

Thurlestone Parish Council

Minutes of the meeting of the Council, held in the Parish Hall, Thurlestone on Monday 4th November at 7.30pm for the purpose of transacting the following business:

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.

The mirror at Aune Cross by Chucka Cheese Lane has been very successful and now needs some repair.

At least 3 properties in the Parish are contravening the Dark Skies policy in the NP. All have large, exposed windows without coverings and one has bright lighting in the garden at night. The Parish Council was asked to raise this with the homeowners.

There are some cables down on the road between the Old Chapel at WB and The Sloop in Bantham which are broken and appear to be disconnected. The PC was asked to request removal of the cables and also the poles if this is the case. Pole No A1024 Serial No T1717.

The vote on the Community Housing scheme was queried and it was confirmed that the vote to look at the Buckland Park Farm site was unanimous.

The following points were raised about community housing:

There was a query about whether or not the West Buckland site was still available for community housing because some people had heard that it was still possible.

A member of the public asked why the Buckland Park Farm site was being considered for community housing.

A member of the public stated that, if necessary they would set up a Community Land Trust if the Parish Council continued to support the Buckland Park Farm site.

The meeting convened:

Present: Councillors Rhymes (Chairman), Munn, Hurrell, Mitchelmore, Williams, Crowther and Marshall

In Attendance: Helen Nathanson (Parish Clerk), District Councillors Pearce and Long, County Council Gilbert and 24 members of the public

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 7th October 2019.

The Minutes were confirmed and signed.

4. To consider any matters arising from the Minutes.

The DAAT Landing Site has passed its safety inspection and is now operational. An opening ceremony is being organised for this month and dates will be promulgated.

5. Planning

- To discuss and comment on the following planning applications:

1890/19/FUL Mr & Mrs G Southcott

Demolition of existing dwelling and erection of replacement dwelling.

Summer Cottage West Buckland TQ7 3AF

Thurlestone Parish Council supported this application. The site is located on the northern edge of the Buckland Settlement Boundary, close to a pair of Grade II listed buildings (Myrtle Cottage and Cob Cottage) and the Buckland Box, a non-designated heritage asset and well used-community resource centre. The relevant Thurlestone Parish Neighbourhood Plan policies are TP1 General Development Principles, TP7 Replacement Dwellings and Extensions, TP21 Non- Designated Heritage Assets and TP22 The Natural Environment. Councillors considered that the replacement dwelling is unlikely to have an unacceptable impact on the residential amenity of neighbouring properties (Policy TP1.1); and that its style and contemporary character with natural timber cladding and green-planted roof is appropriate to the location and would be an improvement on the existing dwelling (Policies TP1.2 & TP7.1.iv). Buckland has a mix of architectural styles and the use of natural building materials is encouraged in the Plan. As to the size of the replacement dwelling compared to the original dwelling, so far as councillors have been able to ascertain, this would appear to be no more than the 25% allowed under Policy TP7.1ii. As stated in the applicants' Design & Access Statement, this requirement is achievable on the basis that 'the original dwelling' is extant planning permission reference 55/11766/12/F, which was implemented but not completed.

If the District Council is minded to approve this application, then it is requested that planning conditions are imposed to address: (1) any construction-related issues, particularly given the nature of the track (which is also a public footpath) used by the dwelling to access the highway (Policy TP1.7) and the proximity of the two Grade II listed buildings and Buckland Box (Policy TP1.6), and (2) any mitigation recommended in David Wills' Ecology Report (Policy TP22.2).

3202/19/HHO Mr Toby Strauss

Householder application for construction of summer house in garden.

Gables End Bantham TQ7 3AW

Thurlestone Parish Council supported this application for construction of a summer house close to the eastern boundary of the garden at Gables End, Bantham. The relevant Thurlestone Parish Neighbourhood Plan Policies are TP1 General Development Principles and TP7 Residential Development and Extensions.

The proposed summer house is unlikely to have an unacceptable impact on the residential amenity of neighbouring properties, being located part-way down the garden which is on a slope overlooking the Avon Estuary (Policy TP1.1); the style, scale and character of the building are proportionate and appropriate to its coastal location, with cedar cladding being used to further minimise the impact of the dwelling (Policy TP1.2). The use of natural building materials is encouraged in the Plan.

If the District Council is minded to approve this application, then it is requested that a condition is imposed to ensure that the building is used solely as a summer house and not used as habitable accommodation (Policy TP7.2ii).

3430/19/HHO

Householder application for proposed extension to existing dwelling and enlargement of existing dormer, summer bedroom and existing garage. Enlargement of hardstanding adjacent to garage.

Yellow Sands, Ilbert Road, Thurlestone, TQ7 3NY

It was agreed that this would be discussed at the December meeting.

3353/19/TPO

T1-T7: Elm – Crown life on North side to 3m from ground level, deadwood removal (exempt) and remove basal epicormic growth. To allow pedestrian access without damaging trees.

Land adjacent to Whimbrels Edge, Thurlestone, TQ7 3BR

Thurlestone Parish Council supported this application.

- To confirm the comments agreed on the following application, which were submitted in order to meet the SHDC deadline of 1st November:

3183/19/CLE K Lally The Bantham Estate

Lawful development certificate for existing use of property as 2.No dwelling houses
Wragmoor Bantham TQ7 3AJ

The comments as uploaded to the SHDC website were approved.

- To receive an update about the plans for new homes on Bigbury Golf Course. (Councillor Williams)

Councillor Williams attended the joint presentation from the Golf Club and Bantham Estate. They are proposing to submit a joint application for one of two options for building new homes on the Golf Course. The first option is for five homes; four facing the road just up from the Golf Course and the fifth just by Hexdown Farm, which would be visible from the Thurlestone side of the estuary. The second option is for six new homes, the sixth one being also near Hexdown Farm.

The reason for the proposed development is that the Golf Club is in significant rent arrears to the Estate and either of these options would provide different levels of cash injection for refurbishment and development of the Club and a reduced rent in future.

A planning application has not yet been submitted. The Bigbury NP is due to be adopted early next year and this application is unlikely to be submitted before the plan is adopted.

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

A meeting was held in Bantham this week between Councillor Gilbert, the DCC Highways Officer and Thurlestone PC at which the speed of traffic in Bantham was the main topic of conversation.

In view of the weight of public opinion around this issue, the Chair allowed members of the public to ask questions of Councillor Gilbert in relation to the outcome of the meeting.s

The following actions have been agreed:

DCC needs to check whether or not there is actually a legal speed limit in Bantham. If this is the case, more 30mph speed signs will be placed in the village.

There is no possibility of reducing the speed limit to 20mph as it is not DCC policy to do this except in specific cases where there is a proven speeding problem. This policy is being reviewed Devon-wide but the Police tend not to support the 20mph speed limits.

Councillor Gilbert was asked if this is a financial issue, which it is not. Speeding is a problem throughout the area and not unique to Thurlestone parish.

Councillor Williams has registered with the Community Speedwatch programme, which involves residents volunteering to measure speeds and gather evidence, which then goes to the Police and the DVLA.

Parking time limits along the village road were discussed and it was agreed at the meeting to leave them as they are at present which prohibits parking from 8am – 6pm.

A new system is now in place across Devon for contractors who request road closures which means that they will be heavily fined for delays to start and finish dates for works. This should improve the efficiency of works involving the road.

A large number of trees have come down across Devon highways, along with flooding and pot holes, which will cause considerable work for DCC.

7. To receive reports from District Councillors Judy Pearce and Mark Long.

Councillor Pearce gave an update about the following:

The Special Planning document which sits alongside the JLP is going out to consultation. This covers any decisions on which the Planning Authority needs to consult. The minimum requirement is 3 weeks but SHDC allows 4 weeks.

Climate Action Plan – this is being hosted by DCC and there is a consultation going on at the moment in which members of the public can raise topics that they would like to be discussed.

Councillor Long thanked councillors for attending the Planning Training sessions.

8. To discuss a proposal from Councillor Marshall to take over ownership and on-going responsibility for the Thurlestone Public Toilets from SHDC with effect from 2020.

Councillor Marshall had submitted a plan for the first year's finances and councillors voted unanimously to take on the public toilets from SHDC. The toilets are now closed for the winter and would not normally be open until the end of March so that allows the PC time to carry out any further maintenance and checks before opening them.

The PC agreed to take them over on the basis that SHDC would cover the cost of the cleaning through their sub-contractors and that they would pay the legal fees for the transfer.

The Golf Club was thanked for agreeing to make a financial contribution.

9. To receive updates about Parish matters, including: Highways, Parish Hall, bins, trees.

Councillors Rhymes and Mitchelmore attended the recent DCC Highways event. The main message is that there is little money available for Highways issues.

Businesses which advertise on the Bantham roundabout (which is in Churchstow Parish) have been requested to remove their signs.

A quote has been received for £350 for the crown reduction of the Oak and the Chestnut by the bus shelter in Thurlestone. This was approved and the works will be authorised.

10. To confirm a request made in the September meeting for £300 to cover the repairs to the Thurlestone telephone kiosk.

BT has now set up a parts service as they have so many phone boxes in community ownership. It was confirmed that the Parish Council will pay up to £300 to cover the repairs to the telephone kiosk.

11. To discuss the requirements for a Parish Lengthsman.

Councillors discussed the requirement for a Parish Lengthsman and how the job could be supported through voluntary labour. Councillors were asked to speak to parishioners to gather more views about the work required and the discussion will be finalised at the December meeting.

12. To note the current account balance of £22,336.28 to date 2nd October 2019 and to approve the following payments:

Helen Nathanson	Parish Clerk pay and expenses (8/10 – 4/11/19)	£319.70
Julian Lee	Grass cutting	£240.00
Total		£559.70

The current account balance was noted and the above payments approved to the value of £559.70. It was also agreed to approve the payment of £240 to PKF Littlejohn for the 2018/19 external audit, which was completed last month.

13. To note the date of the next Council Meeting: Monday 2nd December 2019 at 7.30pm. This was noted and the meeting ended at 9pm.

Councillor Rhymes
Chairman