

THURLESTONE PARISH COUNCIL

Minutes of Parish Council Meeting

Date: 5th December 2022		Venue & Time: Thurlestone Parish Hall, 19.30 hrs
<u>Present:</u> Cllr Sue Crowther Cllr Paul Gunning Cllr Rosa Lewis Cllr Jill Munn (Chairman) Cllr Adam Ryan-Carter Cllr Gill Stone	<u>In Attendance:</u> Kathy Harrod (Parish Clerk) SHDC Cllr Judy Pearce SHDC. Cllr Mark Long Parishioners/guests 15	<u>Apologies:</u> Cllr Sian Williams 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:

- Has any thought been given to the Coronation event in May? The Councillors are reviewing options.
- Mark Evans introduced himself as planning consultant for three of the applications for discussion. The Chairman invited Mr Evans to respond to questions and provide pertinent information during the planning discussion.
- The owner of Cowrie House also attended to answer any questions
- Mr Beck attended regarding application 3918/22/TCA submitted by a neighbour for a tree belonging to Mr Beck. A District Councillor advised, even if approval is given the applicant would still have to obtain permission from the landowner before any tree works can be carried out.
- A parishioner noted that South Devon College Marine Academy are looking to inspire the next generation of fishermen, marine engineers, and boat builders. Could our local MP, Anthony Mangnall use his influence to speak with the Bantham Estate with a view to them offering apprenticeship courses in boat building and maintenance & repair at the Coronation Boat House.
- The road at Elston Cross is in an extremely poor state. There is a pit that is 3ft long and over 1ft deep, vehicles are being damaged there, including punctures, groundings, and panel damage. One car has been written off. This area will be added to the list of issues to view when the Parish Council meet with DCC Highways. In the meantime, details of how to make a claim against DCC Highways will be shared.

The Meeting Convened

100 Welcome & Apologies

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

A personal declaration of interest was made by Cllr Stone in respect of planning application 3013/22/FUL, Cllr Stone took part in those discussions.

Cllr Ryan-Taylor declared a pecuniary interest in respect of minute reference 103 d, resolution to purchase booklets, the Councillor withdrew from this element of those discussions.

102 To confirm the Minutes of the Parish Council Meetings on 7th & 14th November 2022.

It was resolved to accept the minutes as a true record of the meetings.

103 BUSINESS TO BE DISCUSSED:

- Flooding on the road between A379 & Thurlestone: As mentioned during open forum, this issue will be added to the list of places to view when we meet with DCC Highways.

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- b. It was resolved to create a mailing list to circulate pertinent parish information. Cllr Lewis will capture information to be added to a mailing list for the parish. It was noted that it could potentially be used in the future to assist with emergencies and late notifications.

COUNCILLOR UPDATES:

- c. **Cllr Gunning –**

Parish Footpaths / Parish Paths Partnership (P3): A meeting is arranged with P3 for 20th December.

Update & Police Councillor Advocate Update: Next meeting scheduled for 8th December.

- d. **Cllr Ryan-Carter –**

Climate Issues & Tree Warden Update: The first article of The Reluctant Environmentalist was printed in the latest issue of Village Voice.

The Thurlestone, Bantham & Buckland Environment Group is looking at local issues. This is a small group who would welcome new members (please contact Cllr Ryan-Carter). They are currently looking at composting options including discussions with a local landowner as well as renewable energy sources that may be viable in the area. There is a parish fair on 27th January, the group intend to have a stall there to help promote themselves and get more people involved!

The Councillors resolved to purchase gardening for wildlife booklets at a total cost of £564.90. Ward Councillors Pearce & Long both very kindly committed £250 from their climate budgets towards this expenditure.

- e. **Cllr Stone –**

Parish Hall Liaison: Cllr Stone attended the recent meeting. The committee are gathering the information from the questionnaires that recently went around the parish to ascertain what people would like from their parish hall.

On 27th January there is a Welcome to Thurlestone day which will be attended by many of the groups and organisations in the parish to share what they do and show how residents can benefit from the wide range of offerings in the area.

104 Planning & Enforcement

- a) **LIST OF APPLICATIONS RECEIVED/FOR DISCUSSION:**

3013/22/FUL, Aune Cliff, Demolition & replacement of existing dwelling & related landscape enhancements. 8/12.

The Thurlestone Parish Neighbourhood Plan is part of the Development Plan of the area and NP Policy TP7 is the key policy that sets out the criteria to be met for proposals to replace existing dwellings. The purpose of this policy is to ensure that such development is appropriate in terms of its scale and development on the character of the area. Whilst Councillors supported the design of the proposed dwelling, which they felt was sympathetic and appropriate in this highly sensitive location, they could not support the scale of the replacement dwelling as it exceeds the floor area of the original dwelling by more than 25%, contrary to Policy TP7.1ii. The total floor area of the proposed dwelling is 376m² compared to that of the existing dwelling which is 245m², resulting in a 53% increase. Substantial plant and storage areas were excluded in the calculation provided in the application without any justification and in the circumstances, Councillors had no alternative but to object to the application. The planning officer's attention was also drawn to the pending Schedule 14 PROW application on the adjoining field in the applicant's ownership as this may be relevant to the location of the new package treatment plant.

Object.

3918/22/TCA, Kennedy, Thurlestone, Tree works requested. 6/12.

The tree warden & SHDC Ward Cllr Long have viewed the site. The application has been submitted by a neighbouring property and the tree is owned by the residents of Kennedy. Therefore, any works would have to be agreed with the owner of the tree even if any works were approved under this application. The northern stem has reduced growth while the southern stem shows good growth, it is thought the request would accentuate the remaining tree growth into the south potentially increasing movement in that direction. On balance there will be an objection to the extensive works being requested, aside from the ownership question. The final decision will obviously be made by the South Hams District Council officer. **Object.**

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4047/22/HHO, Marshalls, Thurlestone, conversion of existing substandard garage to home office & store construction of replacement garage & expansion of existing garden terrace. 29/12

Thurlestone Parish Council supported this application. Councillors considered that since NP Policy TP8.2 supports proposals that facilitate home working, the conversion of the existing garage to a home office/associated store/w.c. and construction of a replacement garage is acceptable as it is unlikely to have an unacceptable impact on neighbouring residential amenity or the AONB (NP Policies TP1.1 and TP1.5). Further, the replacement garage meets the requirements of NP Policy TP7 as it is subordinate in scale and form to the existing dwelling (NP Policy TP7.2i) and proportionate and appropriate to the location in terms of design and building materials, using painted render and natural slate to match existing materials (NP Policy TP1.2). They did, however, request the following conditions: (1) to control the installation of external lighting in order to limit light spill and safeguard the interests of protected species (NP Policies TP1.4 and TP22.2); (2) to ensure the home office/store and garage are occupied solely for purposes incidental to the residential use of the original dwelling (Marshalls) and shall not be used, let, leased or otherwise disposed of for any other purpose or as a separate unit of accommodation in the interest of neighbouring residential amenity (NP Policy TP7.2ii); and (3) to remove relevant permitted development rights to prevent the over-development of the plot in the interest of neighbouring residential amenity (NP Policy TP1.1). **Support.**

4075/22/HHO, 2 Valleyside, West Buckland, rear extension & amendments to fenestration (Re-submission of 1416/22/HHO). 29/12

Thurlestone Parish Council supported this application. Councillors considered that the proposed single-storey rear extension to the kitchen is subordinate in scale and form to the existing dwelling (NP Policy TP7.2i); that the style, scale and character of the proposed development is proportionate and appropriate in the rural/coastal location and within the village street scene, using appropriate building materials - painted render walls, natural slate roof and timber boundary treatment to match existing materials (NP Policy TP1.2); and that it will not have an unacceptable impact on neighbouring amenity (NP Policy TP1.1), the AONB or the setting of the Conservation Area (NP Policies TP1.5 & TP1.6). **Support.**

3954/22/FUL, Cowrie House, Ilbert Road, demolition & replacement of existing dwelling. 29/12

Thurlestone Parish Council supported this application. Whilst Councillors noted that the supporting documents fail to recognise that the Thurlestone Parish Neighbourhood Plan is part of the Development Plan of the area and not a material planning consideration as stated, they considered that the proposed development meets the requirements of NP Policy TP7, which is a key policy in Neighbourhood Plan to ensure that such redevelopment is appropriate in terms of its scale and development on the character of the area. The floor area of the replacement dwelling appears to be just over 20%, being within the prescribed 25% limit (NP Policy TP7.1ii) and although the proposed dwelling is slightly higher than the original dwelling, it has the same number of bedrooms (4) and the building mass is not over-dominant (NP Policy TP1.1). Councillors were, however, concerned about the substantial amount of glazing on the South elevation which, in addition to that of the new two-storey consented dwelling to the rear (Land to the rear of Cowrie House, application ref 0216/19/FUL), would inevitably create increased light spill. They therefore requested a condition for reduced light film to be used on this elevation (as per Sanderling, application ref 2613/19/HHO which is on the third row of houses on the Yarmer Estate) in order to reduce the impacts of light pollution from artificial light upon neighbouring properties and to conserve and enhance the natural beauty of the South Devon AONB in accordance with the parish's dark skies policy (NP Policies TP1.1, TP1.4 and TP1.5). Concerns were also raised about overlooking from the corner windows in the first floor bedrooms, particularly on the West elevation where mature trees along the property boundary are to be felled and replaced. A condition was therefore requested to ensure that any windows overlooking - or perceived to overlook - the adjoining properties are fitted with obscure glazing (if and as necessary) and that mature trees are planted along the West boundary of the site (NP Policy TP1.1). **Support.**

3366/22/CLP, Onnalea, Bantham, Certificate of lawfulness for proposed construction of two outbuildings for incidental use (building 1 - home office/music studio & building 2 - boat storage, home gymnasium and art room). This is an application to determine whether planning permission is required or whether permitted development rights apply and will be decided by the local planning authority on the basis of the relevant case law. Planning merits are irrelevant and statutory consultants, including parish councils, are not consulted. It was resolved by a

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majority vote not to submit comments on the application, but Councillors may make personal representations if they so wish.

Pre-Planning Consultation Cornerstone 24149823. This was an informal pre-application letter consulting the parish council about the proposed upgrade to the existing telecommunications equipment on the rooftop of the Thurlestone Hotel in order to provide greater capacity and coverage in the area. Councillors had no comments on the proposal.

4101/22/NMM, Meadcombe, Non-Material Minor amendment to planning consent 4123/20/HHO to extend the first-floor extension. Determination date 28/12.

The parish council was not consulted as the amendment to this application is negligible.

3581/22/HHO, 2 Wingfield, Thurlestone, proposed entrance porch extension, replacement garage roof & new garden studio. 5/1

A site visit will be arranged prior to comment.

3663/22/HHO, 21 Mead Lane, Thurlestone, proposed infill extension & modifications to dwelling & garage, porch extension, replacement first floor balcony, installation of new roof lights, modifications to existing openings & installation of decked area. A site visit will be arranged prior to comment.

b) SOUTH HAMS DISTRICT COUNCIL PLANNING & TREE DECISIONS/OUTCOME:

1. 2786/20/FUL, West Buckland Barn, TQ7 3AJ. **No Decision Yet.**
2. 0915/22/FUL, Land off Bantham Beach Road. **No Decision Yet.**
3. 2614/22/FUL, Summerstrand, Eddystone Rd. **No Decision Yet.**
4. 1251/22/HHO, Tree Tops, Thurlestone. **Conditional Approval.**
5. 3045/22/HHO, Apple Trees, Thurlestone. **Withdrawn.**
6. 3247/22/FUL, Edgecombe House, West Buckland. **Withdrawn.**
7. 2605/22/FUL, Bantham Boathouse. **No Decision Yet.**
8. 2606/22/LBC, Bantham Boathouse. **No Decision Yet.**
9. 2643/22/VAR, Thurlestone Hotel. **No Decision Yet.**
10. 3550/22/VAR, 1 Avonside, Bantham. **No Decision Yet.**
11. 3601/22/CLE, Cowrie House, Ilbert Rd, Thurlestone. **Cert of Lawfulness (Existing) Certified.**
12. 3206/22/TPO, Furzey Close, Thurlestone. **Tree Works Allowed.**

c) 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

105 Receipts & Payments – see Appendix A:

a. Receipts & Payments: Month 9

Accounts to pay – Clerk Salary & HMRC, Parish Hall Hire £14, EDF Energy £7, Public Toilets Water £112, Tree Decorations £96.69, SCRIBE £565.20. **The Councillors resolved to accept the payments, a mandate sheet was produced and signed accordingly.**

b. Governance:

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Finances – anticipated spend for 2023/24. The Councillors are very aware of the current financial climate and the impact that this has had on many residents in the South Hams. Bearing this in mind they are minded to limit any increase required, it has been suggested that no more than a 10% increase be requested.

It was agreed to update the spend to include a coronation fund as well as money for a contractor for essential parish maintenance.

It was noted that the Golf Club have paid nothing to date to financially support the costs of the public toilets. The Council will consider closure of the toilets so that funding may be allocated to those areas that may otherwise see a reduction in financial support. A letter will be issued to Thurlestone Golf Club to explain the existing circumstances.

106 Close of Meeting:

At 21.01 hrs the Chairman thanked everyone for their attendance and declared the meeting closed.

Next Meeting Dates: 9th Jan, 6th Feb, 6th Mar, 3rd Apr, 15th May, 5th Jun, 3rd Jul, 4th Sept, 2nd Oct, 6th Nov. Venue, 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/>