SX 679 438 West Buckland, Thurlestone, TQ7 3AF

Councillor Goddard declared an interest in this application as the land belongs to an old friend.

The Council agreed to hold a site visit on Friday 11th January at 0900. The comments from that meeting are as follows:

This application will only be supported on the basis that it is subject to the applicants entering into a Section 106 Agreement to ensure the dwelling is occupied as a principal residence. (ie that *planning permission will not be granted unless and until the applicants have entered into the Section 106 agreement with SHDC. The Council already has a copy of the draft terms that we require to be satisfied.*) There is no evidence in the application to demonstrate that the proposed dwelling will be, or is intended, to be occupied as a principal residence, in accordance with Thurlestone Parish NP Policy TP6 (TP4.1.ii.).

If the condition above is met, the Parish Council would support the application and has the following comments:

1) Policy TP2 Settlement Boundaries. The site falls within the settlement boundary of Buckland (TP2.1) and does not lead to any coalescence of Bantham and Buckland (TP2.2).

2) Policy TP4 Open Market Housing. The site comprises infill and the proposed dwelling (a 3-bed detached house) is of a size, type and tenure that reflects identified local housing needs, in accordance with the findings of the Housing Needs Survey Report of June 2016 (TP4.1.i.).

3) Policy TP1 General Development Principles. Following their site visit on 11th January 2019, accompanied by the applicants' architect, councillors agreed that efforts have been made to reduce the impact of the development by using the topography to 'step' the building into the hillside, by

capping the roof with a sedum 'living green' roof which will blend into the landscape and by retaining the existing stone wall adjoining the lane. Further, they considered that the design and building materials appear to be appropriate, though there were some concerns about the use of blackened oak, which is not in keeping with other houses nearby. There is adequate parking on land opposite owned by the applicants.

4) Construction. A condition is necessary to deal with the timing and frequency of excavation works. Loading of lorries must not take place between 0730 and 0900 because this is a busy time in the narrow country lane adjoining the site. The applicants' architect has indicated that the lorries will take only one load per day: councillors would like to know how many loads will be needed and whether or not it would be better to proceed with this much more quickly so as to get it finished.

6. To receive an update about the Thurlestone public toilets.

SHDC has admitted that the survey they carried out for the PC was inadequate and they are now drawing up a template for surveying all public toilets, in the expectation that other parishes will have the same requirement. It is not yet clear when this survey will happen so councillors do not have confidence in taking on the building at present. In addition, the repair and running costs are still not clear and councillors agreed that it was not possible to determine a budget for 2019/20 based on such incomplete information. Given that SHDC has a deadline of 31st January to receive the precept request, it was agreed to write to SHDC and say that the PC is still prepared to take on the toilets but not until the 2020/2021 financial year.

In the event that SHDC refuses this request, the Council will meet again before the end of January.

7. To review the provision of a new dog litter bin in West Buckland.

Councillor Pearce has negotiated the installation of a bin in West Buckland. This will be an ordinary litter bin rather than a dog litter bin because it is a direct replacement for the one which has been removed from Thurlestone Sands (because it is on NT property) and is on the same emptying round. Ordinary litter bins may now be used for dog litter. She will be meeting with the installer this week to determine where it is placed.

8. To receive an update about the DAAT Landing Site and to approve in advance the payment of £11,739.78 to Western Power, which is necessary to secure the works but cannot be paid until we receive the grant from DAAT.

The quotations for the works have been accepted. Western Power requires payment before works can be confirmed and the grant from DAAT has been received: it was therefore agreed to pay the invoice of £11,739.78.

9. To discuss the rental agreement on the Thurlestone School playing field.

The Clerk has contacted DCC Legal Department and the School and is awaiting replies. This will be placed on the February agenda in the expectation that more information will then be available.

10. To agree the 2019/20 budget.

Councillors reviewed the attached Budget Comparison Chart and allocated a budget to each item as shown.

Overall it was agreed to increase the precept by 15% on last year, which allows for the budgeted items and to add a small element to the General Reserve, in line with Government guidelines. The precept requested will therefore be £19,863 which is a Band D rate of £26.54.

11. To receive a report from County Councillor Rufus Gilbert.

Councillor Gilbert has not yet been able to get a reply from Thurlestone School about the parking issue. Councillor Mitchelmore will find the details for the Chair of Governors and pass them to Councillor Gilbert to see if this will be of help.

The very poor state of the road surface in Glebe Field has been discussed again by Highways and the work has been agreed, though no date was given.

The grant towards the DAAT Landing Site is awaiting approval from the Invest in Devon Committee and should be agreed within the month.

Gigclear is going to publish its work plans on its website from April to ensure that users are better informed.

12. To receive reports from District Councillors Judy Pearce and Simon Wright.

Councillor Wright gave his apologies.

Councillor Pearce drew attention to the bungalow which is available in Parkfield on the Devon Home Choice list. Concerns were expressed that residents of the Parish may not have seen this or be checking up to date availability, in which case the homes go to people from outside the Parish.

Under the terms of the new waste contract, an employee will be visiting homes to spot check recycling and find out if people are recycling the right items.

The new Council Tax Reduction Scheme will start on 1st April 2019.

One of the new SHDC commercial development opportunities will include a budget hotel in Kingsbridge.

The consultation on business rates and second homes closes on 15th January.

SHDC has officially a 5-year land supply again following a meeting at Plymouth before Christmas. Until the JLP is adopted they must use the Government figures but after that they can use their own, which will include Plymouth and West Devon as well as the South Hams. Plymouth is planning a high level of development and this will therefore make a significant contribution to the group.

13. To receive updates about the following Parish matters: Parish Hall; Trees; and Highways.

Valley Side – Councillor Mitchelmore had a meeting about the trees on South Hams land at Valley Side. They are not protected but he advised them to contact SHDC before carrying out any work.

The tree over the telephone box is enveloping it and needs cutting back. It is on the verge itself next to the phone box and the Clerk was asked to speak to SHDC.

Highways: The cobbled road is again starting to cause concern because a large gully is starting to appear close to the kerb on the memorial side. Following the heavy rains, it is getting deeper and needs to be repaired urgently. Councillor Rhymes is in the process of getting quotes and will then come back to the Council with a plan.

14. To note the accounts to date and to approve payment of the following invoices:

The accounts were noted. A VAT refund of £2047.86 has been received from HMRC. The following payments were approved:

Nick Walker Printing (NP Costs)	£58
Thurlestone Parish Hall	£40
Total	£98

15. To note the date of the next Council Meeting on Monday 4th February 2019 at 7.30pm.
This was noted and the meeting ended at 0910.

Councillor Rhymes
Chairman