

THURLESTONE PARISH COUNCIL

Minutes of Parish Council Meeting

Date: 7 th February 2022		Venue & Time: Thurlestone Parish Hall, 19.30 hrs
Present: Cllr Sue Crowther Cllr Nigel Hurrell Cllr Kit Marshall Cllr Charlie Mitchelmore Cllr Jill Munn Cllr Jack Rhymes (in the chair) Cllr Sian Williams	In Attendance: Kathy Harrod (Parish Clerk) SHDC Cllr Judy Pearce SHDC Cllr Mark Long Alex Rehaag, Senior Specialist Affordable Housing, SHDC. Parishioners/guests 9	Apologies: DCC Cllr Rufus Gilbert

REF 2021/22 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:

- 21 Eddystone Road, the owners of the property introduced themselves and invited questions in respect of their planning application, no questions were forthcoming.
- A parishioner explained that Chris Brook, Director of Place & Enterprise SHDC, has recently met with Roger English, Manager of the South Devon AONB and John Green, Chairman of the South Devon AONB. Roger English has been asked to compare the Bantham Estate Management Plan and the Thurlestone Parish Neighbourhood Plan. Would Thurlestone Parish Council get involved with the process?
This request will be added to the March agenda for discussion.

Thurlestone Parish Housing Needs Survey (HNS) Results: Alex Rehaag, Senior Specialist, Affordable Housing, South Hams District Council joined the meeting to provide the results of the recent HNS.

The original 2016 HNS has been refreshed following a new analysis of the needs of the parish see Appendix B.

The conclusion of the survey was that six new properties are required within the next five years; all six properties should be rented dwellings to meet the evidence of need. These properties would be subject to a local connection policy, attached to the housing in perpetuity, the banding would extend from A – E.

There is a specialist housing panel at SHDC who are helping people in existing social rented dwellings who may want to downsize by talking to them about their options and aiding with moving. There is currently a help package of up to £5,000 to assist those who are downsizing.

Once Thurlestone Parish Council confirm acceptance of the document, SHDC can commence discussions to bring the six rented properties forward. The proposed site is at Bantham, early estimates suggest the houses could be built and occupied within two to three years.

This item will be added to the March agenda for discussion.

The Meeting Convened

1 WELCOME & APOLOGIES

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

There were no declarations of interest or amendments.

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3 To confirm the Minutes of the Parish Council Meetings on 10th & 18th January 2022.

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

4 Clerks Report:

- Parish Paths: We have accepted an offer of assistance from the previous P3 Officer and are compiling the P3 information required for a 2022/23 grant.
 - Len Hubbard's Tree: Len's plaque will be sited at the second tree by the cobbled road.
 - Communication to Bantham Estate: Further to the recent communications to the Parish Council regarding the Bantham Estate Shoot we have forwarded a letter to Mr Johnston asking how the concerns can be addressed.
 - Airband: Our Airband liaison has confirmed to us that all works are due to be completed by not later than the end of June and no works will be scheduled during the school holiday periods. They have further confirmed they are reassessing the site location for the connection box. TPC have requested the box be sited on the edge of the green between the dog waste bin and the gate at the entrance to the Yarmer Estate.
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5 Planning, Enforcement & Neighbourhood Plan

a) LIST OF APPLICATIONS RECEIVED/FOR DISCUSSION:

- 0002/22/TPO, Oakwood House, Buckland Park, Tree Felling, Various (24th Feb 2022).
The site has been viewed, the Ash is diseased and the sycamore needs urgent attention.
TPC Support the application.
- 4754/21/FUL, 21 Eddystone Road, Thurlestone, Demolition of existing house and garage and erection of replacement house and garage with associated landscaping works (24th Feb 2022).
Councillors agreed that the property was in need of modernisation but considered that the proposed replacement dwelling was too large and did not sit comfortably in its plot. The building fails to comply with the 25% redevelopment threshold (contrary to NP Policy TP7(1ii)) and this is exacerbated by the large first floor balcony and veranda, timber pergola and spiral staircase on the front elevation, which contribute to the building's overbearing and dominant impact (contrary to NP Policies 1.1 & 1.2). Further concerns were raised about the excessive fenestration on the north and south elevations that would contribute to light pollution and cause harm to the intrinsically dark landscape and natural beauty of the South Devon AONB, as well as impact on wider views from the AONB into the site (contrary to NP Policies TP1.4 & 5).
TPC Objection.
- 4720/21/HHO, Mountstone, Thurlestone, reconfigurations/alteration following fire damage (10th Feb 2022)
Councillors considered that the proposed reconfiguration and alterations to this fire-damaged dwelling were within the 25% redevelopment threshold (NP Policy TP7 (1ii)); that there would not be an unacceptable impact on neighbouring residential amenity (NP Policy TP1.1); that the design and materials are the same as the existing (NP Policy TP1.2); and that there would be no detrimental impact on the natural environment or the South Devon AONB (NP Policies TP1.4 & TP1.5). **TPC Support.**
- Kingsbridge, West Alvington & Churchstow Neighbourhood Plan, Regulation 16 Consultation (11th Mar 2022).
TPC No comment.

b) DECISIONS:

- 4254/21/VAR Plot 29 Highfield, Eddystone Road, TQ7 3NU. **Withdrawn**
- 2744/21/HHO Madron, Court Lane, Thurlestone TQ7 3ND. **SHDC Conditional Approval.**
- 0942/21/FUL The Thatches, Thurlestone TQ7 3NJ. **SHDC Conditional Approval.**
- 1096/21/FUL Land to rear of Cob Cottage, Thurlestone TQ7 3NJ. **SHDC Conditional Approval.**

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- 3527/21/HHO 12 Court Park, Thurlestone TQ7 3LX. **SHDC Conditional Approval.**
- 3077/21/FUL West Buckland Farm, West Buckland, TQ7 3AH. **SHDC Conditional Approval.**
- 3282/21/FUL Thurlestone Court Residential Home, TQ7 3LY. **SHDC Conditional Approval.**

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

7 BUSINESS TO BE DISCUSSED:

- a. It is with regret that the Chairman has accepted the resignation of Cllr Kit Marshall with effect from 1st May. Cllr Marshall has been a valuable member of the Council for the past 20 years, we will miss his input and support and we thank him for everything he has done for the parish.
- b. **Platinum Jubilee:** A meeting of parishioners took place last week. Many ideas have been suggested including a possible road closure/greenfield site event with marquee. Other suggestions include a road run, cake competition, live music and a lantern parade, there are also people looking into the provision of a gift for the children of the parish. Decorations including flags/bunting will be sited around the parish. West Buckland and Bantham will be included in all discussions, the overall expectation is for a parish wide event. Events held on the Thursday would finish with the lighting of a permanent gifted beacon sited on the field. It should be noted that all times/dates are currently changeable other than the beacon lighting on the Thursday. A second meeting is due to take place at The Village Inn on Monday 28th February. **Finance** – there is clearly an associated cost with the hire of marquees etc. Unless there is adequate funding these events will not be able to proceed. The Parish Councillors resolved to earmark funds to a maximum of £6,000 to be used under TPC authority to ensure the events can be held. DCC Cllr Gilbert has pledged £300, Cllrs Pearce & Long have each pledged £500 from their locality funds.
- c. **Public Toilets:** Cllr Rhymes met with the golf club representative, they will provide monetary assistance but no figure has been received to date. The toilets are due to be open between April and November. During the meeting it was ascertained that the golf club have no plans to do anything with the artisan building. TPC will consider options to find a suitable use for the building and will present these to the golf club.

8. To receive reports from County and District Councillors and to ask any questions arising

DEVON COUNTY COUNCIL REPORT:

Cllr Rufus Gilbert, Email: Rufus.Gilbert@devon.gov.uk

FARMING.

1. SW has 40% of England's dairy herd.
2. Fertilisers are mostly manufactured using oil/gas which will hugely increase farming costs alongside energy prices.
3. BPS Basic Payment Scheme. This is gradually reducing over the next four years after Brexit and being replaced by an emphasis on environment.

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HIGHWAYS.

Pot hole reports and repairs are continuing to fall since the Beast from the East winter. The quality of repairs are being affected by a wet November/December.

COUNTY/DEVON DEAL.

We are awaiting the 'Levelling Up White Paper' due out from government in February.

Devon does not support a local government reorganisation or Mayoral system. Thinking is to establish a (non) Mayoral Combined Authority for Devon, which will be tailored to the needs of places, bringing decisions closer to the people.

REPORT IT:

Members of the public are requested to report all Highways issues through the Highways Website, enabling faster assessment of problem areas which can then be added to the repair/maintenance schedules. You can report potholes, overgrown vegetation, defective signs/lighting and much more.

<https://www.devon.gov.uk/roadsandtransport/report-a-problem/>

DISTRICT COUNCILLOR REPORTS:

Email Cllr Judy Pearce: cllr.judy.pearce@southhams.gov.uk

Email Cllr Mark Long: cllr.mark.long@southhams.gov.uk

1. Budget proposals have now been published with £200k set aside to initiate community composting schemes, several parishes already have these (South Brent is a good example) and they work very well. Any scheme of this nature would be run and managed by the parish.
2. SHDC Have been awarded monies for Omicron grants. The majority of businesses who qualify will receive a maximum payment of £3k with some large businesses receiving up to £6k. SHDC have already contacted previous grant recipients to advise if they qualify. The Government have recently advised if holiday homes are going to apply for the grant, they will have to provide clear evidence that they have been trading as such. As at January 2022 payments from the Omicron grant have totalled £1,024,750.
3. Business Rates on second homes are being changed. From April 2023, second homeowners will have to submit evidence if they want to remain on business rates, those without the required proof will be returned to the payment of council tax.
4. There is a grant offer of up to £5,000 for people living in social housing who would like to downsize.
5. A new scheme, the step-up grant, will be created to help people in rented social housing step up from rented to shared ownership housing. Making best use of the existing housing stock is one of the most efficient ways to get as many people/families as possible in the right type of house.
6. The homelessness strategy is going out to consultation shortly. Full details of housing strategy update are available online. Plymouth City Council have been looking at Airbnb rentals, they have ascertained there are over 2,000 properties let on this basis in the South Hams.
7. Re the waste service, information is still awaited from FCC re the recommencement of the brown bin service. It is hoped they will be in position to start it again in March 2022.
8. The Government have announced a Council Tax cut of £150 for those properties in bands A-D. Further details will be forthcoming.
9. The AONB role could be expanded, proposals were announced in January to strengthen the powers and resources currently available. This again highlights the importance of the AONB and could see the AONBs as a statutory consultee in respect of planning. There is a consultation currently being undertaken, please see the Government website for full information.

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10. Archaeological discoveries of megafauna have been made at Sherford. A number of rare and significant discoveries have been made including well preserved remains of woolly mammoth, woolly rhinoceros, wolf, hyena, horse, reindeer, mountain hare and red fox.
11. The Public Inquiry for Gerston Point will take place over 8th & 9th February. A tennis court, outbuilding and skate bowl were built on land at the side of the estuary with no planning permission. The inquiry will take place virtually, a link can be obtained from the SHDC website.

It takes two minutes to report a problem, please help keep our community beautiful.

<https://apps.southhams.gov.uk/webreportit>

Abandoned Vehicle, Damaged or Full Dog Bin, Damaged/Full Litter Bin, Damaged/Full Recycling Bank, Dead Animal, Dirty Beach, Fly Tipping, Litter/Dog Mess, Planning Breach, Stray Dogs, AND MORE...

9 Receipts & Payments – Month 11, see Appendix A :

a. **Receipts & Payments:** Month 11.

Accounts to pay – Clerk Salary & HMRC, Final Salary Helen Nathanson £95.76. A mandate sheet was produced and signed accordingly.

The Councillors unanimously resolved to accept the payments.

b. **Governance:**

- Ratification of all resolutions made on 10th & 18th January 2022 including Precept demand. The Councillors unanimously resolved to ratify all decisions made at these two meetings.
- Delegated Authority agreement review:
Section 101 of the Local Government Act 1972 allows a council to delegate the power to make decisions to an officer, a committee, a sub-committee or another council.
It was resolved to allow the Parish Clerk the authority to respond to planning/payments and other works as required on the proviso that a majority approval has been received in writing from the Councillors prior to proceeding. This resolution applies in the event of any future meetings having to be cancelled or deferred for reasons outside the control of the Parish Council. This agreement will be reviewed in May 2022.

10 At 20.41hrs the Chairman thanked everyone for their attendance and declared the meeting closed.

Next Meeting Dates – These meetings will take place only if it is considered Covid safe:

- **7th March & 4th April, 7.30pm, Thurlestone Parish Hall.**

Signed as a true record: _____

Print Name & Date: _____

Agenda Items and Updates; where possible please submit to the Clerk by the last Monday in the month 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, Hurrell, Marshall, Mitchelmore, Munn, Rhymes & Williams. **For Information to:** County Cllr R Gilbert, Dist. Cllr Judy Pearce, Dist. Cllr Mark Long, Thurlestone Parish Website: <https://www.thurlestoneparish.co.uk/>