

# THURLESTONE PARISH COUNCIL

## Minutes of Parish Council Meeting

<b>Date: 2<sup>nd</sup> October 2023</b>	<b>Venue &amp; Time: Thurlestone Parish Hall, 19.30 hrs</b>	
<b>Present:</b> Cllr Rosa Lewis (in the Chair) Cllr Adam Ryan Carter Cllr Gill Stone Cllr Eric Palmer Cllr Nigel Hadaway Cllr David Smyth	<b>In Attendance:</b> Helen Leather (Parish Clerk) SHDC Cllr Mark Long  Parishioners/guests: 9	<b>Apologies:</b> Cllr Rufus Gilbert Cllr Samantha Dennis Cllr Mike Hodges

### 192. OPEN FORUM

Cllr Lewis welcomed everyone to the Open Forum. She reminded everyone that they can speak for up to 2 minutes each as there is a time limit and meetings can only last 2 hours in total. She invited any comments from the public.

Sian Williams spoke regarding agenda item 7B, She would like to commend Graham Gilbert on the mountain of work he has done to try and get a path down through the field from the Avon Estuary Way to a point by Dixons Quay on the estuary recognised, working closely and respectfully with the landowner and the Estate and the Public Rights of Way team at Devon County to try and reach an agreement for a Public Right of Way. Also, agenda item 7b, she was hopeful that councillors can explain a bit more about the technical housing standards document and what it means. She had read it but was not sure if she understood it and why it's important to make the amendment to policy TP4 (number 1). She wanted to make sure it could be explained so residents know why it's being recommended.

Cllr Lewis thanked her and seconded the Graham Gilbert comment.

Graeme Fairley spoke about the Golf Club planning application on the main agenda. He explained that at the moment the Golf Club has 12 tennis courts, ten are grass, the other two are all weather. That means if people want to play tennis all year round, there are only two courts available and they have a growing number of local people now who like to play all year round, so there is need for an expanded facility for the local community, so it will be a benefit to the community.

A Member of the Public spoke to say having watched the District Council Development Committee back in September that she was quite disappointed and shocked that one of the planning decisions was made based on whether it would be overturned at appeal rather than on the merits or demerits of the application itself. She felt that by doing so, they are in danger of setting a really dangerous precedent for future planning.

Cllr Lewis said she really appreciate the comment and they would be minuted.

Another member of the public spoke to say he wanted to thank Cllr Long, Cllr Dennis and the Parish Council for the work they did saving about 30 car parking spaces from the planning application. The consequence for the pub and the village of Bantham would have been significant to lose those spaces. He wanted to say thank you for the huge amount of work done and thank Cllr Long who spoke very strongly and passionate for the community.

Cllr Lewis thanked him and seconded his comments.

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A member of the public asked about the waste bins outside the Thurlestone Staff house and wondered whether anything would be done about them, as it is on the agenda. I know we weren't the only ones to raise the question about the dustbins outside.

The Clerk replied that the Council had had an e-mail from Tim Hassell who's responsible for the staff housing and he had apologised about the bins and will put in some screening fence at the front to hide them as soon as possible.

The Clerk had received an email from a Chris White who couldn't attend the meeting but wanted his email read out, which stated "I would like to record my thanks to Cllrs Lewis and Stone for the amount of time and effort they put into representing the PC, and their parishioners, at the recent Development Management Committee, both before and during the meeting. That they were successful in one case, but not in the second, does not reflect on their input, but rather on the DMC who, on the hoof, invented a new Material Planning Consideration called "Fear of Losing an Appeal", and logic and proper planning policies went out of the window. Thanks, are also due to Cllrs Long and Dennis for their support, particularly on the Bantham car park application."

### 193. COUNTY COUNCILLOR AND DISTRICT COUNCILLOR REPORTS.

Cllr Rufus Gilbert, Email: [rufus.Gilbert@devon.gov.uk](mailto:rufus.Gilbert@devon.gov.uk)

Email Cllr Samantha Dennis: [samantha.dennis@swdevon.gov.uk](mailto:samantha.dennis@swdevon.gov.uk)

Email Cllr Mark Long: [cllr.mark.long@southhams.gov.uk](mailto:cllr.mark.long@southhams.gov.uk)

#### **District Councillor Mark Long:**

Just to let you know that letters have gone out to business rated properties that have been identified by having holiday let accommodation. Approximately 1500 letters have gone out to advise them that as a business, their waste and recycling is classified as commercial and legislation requires them to have a commercial waste contract to collect both residual and recycling. They've been asked to provide evidence of an existing contract or have been invited to sign up to the Council's service. If they fail to respond, in other words, submit evidence, then it has been stated that they will be liable to a fixed penalty notice and will have 28 days to respond. The District Council have also written to property management companies in the South Hams, appraising them of that situation. Once this exercise has been complete, the Council will be looking to address the same issue with Council Tax rated properties that operate as holiday lets such as Airbnbs. This was something that was instigated before the May elections, it's just taken time to gather all the evidence and everything to roll this out. It was supported completely by the last Council and the present Council.

The new executives met for the first time at the full council. There is a draft corporate strategy out for consultation that will run through until the 20th of October. There are online surveys available, quick polls on social media, and there are conversations being had with the parish and town councils. Next Monday night there is a southern cluster meeting of 21 parish councils with the leader of the District Council, and Councillor Brazil. Please look at the draft corporate strategy and pass comment because it is the direction and focus of the Council over the next four years. There's a sort of quick turnaround to have the final strategy, delivery plans and resourcing to the next executive on the 30th of November to then go before the full Council in December. There is a lot on strategic outcomes for

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housing, and this affects the joint local plans when they come forward for review, housing needs, levels of affordable and social housing which will refine the policies of the joint local plan to try and increase social housing as well, and looking at an umbrella Community Land Trust to cover the whole of the South Hams, to assist those community land trusts that are already in place. One of the elements that the Council is doing with housing associations, when they dispose of properties, and particularly when there is a shortage of accommodation in the area, the Council will be requesting first refusal on all homes being disposed in the district by housing associations. A lot of areas are looking at temporary accommodation, looking at council owned land to assess suitability for providing social and affordable housing. There's a lot going on within the housing element. It's important you keep an eye on that. Community Services and Operations is the term that covers locality service, ground maintenance, property maintenance and car parking enforcement. Since bringing waste back inhouse the areas that cover the street cleansing services, toilet cleaning, road sweeping, dog bin emptying will become part of Community Services and Operations and they're looking at all of those operations to make them work more closely and efficiently to get the best delivery for the communities.

Enforcement, there has been a lot of criticism of enforcement. There are a significant number of live cases. Demand continues to grow for enforcement, and it is a focus of the Council to better align the services. There is going to be a full review underway of existing policies, the approach to handling enforcement complaints and the associated resources required. The Executive have asked the Council's Overview and Scrutiny Committee to set up a task and finish group to work over the next few months and in two months to report to Executive with recommendations of changes and how they see it operating. I will be asking that the Task and Finish group actively approaches towns and parish councils to understand the real-life experiences in the parishes and towns because it is important because we all know the issues of success.

Planning improvements continue, the new IT system goes live in November, and this will provide an improved mapping system and also better access for the public and a better search function as well. It is hoped that it will make life a lot easier for parishes and the general public to access documents there. An area specifically around transparency and decision making and delivery has meant that the Council are looking at occasions when applicants submit variations of the Section 106 agreement and an application for variation of planning approval after the original consent has been given, and this has been recognised as being an issue and not necessarily being open to everybody. There are often what can be classed as minor technical changes and there are others that are material or could be classed as contentious as well, and there is a new approach where all requests for amendments, whether requested for agreement or following a formal application will be considered by the Assistant Director of Planning with consultation with the Chairman of the Development Management Committee, with a view to agreeing which proposed amendments are minor, technical and which are material or contentious. Those minor technical ones will be dealt with by the Chair of Development Management, with the board members being consulted as well. Material or contentious requests, where they go to the heart of the regional Planning Commission will be referred to the Development Management Committee for a decision. So this is to try and make things considerably more open for planning.

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Cllr Stone asked will the number of times that somebody can make amendments to an application be considered as well? Because we have long standing applications that are to-ing owing fro-ing all the time with so-called minor amendments.

Cllr Long replied that going forward when future planning applications come in, when they are validated, this is what will happen, but not for the current historical ones.

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### The Meeting Convened

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#### 194. WELCOME AND APOLOGIES.

Apologies had been received from Cllr Rufus Gilbert, Cllr Sam Dennis and Cllr Mike Hodges.

#### 195. MINUTES OF PREVIOUS PARISH COUNCIL MEETING

It was resolved to accept the minutes of the Parish Council Meeting held on 4<sup>th</sup> September 2023. They were signed by the Chair.

#### 196. DECLARATIONS OF INTEREST AND AMENDMENTS TO REGISGTERS OF INTEREST.

No Declarations were received. No updates to the Registers of Interest were received.

#### 196. CLERK'S REPORT.

There will be a road closure from West Alvington Cross to Ilbert Rd starting on second of January 2024 to the 11th of March 2024 by Wales and West Utilities.

The Council received an email from Tim Hassell about the bins at the Thurlestone Staff House that had been mentioned at the last meeting. Mr Hassell has promised to put up screening around the bins as soon as possible. The Clerk will follow this up to ensure it takes place.

At the last meeting there was mention of the culvert being blocked on blocked on Leasfoot Beach, Graham Fairley, Chairman of Thurlestone Golf Club had kindly organised for it to be cleared the next day.

Peter Sandover, Chair of the South Devon AONB has confirmed his attendance to the Parish Council meeting on the 4th of December 2024.

#### 197. BUISNESS TO BE DISCUSSED

##### a) Public Toilets and Community Owned Fund.

Cllr Lewis explained the proposal is that we could apply for the fund to update the public toilets in Thurlestone. The Clerk explained that the fund is a £150 million fund available over 4 years to support community groups to take ownership of assets which are at risk of being lost to the community, it's part of the UK levelling up. It will to help support local people to save local community assets at risk and supports projects which fulfil one or a combination of the following aims:

- to take ownership of a physical community asset at risk, such as land and buildings which benefit local people
- to renovate, repair or refurbish an asset to make it sustainable for the long term.

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Councillors agreed to investigate the application process further and see if match funding could be found from somewhere.

### **b) Proposal for modification of Thurlestone Neighbourhood Plan TP 4 – see Appendix A.**

Cllr Stone explained that when Sue Crowther was on the Council, this had been talked about. She explained that there are planning applications being submitted for 3-bedroom houses, but they could be up to 3000 square feet, on the plans they have 3 bedrooms, but these 3 bedrooms are so large they could be divided into more bedrooms without planning permission being needed once the house has been built. Nationally there is a set of relative volumes and sizes. Following discussions with Sue Crowther it was felt that the Neighbourhood Plan was not specific enough about room sizes, and as a result the area is losing a lot of smaller bedroomed houses which are being increased to very large houses and taking them out of the more affordable price scope. Cllr Stone and Sue felt that that this was a point the Neighbourhood Plan could adjust because the local proposal can align the planning requirements with national requirements in order to prevent smaller houses being doubled or tripled in size while fundamentally being presented as a 3-bedroom house.

Judy Pearce explained that the new suggested wording for the Neighbourhood plan “takes into account and justify any departure from the technical requirements” means that if an application is resubmitted for a larger house, then the Neighbourhood Plan would inform the size and Planning would have to ask for justification as to why the building needed to be so large.

All Councillors agreed to the amendment.

### **c) Schedule 14 PROW application for field adjacent to Aune Cliff**

Cllr Stone explained the history of the PROW, which had been sent by Paul Gunning and circulated to all Council Members. In brief, Graham Gilbert has been trying to sort out access for about 5 years. There are two points of access to the estuary in Bantham. One is at Coronation Quay, which is fairly difficult to access at the moment and the other is at Dixon's Quay, which was accessed historically through the field adjacent to Aune Cliff and down to the estuary. When the field was inherited by family members recently, about 5 years ago, they decided to close access across the field so no one could walk through it. Graham did a fantastic job and around 80 people evidenced their use of the path for many years. Graham put the application in to the Public Rights of Way Department for the paths to be formalised. There are two landowners involved in this particular path, it's not just the field, it's actually also the steps down to the Quay, which are owned by Bantham Estate. To apply for a Schedule 14 for a public right of way, it has to be proven that the path actually goes somewhere. There cannot be a deviation off from another path, so one cannot put in an application to take the two existing routes down to the bottom of the field, because that would not give access to the estuary. Graham put together a brilliant application which has been sitting for a long time not actioned in the Public Right of Way Department.

It was agreed that the TPC supported this application made by Graham Gilbert, following years of compiling relevant information, in working towards a satisfactory conclusion, to establish a schedule 14 public right-of-way, in the field adjacent to Aunecliff.

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The Parish Council also wish to extend their thanks to Graham Gilbert who has built an excellent case history, in order hopefully that we shall continue to enjoy the open countryside and all its benefits into perpetuity.

The TPC with Graham Gilbert shall review the situation on and around 1<sup>st</sup> December 2023.

### 198. COUNCILLOR UPDATES

#### a) Cllr David Smyth.

Devon and Cornwall police have been working for some time on a project called Project Community Access. The objective is to establish a network of hubs across the region which police can use when they're in the vicinity, as a local base. The intention is to increase communication from the community to the police and also create visibility for the police in the community. In order to do that, they are looking to local parish councils to sign up to this project with a view to giving them access to either a parish hall or a community building. Speaking to the South Hams inspector last week, ten of the local councils in this region have already signed up for this.

Cllr Stone stated that as the Parish Council Liaison member on the Parish Hall Committee she would be keen to support this project.

All agreed that the Parish Hall would be a good base and for the Parish Hall Committee and the police to discuss access arrangements and dates.

Cllr Smyth reported on the Police Operation Scorpion and Operation Ragwort. Operation Scorpion is about tackling the county lines. He gave details of the charity Crime Stoppers, which is a charity where people can report anonymously any crime that they see or know about.

#### b) Cllr Gill Stone

An update on the discussion from the last meeting about permitted development. Cllr Stone had taken on board all of the comments from the councillors and commented on the government consultation paper on behalf of the parish.

Cllr Lewis and Cllr Stone had met with Anthony Magnall and talked to him about permitted developments and the concerns that have come up from parishioners. It had been a good meeting, and it is hoped the dialogue can be continued going forward.

### 199. PLANNING AND NEIGHBOURHOOD PLAN

**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) 3117/23/HHO – Land Cottage, Thurlestone, TQ7 3NE. Householder application for erection of proposed detached garage including the reuse of the existing redundant Piggery/outbuilding to form new greenhouse. **Thurlestone Parish Council Support**
- b) 2900/23/HHO – Apple Trees, Thurlestone, TQ7 3LZ. Householder application for alterations, extension & construction of detached garage (resubmission of 3045/22/HHO). **No Decision – Site Visit Planned.**

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- c) 2458/23/FUL – Thurlestone Golf Club, Thurlestone, TQ7 3NZ. Conversion of two grass tennis courts to all-weather surface including replacement court edge fencing & external groundworks. **Thurlestone Parish Council Support**

### SOUTH HAMS DISTRICT COUNCIL DECISIONS:

- a) 2227/23/HHO. 16 Meadcombe Road, Thurlestone, TQ7 3TB. **Conditional Approval**  
 b) 2786/20/FUL, West Buckland Barn, TQ7 3AJ. **No Decision Yet.**  
 c) 0915/22/FUL, Land off Bantham Beach Road. **Refusal.**  
 d) 3013/22/FUL, Aune Cliff. **Readvertised**  
 e) 4118/22/FUL, Edgecombe House, West Buckland. **Application awaiting finalisation of legal agreement.**  
 f) 2312/23/HHO - Lower Goosewell Cottage, Ilbert Road, Thurlestone. **Conditional Approval**  
 g) 2451/23/HHO - West Wing, Warren Road, Thurlestone, TQ7 3NT. **No Decision Yet.**  
 h) 2198/23/VAR – 5 Sea Haven, Old Rectory Gardens, Thurlestone, TQ7 3PD. **No Decision Yet.**  
 i) 2510/23/HHO -1 Meadcombe Road, Thurlestone, Kingsbridge, TQ7 3TB. **Conditional Approval**  
 j) 2722/23/HHO - 7 Meadfoot, Thurlestone, TQ7 3TD. **Conditional Approval**  
 k) 2543/23/HHO - 7 Eddystone Road, Thurlestone, TQ7 3NU. **Conditional Approval**  
 l) 2515/23/HHO - 24 Court Park, Thurlestone, Devon. **Conditional Approval**

### ENFORCEMENT

Please note that the Enforcement Lists are confidential and issues concerning Enforcement cannot be discussed at a public meeting.

South Hams District Council are responsible for the enforcement of all planning breaches, the Parish Council have no authority to deal with issues of this nature.

Please will all parishioners continue to report full details of any violations that do not adhere to the original application for which permission was granted. ALL violations can be reported to Enforcement via [www.southhams.gov.uk/article/3043/Report-a-Planning-Breach](http://www.southhams.gov.uk/article/3043/Report-a-Planning-Breach)

### 200. FINANCE & GOVERNANCE Receipts & Payments – Month 8 & 9

Accounts to pay – It was agreed to pay – Clerks Salary & HMRC, Remembrance Day Wreath £25. Scribe financial package - £417.60. Appointment of external auditor for end of year accounts £160.00. A new auditor has been approached and details will follow at next meeting.

2 October 2023 (2023-2304)

#### Thurlestone Parish Council PAYMENTS (AWAITING AUTHORISATION) LIST

Voucher Code	Date	Invoice	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
42	28/09/2023	404121	Current Account	404121	External Audit Fee	RET Litigation LLP	S	3,500	0.00	3,500
43	28/09/2023		Current Account	09	Ball Hire	Thurlestone Parish Hall	E	21.00		21.00
44	28/09/2023		Current Account	09	Admin Expenses	Parish Clerk	E	88.00		88.00
45	28/09/2023	Sept 25	Current Account	09	SCRIBE Subscription	SCRIBE - Staleness Systems	S	398.00	0.00	417.60
46	02/10/2023	Oct 25	Current Account	Worship new	Salary Contract	Jules Latham, Parish Clerk	F	455.61		455.61
<b>Total</b>								<b>1,336.61</b>	<b>132.60</b>	<b>1,469.21</b>

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27 September 2023 (2023-2024)

### Thurlestone Parish Council

Prepared by: *R. Lewis* Date: 2/10/23  
Name and Role (Clerk/PA etc)

Approved by: *R. Lewis* Date: 2/10/23  
Name and Role (Clerk/Chair/Finance etc)

Bank Reconciliation at 26/09/2023			
	Cash in Hand 01/04/2023		27,944.32
	<b>ADD</b>		
	Receipts 01/04/2023 - 26/09/2023		36,361.88
			64,306.19
	<b>SUBTRACT</b>		
	Payments 01/04/2023 - 26/09/2023		12,755.88
<b>A</b>	Cash in Hand 26/09/2023 (per Cash Book)		51,550.29
	Cash in hand per Bank Statements		
	Petty Cash 26/09/2023	0.00	
	Current Account 27/09/2023	27,078.69	
	Deposit Account 27/09/2023	24,471.60	
			51,550.29
	Less un-presented payments		
			51,550.29
	Plus un-presented receipts		
<b>B</b>	Adjusted Bank Balance:		51,550.29
<b>A = B Checks out OK</b>			

### 201. CLOSE OF MEETING

At 20.52 the Chair declared the meeting closed.

### 202. NEXT MEETING DATE:

Signed as a true record:

*R. Lewis*

Print Name & Date:

6<sup>th</sup> November 2023

*Rosa Lewis*

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/>