

Thurlestone Parish Council

**Minutes of the meeting of the Parish Council on
Monday 1st November 2021 at 7:30pm in Thurlestone Parish Hall.**

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 were raised:

Incidents of inappropriate shooting by the Bantham Estate Shoot – a resident has recently needed to call the police because shots had been fired too close to houses. The police have advised the organisers not to shoot in that direction. This is categorised as a public nuisance and the resident was advised to report it to SHDC Environmental Health Department.

Another resident raised the issue of non-collection of garden waste and he was advised again by District Councillor Pearce that the service has been suspended because of a national shortage of drivers. Residents will all be receiving a letter to say that the service will not be reinstated until the spring. FCC is also struggling to make the statutory collections across the district.

A resident asked when the 20mph speed limit would be applied in the villages. The results of the Newton Abbot pilot will be scrutinised soon and then Cabinet will make a decision.

The meeting convened.

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

In Attendance: Helen Nathanson (Parish Clerk), County Councillor Gilbert, District Councillors Pearce and Long and 10 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 the Minutes of the Parish Council Meeting on Monday 4th October 2021.

It was resolved to approve and sign the minutes.

4. To consider any matters arising from the Minutes.

There were no matters arising.

5. Planning

- To comment on the following planning applications:

2867/21/FUL Proposed rebuilding and extension of demolished dwelling
Onnalea Bantham TQ7 3AR

Councillors supported this application.

The existing dwelling is in a poor state of repair and occupies a prominent position overlooking the Avon Estuary, outside the settlement boundary of Bantham.

Councillors considered that the proposed replacement dwelling complies with the Thurlestone Parish Neighbourhood Plan for the following reasons:

- the floor area of the replacement dwelling is no more than 25% larger than the existing dwelling and occupies the same footprint (NP Policy TP7.1 ii & iii);
- the bulk, scale, ridge height and design of the replacement dwelling remain the same as the existing dwelling and the building materials used - hanging slate and timber - are appropriate and in keeping with the form and character of the location within the South Devon AONB (NP Policies TP1.2 and TP7.1 iv); and
- there will be no unacceptable impact on neighbouring residential amenity nor on the natural environment (NP Policies TP1.1 and TP1.5), provided there are conditions to limit the impact of light pollution from artificial light on the intrinsically dark landscape, in accordance with the parish's dark skies policy (NP Policy TP1.4), and to ensure that particular consideration is given to the landscaping details due to the sensitivity of the location, its scenic beauty and prominence within the South Devon AONB (NP Policies TP1.5 and TP22).

3624/21/HHO Householder application for construction of new single storey extension and associated external works

Hooters Ilbert Road Thurlestone TQ7 3NY

Councillors supported this application.

Councillors considered that the proposed new single storey extension on the front elevation of this dwelling, to create a new day room, dining area and living room with a roof terrace above, is subordinate in scale and form to the existing dwelling (NP Policy TP7.2 i); that the design reflects a style, scale and character proportionate and appropriate to the location, using local natural stone and structural glass to replace the existing two black steel balustrades (NP Policy TP1.2); and that there will be no unacceptable impact on neighbouring residential amenity (NP Policy TP1.1) nor on the natural environment and South Devon AONB (NP Policies TP1.5 and TP22.1).

3431/21/HHO Householder application for side and rear extensions (Resubmission of 1563/21/HHO)

Upton Grange Bantham TQ7 3AB

Councillors supported this application.

Councillors considered that while the cumulative increase in the floor area of the extensions is substantial, they are subordinate in height to the existing dwelling (NP Policy TP7.2) and would have no negative impact on the external amenity space within the site (JLP Policy TTV 29.5); that there would be no unacceptable impact on neighbouring residential amenity (NP Policy TP1.1); and that the style, scale and character of the design is proportionate and appropriate for the location, using the same building materials as the existing dwelling - painted render and natural stone with two new flat sedum roofs (NP Policy TP1.2). It was noted that the increase in the number of bedrooms from four to five does not address the parish's Housing Needs Survey, but this is not a new house and the overall form of the dwelling is hardly affected because the 2-storey bedroom extension is between the existing dwelling and garage. However, Councillors requested conditions to limit external lighting due to the parish's dark skies policy (NP Policy TP1.4) and for permitted development rights to be withdrawn, given the location of the building in the open countryside within the sensitive South Devon AONB, Undeveloped Coast and Heritage Coast, which all have a high degree of protection and where development is resisted unless it requires a rural coastal location.

3527/21/HHO Householder application for alterations, extension and demolition of existing garage

12 Court Park Thurlestone TQ7 3LX

Councillors objected to this application.

Councillors considered that the proposed parking provision was excessive and that the extension to the living/dining room and large deck on the front elevation of the bungalow were too close to the site boundary and would have a negative impact on the external amenity space within the site. The style, scale and character of the proposal was therefore neither proportionate nor appropriate in the location and within the street scene generally (contrary to NP Policy TP1.2).

Councillor Williams declared a personal interest and did not vote.

2346/21/HHO Householder application for demolition of deck area and existing garage, erection of two storey rear extension and extended deck area with double garage and accommodation below, new side entrance

24 Court Park Thurlestone TQ7 3LX

Councillors noted that the application, as drawn, had failed to address two key policies in Thurlestone Parish Neighbourhood Plan, specifically: the rear extension is not subordinate in scale and form to the existing dwelling (contrary to NP Policy TP7.2 i); and the style, scale and character of the proposal (particularly the additional decking on the front elevation) is not proportionate and appropriate in the location and within the street scene generally (contrary to NP Policy TP1.2). The parish council has until 25 November to make its comments and in the circumstances, it was felt that the applicant may wish to reconsider its proposal in the context of the neighbourhood plan unless they consider there are any material planning considerations that dictate otherwise and could make us aware of them.

Councillor Williams declared a personal interest and did not vote.

3723/21/HHO Householder application for loft conversion, dormer window and interior alterations to existing detached dwelling

11 Old Rectory Gardens Thurlestone TQ7 3PD

This application was received after the agenda had been published. The deadline for comments was before the December meeting and it was therefore agreed to approve the comments by email.

3282/21/FUL Change of use to hotel staff accommodation

Thurlestone Court Residential Home Thurlestone TQ7 3LY

Comments were approved by email as follows:

Councillors supported the application.

Although the proposed change of use from residential care home (Use Class C2) to hotel staff accommodation does not comply with NP Policy TP16.2, which requires the use to meet local housing needs (in accordance with NP Policy NP3 - Affordable Housing), Councillors felt that justification had been provided by the applicant to demonstrate that staff accommodation is needed for the future viability of the hotel. Thurlestone Hotel is the principal employer in the parish and according to the Supporting Statement, the hotel has been renting 3 properties in Malborough this year for the staff they need to run the hotel due to the cost of housing in Thurlestone, which is not sustainable long term. Comments (continued): Councillors were, however, concerned about the impact of the proposed change of use on neighbouring residential amenity, including, noise, disturbance and use of the rear access (NP Policy TP1.1). Aside from the applicant's suggestion of a live-in caretaker, which was welcomed, they considered that a site management plan was also essential to deal with the management and operation of the building, to include, occupancy restrictions, measures to mitigate amenity impacts and emergency procedures. This was particularly important given the capacity of the building (26 bedrooms) and its location on the main road through Thurlestone. In terms of site access and off-site parking, Councillors recognised that there was no change to the existing arrangements (NP Policy TP1.7), but requested that the management of the parking spaces is included in the site management plan.

Comments (continued further): Provided therefore, that there are conditions to ensure that (1) occupation of the building is limited to employees of Thurlestone Hotel, (2) the building is not sold or leased, in whole or part, on the open market for residential purposes (since this would be contrary to policy (NP Policy TP 16.2)), and (3) a site management plan is required to protect neighbouring residential amenity, Councillors supported the application on the basis that it would assist the sustainability of an existing tourism-related business (NP Policy TP9).

2786/20/FUL READVERTISEMENT (Revised plans and amended development description) Erection of new agricultural store

West Buckland Barn Bantham TQ7 3AJ

Councillors objected to the application.

As a preliminary point, Councillors noted that whilst the SHDC case officer has advised the applicant that the building will only be supported for agricultural use and the applicant's planning consultant has accepted it will only be used to store agricultural vehicles and equipment, the development description has not been amended. Although the readvertisement site notice says the development description has been amended, it remains unchanged and is for the erection of a new agricultural/estate store. The applicant's revised Design & Access Statement also continues to

refer to the applicant's requirement for a building to provide storage facilities for the Estate's agricultural and estate operations. Comments (continued): Notwithstanding the above, the Parish Council's reasons for objecting to the application are as follows:

1. A 5-bay barn (33m x 12m) and yard (35m x 15m) are far in excess of what would be needed to store the agricultural equipment that until recently was stored outside the Workshop (see photograph) and to meet the requirements of the new vineyard enterprise. The Storage Requirements document says the new store has been designed primarily to store these items but also to be as flexible as possible and it does not expressly exclude Estate items. Since the development description has not been amended, this would mean that the new barn may, in due course, be used to store shoot vehicles, beach cleaning equipment and the Gastrobus catering vans.
2. This is a new greenfield site located in the South Devon AONB, Heritage Coast and Undeveloped Coast and subject to the highest protection from development. It occupies the corner of an agricultural field and is clearly not part of an existing farm site, as incorrectly stated in the Design & Access Statement. Development proposals along the lane between Bantham and Buckland are not permitted (NP Policy TP2.2)
3. There are numerous under-utilised barns (brownfield sites) listed in the Storage Requirements document that could be used for the equipment stored outside the Workshop and new vineyard equipment listed in Table 2. The existing West Buckland barn could accommodate sprayers, weeder, mower, trimmer etc; the Sloop Barn could accommodate the vineyard tractor, ATV, trailer etc (see photograph); and the extensive range of farm buildings and barns at Lower Aunemouth Farm is ideally located for all the vineyard equipment, being sited in the valley between the two vineyards and closer to them than the application site.
4. The proposal would not conserve and enhance the natural beauty of the AONB and would interrupt some of its protected views (contrary to NP Policies TP1.2, TP1.4, TP1.5 & TP22.1 (ref: Figure 1)). While the SHDC Landscape officer initially expressed his detailed concerns about the proposal and its impact on the character of the area, he has recently removed his holding objection on the basis that a new Devon bank, more trees (expected to take up to 10 years to grow) and shrub planting are sufficient mitigation to address any visual harm to the AONB. This is arguable. The views from Thurlestone Golf Course and public footpaths that look down on the application site are some of the most prominent and iconic views in the South Devon AONB. Vehicle movements in and out of the site and light spill will inevitably harm the tranquillity of the landscape of the AONB.
5. The site does not provide a safe means of access in a lane well used by pedestrians (contrary to NP Policy TP1.7). The lane is not suitable for additional agricultural traffic and machinery and will cause further traffic congestion in this already heavily congested area and pose an unacceptable risk to pedestrians; farm vehicles crossing the lane at this point already create a mud bath during winter months.

6. To receive updates about general Parish matters, including:

- To receive an update about the Thurlestone public toilets

Councillors Rhymes, Munn and Marshall met to discuss the future running costs and liabilities.

Firstly, they recommended that the toilets remain open for an extra month because the area was still receiving a high number of visitors. The cost of the cleaning was £660 and councillors resolved to accept this recommendation. Councillors discussed how to source another revenue stream rather than put the costs on the Parish. Councillor Rhymes spoke to the Golf Club about the possibility of adding a small amount to car parking charges which would then be allocated for the upkeep of the toilets. They are happy to discuss this and a meeting will be arranged in the new year. Councillors would also like to see the artisan building next door refurbished and this will also form part of the discussions.

Councillor Rhymes will arrange to meet the SHDC maintenance team on site to find out more about the drains issue.

- Christmas – it was noted that the Illuminations will take place again this year and councillors discussed the possibility of having a Christmas tree on the Green. Carols on the Green will be happening once again this year and all agreed that it would be nice to have a tree to decorate. It was therefore decided that a fitting will be installed in the ground for a large tree.
- Thurlestone Noticeboard – the one at the shop is under pressure from the number of users who need it. Councillors agreed to look at an appropriate place for a new Parish Council noticeboard. The bus shelter is due to be refurbished and it was agreed that this may be a suitable location.

- The dead holly tree will be removed and the plaque moved so that it is not a trip hazard. Councillors were also in favour of putting a planter on the spot of the old tree.
- Housing Needs Survey

The Parish is due an update to the survey as it is five years since the last one. This time it will only cover affordable housing and will be aimed at who are in housing need, particularly in the present housing crisis.

7. To hear reports from County and District Councillors and to ask any questions arising.

County Councillor Gilbert

He has been approached again by the Golf Club to have the Leasfoot Beach Road access stopped up. The reason why it was not done last time is confidential but DCC supports trying again and they are all keen to make it happen.

There will be an online Highways Conference this year and he encouraged councillors to attend.

The A381 between Totnes and Churchstow will be closed next week at night from 7pm.

Councillor Mitchelmore asked for his help with stopping illegal parking around the school at dropping off and collection times. The yellow lines do not seem to be acting as a deterrent and he was worried that there would be an accident. Councillor Gilbert will ask for warning notices to be placed on cars and for a traffic enforcement officer to be present at one of these times.

District Councillor Long gave the following updates:

SHDC is trying to improve its planning process and has committed additional funding for two planning specialists in enforcement. This should improve the present delays and a new website will be online in November.

SHDC has established a council company to build its own affordable housing to increase local stock. They will also be offering financial help for tenants to move to smaller houses in accordance with their need, and freeing up larger houses for families. They are also reviewing the allocation of S106 money and whether it can be spent in areas with higher need for affordable housing, which may not be where the funds were initially allocated.

District Councillor Pearce gave the following updates:

Downsizing in affordable housing will only be for people in housing association properties. There are quite a few single people in 3 bed houses and if you can allow them to downsize within the same community then it frees up the larger houses for a family and makes best use of existing stock. Anyone who offers to downsize will also be given priority on allocations rather than having to go through Devon Home Choice.

Waste Service – SHDC has looked at every possible option to get the garden waste bins emptied but the criteria would have to be applied equally to all houses and this is difficult.

There are a lot of empty shops in Kingsbridge since the pandemic – a new scheme called #myplace has been set up to encourage people to shop locally and help local businesses.

Councils have been asked to start organising the Platinum Jubilee for next year and there will be a Bank Holiday on 2nd June, which may well be a busy time for the area.

SHDC is embarking on its new campaign to enhance green spaces. Edges and pathways will be cut through larger spaces but otherwise areas will be left unmown. Notices will be put up to inform residents about what is happening. She suggested that this is something the Parish Council might like to do but councillors would rather keep the grass cut short.

8. Accounts

- It was resolved to approve the following payments.

Payee	Total	VAT	Net	Details
H Nathanson	£393.73		£393.73	Salary, Printing, Zoom licence
SHDC	£168.00 £78.00	£28.00 £13.00	£140.00 £65.00	Blocked drains in public toilets June August
All Saints' Church	£300.00		£300.00	Annual Grant
Dart Surfacing	£11,848.80 £1,746	£1,974.00 £291.00	£9,874.00 £1,455	Cobbled Road repairs Phone box paving scheme

TOTAL	£14,534.53		£12,227.73	
PWLB	£3,107.55			Loan Repayment direct debit

9. The following items of correspondence were noted:

Beach Clean

On Saturday 6 November there will be a beach clean to collect litter on Yarmer, Leasfoot and Broad Sands beaches. The plan is to meet at the Golf Club by the tennis clubhouse at 11.00 to split into groups and make sure everyone has what they need for the beach clean. Afterwards, there will be a complimentary drink in the clubhouse to help warm us up. Please bring your own gloves, litter picker and buckets / bags to collect the litter. If you would like to get involved please email the Golf Club.

Flood Management Consultation

The Environment Agency is starting a public consultation on the South West Flood Risk Management Plan (FRMP) and River Basin Management Plan (RBMP). Both will be available for review and comment from 22nd October with the FRMP open for 3 months and the RBMP for 6 months. More information is available at [Introducing draft Flood Risk Management Plans - Environment Agency - Citizen Space \(environment-agency.gov.uk\)](https://www.environment-agency.gov.uk/citizen-space/consultations/2021/10/introducing-draft-flood-risk-management-plans)

10. To note the date of the next meeting on Monday 6th December 2021 at 7.30pm in the Parish Hall. This was noted and the meeting ended at 8.45pm.

Councillor Rhymes
Chair