

THURLESTONE PARISH COUNCIL

Minutes of Parish Council Meeting

Date: 14th November 2022		Venue & Time: Thurlestone Parish Hall, 19.00 hrs
<u>Present:</u> Cllr Sue Crowther Cllr Rosa Lewis Cllr Jill Munn (Chairman) Cllr Adam Ryan-Carter Cllr Gill Stone Cllr Sian Williams	<u>In Attendance:</u> Kathy Harrod (Parish Clerk) SHDC. Cllr Mark Long SHDC Cllr Judy Pearce Parishioners/guests 20	<u>Apologies:</u> Cllr Paul Gunning DCC. Cllr Rufus Gilbert

REF 2022/23 MINUTES

OPEN FORUM

There was an open forum of 15 minutes 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 following matters arose:

- a. The application mixes two elements. The stabilisation of the cliff and secondly, the applicant has not demonstrated ownership of the road. Other considerations include the visual impact, this is a Grade II listed property and is of national importance. The proposed ramp is not in keeping with the listed building and questions were raised as to how realistic the access would be for a wheelchair user.
The change of use of the first floor to a holiday let is not supported by the Neighbourhood Plan, nor is loss of storage. The applicant has stated in a previous application that there is a real demand for more storage, it seems ironic that they now see fit to lose it.
The loss of storage to the ground floor is not supported and the application is incorrect stating there has been historic use for events. The applicant has not clearly demonstrated that they have explored all options to maintain the boathouse for the purpose it was built and has not passed the threshold to demonstrate the change of use. We should preserve the boathouse for what it was built for and to create long term jobs. A request was made for the Parish Council to reject this application outright.
- b. The proposed conversion to holiday accommodation is a completely separate issue from stabilising the cliff. The stability of which should be a priority before considering what to do with the boathouse.
- c. A letter was read on behalf of Nikki Smith, Commodore of Bantham Sailing Club.
- d. A request was made that ownership of the slipway be determined. Given that it was only last year when Historic England processed the listing application will the Parish Council support this by writing to them?
- e. The boathouse has never been used for anything other than boat storage & repair – this was confirmed by two parishioners who were both present at the meeting. Furthermore, it was categorically stated that no events have taken place at the Boathouse.

The Meeting Convened

94 Welcome & Apologies

95 Declarations of Interests and amendments to Members' Registers of Interests.

No declarations or amendments were made.

96 PLANNING:

a) LIST OF APPLICATIONS RECEIVED/FOR DISCUSSION:

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1. 2605/22/FUL, Bantham Boathouse, Proposed conversion of first floor into holiday let & cliff stabilisation works (part retrospective) (10/11) & 2606/22/LBC, Bantham Boathouse, Listed Building consent for proposed conversion of first floor into holiday let & cliff stabilisation works (10/11):

A full and detailed discussion took place over the course of an hour. Each Councillor demonstrated a full and detailed understanding of the applications and discussed in depth the issues and policies relevant to the site. Some, but not all of the issues raised are noted below:

- The site plan is incorrect.
- Owners of land not owned by the applicant must be informed more than 21 days in advance of an application. A section of the quay included in these applications is owned by the Duchy of Cornwall.
- The ownership of the lane is unknown and requires an additional procedure including newspaper publication.
- There are factual inaccuracies with regard to use in the Planning Statement.
- This would have to meet with all four requirements of JLP policy DEV21 Development affecting the historic environment.
- The building was only vacated by the former harbourmaster and boat builder in 2019 and it was noted Bantham Sailing Club never operated a voluntary scheme as stated and they only used electricity during the regatta.
- The WC always used by the public is not mentioned in the application.
- There are no details of how the ground floor would operate and how and whether the operation would be conditioned.
- Councillors commented that there was a distinct lack of due diligence carried out.
- It was not felt that a reasonable effort had been made to sustain the existing use or find new uses, as required under DEV21. Most options were discounted in a catch all statement referring to the restaurant application. For example, an art gallery and shop were dismissed due to footfall and issues with deliveries.
- There is no information regarding boat storage in the application.
- Public benefits can be anything that delivers economic, social or environmental objectives to the public at large, not just a private benefit. Works to a listed private building to secure its future as a designated heritage asset are cited in planning guidance as an example of a public benefit.
- It was noted that in the National Planning Policy Framework, great weight must be given to the conservation of designated heritage assets, irrespective of the level of harm.
- The optimum viable use is that which is likely to cause the least harm and it may not be the most economically viable use, nor the original use.
- It was felt that this is a premature application.
- There were strong concerns about future light and noise pollution. This building has never had lights on at night since the day it was built. The location of it would cause significant light pollution if allowed to proceed.
- This is a VERY unique heritage building, plans received to date would not be appropriate and would spoil the tranquility of the area.
- Policies within the Neighbourhood Plan were referenced. For example, it does not support the loss of storage space.
- There is no outside space for any people renting the property, no areas for drying towels/wetsuits or for having a BBQ, all of which is to be expected at this site.
- If allowed to proceed it would be essential that conditions be applied and enforced.
- Again, it was commented that this application should not incorporate both the boathouse and the cliff stability. These should be separate applications with precedence given to the cliff stability.
- The application does not consider the cost of maintaining a boat store compared to a holiday let. There are too many vagaries and no commitment to use of the ground floor.
- Could a community group consider and subsequently present a lease proposal? Would this be considered?

Councillors then voted as follows:

Cllrs Crowther, Munn & Williams - Holding Objection. This was approved with the Chairman making the casting vote.

Cllrs Lewis, Ryan-Carter & Stone – Object

Please note: A holding objection is opposition to an application pending the submission of information necessary in order to make an informed decision.

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SUBMISSIONS TO SOUTH HAMS DISTRICT COUNCIL AS FOLLOWS:

2605/22/FUL Bantham Boathouse

Thurlestone Parish Council objects to this application on a holding basis due to the following shortcomings which prevented Councillors from making an informed decision:

Preliminary points (1) The red line application site fails to include all the land required for access to the site from the public highway, and (2) the Certificate of Ownership on the application form (Certificate A) is incorrect as the site includes land in the freehold ownership of the Duchy of Cornwall and part of the lane to the quay, which is in unknown ownership. (2) The cliff stabilisation works should be the subject of a separate planning application as they relate to retrospective works in response to enforcement action dating back almost two years (February 2021). By including them in the application, there is a perception that they are being used as leverage to obtain approval for the proposed holiday let use and this is likely to lead to unreasonable and unnecessary delay.

With regard to the planning application, Councillors were unanimous that a holiday let use on the first floor of the boathouse would cause significant harm to the setting of the Grade II listed building and would be contrary to NP Policies TP1.6 (impact on the historic environment), TP1.1 (noise disturbance), TP1.4 (increased light pollution) and TP1.5 (detrimental impact on the natural beauty, special qualities, landscape and scenic beauty of the AONB). With these issues in mind, they also considered that the applicant had failed to adequately address the requirements set out in *JLP Policy DEV21 Development affecting the Historic Environment*, namely, to demonstrate that all reasonable efforts had been made to sustain either the existing use or to find new uses for the building. Furthermore, it was noted that there are errors in the planning statement in so far as the boathouse has never been used by the community and has been used for boat storage and repair since 1937 up until 2019, when it was vacated by the former harbourmaster/boat builder. The use of the ground floor (which floods) was also vague and the WC, which has always been available to the public, was omitted. In particular, they questioned the cost of restoring the building for non-habitable use which would be less harmful to the setting, more beneficial to the local community and less expensive for the applicant.

In the above circumstances, Councillors therefore considered the application to be premature.

2606/22/LBC

Thurlestone Parish Council has submitted a holding objection in respect of planning application no 2605/22/FUL pending corrections to the application and the submission of information necessary in order for Councillors to make an informed decision. Their concerns include the impact of the new access ramp leading up to the first floor proposed holiday let on the setting of the Grade II listed Boathouse and on any features of special architectural or historic interest which it possesses.

2. 3206/22/TPO, Furzey Close, Thurlestone, T1: Holm Oak - crown lift to 4m from g/l and remove obstruction to telephone wires. To clear obstructions to vehicles and wires. This has been viewed by a Tree Warden, the works are considered reasonable.

97 FINANCE & GOVERNANCE:

a. Governance:

Finance Review: It was resolved to update the accounts system to one offered by SCRIBE at an annual cost of £348 plus a one off set up fee (discounted by 50%) to £123.

98 Close of Meeting:

At 20.06 hrs the Chairman thanked everyone for their attendance and declared the meeting closed.

The Council then went into closed session to discuss confidential staffing information at which time it was resolved to approve the NALC pay increase effective from 1st April 2022 for council staff. This is an increase of 4.04% and the agreement of an additional one-day annual leave entitlement from 1st April 2023. With effect from January 2023, this

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being the anniversary of the employment, the spinal point would be increased from 23 to 24 meaning an hourly rate of £16.12 will be applied.

99 **Next Meeting Dates:** 5th Dec & 9th January, Thurlestone Parish Hall 7.30pm

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 : Cllrs Crowther, Gunning, Lewis, Munn, Ryan Carter, Stone & Williams. **For Information to:** County Cllr R Gilbert, Dist. Cllr Judy Pearce, Dist. Cllr Mark Long, Thurlestone Parish Website: <https://www.thurlestoneparish.co.uk/>