

Thurlestone Parish Council

Minutes of the meeting of the Council, which was held in the Parish Hall, Thurlestone on Monday 2nd December at 7.30pm.

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

In Attendance: Helen Nathanson (Clerk), District Councillors Pearce and Long, 19 members of the public. County Councillor Gilbert gave his apologies.

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 following points were raised:

A question was asked about potential conflict of interest and how this works for the District Councillors in situations when they disagree with a Parish Council in their Ward. District Councillor Pearce replied with reference to a specific situation involving community housing and explained that her point of view was determined by planning regulations.

A question was asked about the email correspondence between Rob Ellis, SHDC (Community Housing Officer) and the Parish Council. The Parish Council had replied to SHDC on 12th November 2019 requesting further information about whether or not the West Buckland site could still go ahead: no reply has yet been received and District Councillor Pearce agreed to chase this up.

The situation regarding the lights on the path by Homefield has not yet been resolved and Councillor Rhymes agreed to look into this and find out if it can be sorted out so that the lights are not constantly on.

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 4th November 2019.

The Minutes were confirmed as a true record of the meeting and were signed.

4. To consider any matters arising from the Minutes.

There were no matters arising.

5. To receive an update about Community Housing.

Councillor Williams gave an update about the land in Bantham recently suggested by the Estate for 6 community houses. The land is opposite the village shop and could also include parking for the shop, for potentially up to 8 vehicles. There might need to be an estate road through the site. An ecology survey has been undertaken and there are no particular concerns about the site though a bat survey would be required and the area is Cirl Bunting habitat. The subject of sewage was also discussed and a new sewage system may be required which would add to the cost of the housing.

Councillor Williams was asked to clarify where the above details had come from and she explained she had recently attended an informal meeting between local residents and the Estate. This meeting takes place on a regular basis and a range of issues affecting the village is discussed.

The Chairman explained that, at the time of the last PC meeting, it had been made clear to the PC that the West Buckland site was no longer available. Councillors expressed frustration and disappointment that since that meeting, the PC had not been consulted or involved by SHDC in any of the discussions about the land at Bantham or indeed any progress on the community housing initiative. Councillor Pearce reiterated her position that the Buckland Park Farm site, which the PC had voted for, did not comply with planning policy because it was not a sustainable site and that she wanted to help the PC by making this clear and preventing councillors from going ahead with something that would not work.

The Chairman asked if there was any further information that the PC should be informed about it and was told by Councillor Pearce that the Landscape Officer had visited the land at Bantham but that a report had not yet been produced. She explained that SHDC involvement was to facilitate the community housing project, provide funds and deal with planning and infrastructure work. Without this support from SHDC, the project would be prohibitively expensive.

Councillor Long stepped in to say that he was not aware that the land at Bantham had been formally offered by the Bantham Estate and that he too was surprised that SHDC was spending money on the site if that were the case.

It was confirmed that representatives of the Bantham Estate had told the informal residents' meeting that the West Buckland site was still on offer, but that the land at Bantham would be preferable. The Bantham Estate has indicated that it would like to redevelop Buckland Farm (opposite the West Buckland site) in due course and that this might also involve some housing.

Councillor Pearce gave her assurance that SHDC would keep the PC informed about what they were doing on the project and would tell them to be mindful of the fact that this is a parish project.

6. Planning

- To discuss and comment on the following planning applications:

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

Thurlestone Parish Council supported this application.

Councillors considered the extension is subordinate in scale and form to the existing dwelling (NP Policy TP7.2i); that the proposed works will not have an unacceptable impact on neighbouring residential amenity, given the size of the plot (NP Policy TP1.1); that the design is proportionate and appropriate to the location, providing a natural symmetry to the building (NP Policy TP1.2); and preserving and enhancing the locally distinctive Arts & Crafts style of architecture which, although not listed, is part of the historic environment (NP Policy

TP1.6). It was agreed that the existing building is tired and the works (particularly re-roofing) will improve its appearance and street scene generally. This is important given the prominent position of the building overlooking the golf course and the SW Coast Path beyond.

In addition, it is requested that conditions are imposed to ensure:

1. the summer bedroom and garage shall only be used for purposes incidental to the enjoyment of the dwelling and shall not form part of a separate unit of accommodation; and
2. the recommendations of the Ecology Consultancy's Preliminary Ecological Appraisal and Bat Survey of 2019 shall be implemented and adhered to.

3413/19/HHO

Householder application for extension and refurbishment of dwelling
Byeways Warren Road Thurlestone Devon TQ7 3NT

Councillor Marshall declared an interest and did not vote.

Thurlestone Parish Council supported this application.

The existing property is unusual for the Yarmer Estate, being a 2-bedroom dormer bungalow in a sizeable plot. Compared to the previous proposal for a 5-bedroom replacement dwelling, which was subsequently withdrawn, Councillors considered that the present application had taken a novel and realistic approach to the issue of redevelopment. Whilst the sum total of the side and subterranean extensions are clearly not subordinate in scale to the existing dwelling, the subterranean extension is arguably subordinate in form, being hardly visible from any aspect (NP Policy TP7.2i). Further, the proposal is unlikely to have any unacceptable impact on the living conditions of neighbouring properties (NP Policy TP1.1); and the character and appearance of the dwelling (most importantly, the ridge height) have been hardly altered (NP Policy TP1.2).

Other considerations were: that the 3 bedrooms proposed clearly reflect identified local housing needs (NP Policy TP4.1i); the proposal respects dark skies policy by not using external lighting (NP Policy TP1.4); and that the existing dwelling is an eyesore which requires substantial renovation to bring it to up to today's habitable standards. Councillors therefore felt that notwithstanding the additional lower ground floor, in the planning balance, this proposal should be approved.

In addition, it is requested that conditions are imposed to ensure:

1. the garage shall only be used for purposes incidental to the enjoyment of the dwelling and shall not form part of a separate unit of accommodation; and
2. the recommendations of Green Ecology's Bat Emergence/Activity Survey, Mitigation and Compensation Measures of July 2018 - to the extent that they apply to the present application - are implemented and adhered to.

3584/19/HHO

Householder application for proposed new garden shed
Middle Gables Bantham TQ7 3AW

Thurlestone Parish Council supported this application.

Councillors considered that the proposed new garden shed is unlikely to have an unacceptable impact on the residential amenity of neighbouring properties, being located about half-way down the garden which is on a slope leading down to the estuary (NP Policy

TP1.1); that the style, scale and character of the building, which is made of timber, some 2m high, with a floor area of just under 8 sqm, and covered deck of another 3sqm, is proportionate and appropriate to its location (NP Policy TP1.2); and would not have a detrimental impact on the natural environment (NP Policy TP1.2).

3632/19/ARM

Application for approval of reserved matters following outline approval reference 3203/16/OPA for appearance, landscaping, access and layout of dwelling and attached garage
Plot 29, Highfield Eddystone Road Thurlestone TQ7 3NU

Thurlestone Parish Council objected to this application.
Councillors considered that whilst the details submitted are broadly in keeping with the Thurlestone Parish Neighbourhood Plan, such as, residential amenity and design (NP Policy TP1.1 & TP1.2, the application fails to comply with NP Policy TP4 – OPEN MARKET HOUSING, which requires the proposal to be of a size that reflects identified local housing needs (broadly, 2/3 bedroom houses, not a 5-bedroom house, as here) and subject to a principal residence requirement. It is a fundamental objective of the Neighbourhood Plan to support small-scale housing development that will contribute towards making the Parish more sustainable for the future.

It was also noted that the applicant had failed to address the scale of the dwelling, which is a reserved matter under outline permission 3203/16/OPA (see no 4 of the Application Form where the Development Description deals with access, appearance, landscaping and layout of dwelling, but not scale).

3643/19/FUL

Mr Graeme Fairley

Installation of new water tank on upper part of golf course.
Thurlestone Golf Club Thurlestone TQ7 3NZ

Thurlestone Parish Council supported this application.
Councillors considered that the need for such a facility had been well demonstrated in the applicant's Design & Access Statement (NP Policy TP23.2); that the scale, materials and design of the tank were appropriate provided it will be partially sunk into the ground leaving 1.3m above ground level (NP Policy TP1.2); and that any impact it may have on the AONB will be sufficiently mitigated by constructing an earth mound around the circumference of the tank which will be sufficiently planted in order to completely hide it (NP Policy TP1.5 and Policy TP22.1).

In addition, it is requested that a condition is imposed to ensure that a landscaping scheme is produced which is implemented in the first and adhered to.

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

Councillor Pearce reported that the consultation on polling stations was successful and that action will be taken to address points raised, though this may not happen before the General Election because of the timing of the election in relation to the closure date of the consultation.

She gave an update about the replacement of the dog waste bin by the war memorial in Thurlestone. Ordinary waste bins are cheaper than dog bins which is why it has been difficult to get a replacement for the bin by the war memorial and in West Buckland. Councillor Pearce has requested that new dog litter bins be ordered for those sites and she will pay the difference in cost between the ordinary and the dog litter bins. She explained that legislation now allows ordinary litter bins to be used for dog litter so SHDC is not under an obligation to supply them. A request was made for a bin in Bantham but this is unlikely at present.

8. To receive an update about speeding signs in Bantham.

Councillor Williams thanked Councillor Gilbert for donating £200 from his Locality budget towards 10 signs that will be placed in the villages after consultation with residents about suitable locations. The DCC Highways Officer for the Parish has confirmed that a 30mph speed limit is in place for Bantham and that there should be repeater signs through the village, which he is investigating. Councillor Williams has joined the Community Speedwatch initiative which would allow residents to take speed readings and relay the information to DVLA.

9. To receive updates about Parish matters, including: Highways, Parish Hall, bins, trees and Friends of Thurlestone Church

Some cobbles need replacing by the war memorial and they will be replaced before the Carol Service.

The works to trees by the bus shelter has been carried out and councillors are happy with the work.

10. To discuss a response to householders who are in breach of the NP Policy on dark skies.

Councillors discussed this item and its context in the Neighbourhood Plan. The NP Policy only applies to properties that have been built since the NP was adopted and which are subject to a dark skies planning condition. Councillor Crowther suggested that residents make a complaint to SHDC Environmental Health if lights from properties are causing a nuisance. Individual approaches have been made to some houses but without success so far.

A suggestion was made that an article could be produced for Village Voice to explain the reasons why dark skies are important for wildlife.

11. To discuss the budget for 2020/2021.

It was noted that the budget needs to be set in January and it was agreed that a separate meeting will be convened for this purpose. This will ensure that proper time and thought can be given not just to next year's budget but to forward planning.

12. To note the current account balance of £18,429.13 to date 26th November 2019 and to approve the following payments:

Helen Nathanson	Parish Clerk pay and expenses (5/11/19 – 1/12/19)	£377.60
Sue Crowther	NP Committee Expenses	£94.44
Councillor Marshall	Phone box spares for repairs	£259.98
Councillor Rhymes	Repairs to Island View play area fence	£198
Friends of Thurlestone Church	Annual grant	£300
Total		£1,230.02

The account balance was noted and the above payments were approved to a total of £1,230.02.

13. To note the date of the next Council Meeting: Monday 6th January 2020 at 7.30pm.

This was noted and the meeting closed at 9.25pm.

There will be a meeting of the Neighbourhood Plan Committee on 10th December at 7.30pm.

Councillor Rhymes
Chairman