

Thurlestone Parish Council

Minutes of the Meeting of Thurlestone Parish Council held on Monday 4th March 2019 at 7.30pm in the Thurlestone Parish Hall

Present: Councillors Rhymes (Chairman), Mitchelmore, Marshall, Goddard, Munn, Hurrell and Zaffiro.

In Attendance: Helen Nathanson (Parish Clerk), County Councillor Gilbert, District Councillors Pearce and Wright; and 25 members of the public.

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 matters were raised:

A representative from the Bantham Estate spoke to councillors about a new agricultural venture for the estate. The estate is looking to diversify into growing grape vines and, following discussions with Sharpham Wines and specialist agronomists, has designed a vineyard with a view to planting vines next spring and producing grapes on the estate. As a result of this work, the possibility of bringing Sharpham Wines to the Bantham Estate is now being explored and this would create a new venture in the Parish. Any further plans will go through the standard planning application process.

A resident spoke to councillors about the length of time it has taken to progress the planning application for The Downs in Thurlestone. After taking advice from SHDC and spending money on the plans, the outcome has been that the application has been refused on the grounds of the NP and the early advice did not indicate that this would be the case. District Councillor Pearce explained that recent shifts in planning policy have been very difficult to negotiate.

The architect and applicant for planning application 0216/19/FUL spoke to the Council about the application. They have received pre-application advice from SHDC and have looked at the Thurlestone NP when considering the plans. Following representations from neighbours, they have amended the design to reduce the footprint and height of the house and have altered the design to take into account surrounding properties. They presented copies of these plans but it was agreed by councillors that they would make comment on the existing submitted plans only because the revisions had not at that stage been accepted by SHDC.

The Avon Walk as it passes Steep Field no longer has a hedge at that point and the signpost post has been removed. The Council will look into this.

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 February 2019.

The Minutes were confirmed as a true record and were signed by the Chairman.

4. To consider any matters arising from the Minutes.

The following matters arose:

An update about Community Housing was given under Item 5.

5. To discuss the following planning matters:

- To consider the following planning applications:

0069/19/HHO Canford House, West Buckland, TQ7 3AF
Householder application to externally insulate and over-clad first floor wall of building in natural timber cladding

Decision: Support

The Council supported this application under policy is TP1, sub policies TP1.1 and TP1.2. The use of natural building materials is encouraged in the NP (TP1.2).

0389/19/HHO Burwood, Thurlestone, TQ7 3LZ
Householder application for erection of double garage to replace existing studio/store

Councillor Rhymes declared a personal interest.

Decision: Support

The Council supported the application with reference to the following policies in the Neighbourhood Plan:

TP1 General Development Principles and specifically, **TP1.1 Residential amenity** and **TP1.2 Design**. It was noted that the proposed garage is substantially wider and higher than the original studio/store, but slightly smaller and lower than the previously consented application (ref:55/0803/15/F). Councillors considered that the proposed building would not have an unacceptable impact on the residential amenity of neighbouring properties (TP1.1) and the style, scale and character of the building are proportionate and appropriate to the location (TP1.2). They do, however, request that two conditions are imposed:

1. to ensure that the building is used solely as a garage and not used as habitable accommodation
 2. to require replacement nesting for the House Sparrows (which are endangered) and nest boxes for garden birds, as recommended in the Ecology Report, to meet the requirements of **Policy TP22.2 The Natural Environment** of the Neighbourhood Plan.
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0170/19/HHO 9 Old Rectory Gardens, Thurlestone, TQ7 3PD
Householder application for alteration and extension to dwelling

Decision: Support

The Council supported the application with reference to the following policies:

TP7.2 - the extension is subordinate in scale and form to the existing dwelling

TP1.1 & 2 - Residential amenity was judged against the level of amenity generally accepted within the locality and councillors considered it to be acceptable.

0216/19/FUL Land to the rear of Cowrie House, Ilbert Road, Thurlestone, TQ7 3NY
Erection of new dwelling, double garage and associated works

Councillor Marshall declared a personal interest and did not vote.

Decision: Object

The Council objected to the application with reference to the following policies:

Policy TP4 Open Market Housing. Although the site comprises infill, which is supported in the NP, it does not meet the requirements of TP1 in that it is not of a size, type and tenure that reflects clearly identified local housing needs

(TP4.1.i). So far as the Survey Report is concerned, the size of the dwelling is considerably in excess of the 2 and 3-bed open market housing identified as needed to help address the parish's unbalanced age demographic and ensure the sustainability of the parish all year round and not just during the peak holiday period.

This proposal is for a substantial 4-bed detached house for the current occupiers of Cowrie House to move into in their advancing years, as they "*feel a necessity for a more manageable dwelling that suits their present and future needs.*" There is no policy in the Neighbourhood Plan which supports the provision of suitable housing for older people for reasons explained in the supporting text.

Policies TP3 & 4 do not allow for 'the subdivision of plots' - these two policies relate to small-scale housing schemes, and in the case of TP3, affordable housing.

Policy TP6 Principal Residence Requirement. In order to comply with this requirement, the owner must enter into a Section 106 Agreement to 'bind the land' so as to ensure the new property is occupied as a main residence and remains so in perpetuity. This has not been addressed. Without a Section 106 Agreement, the application cannot be supported (TP6.2).

Policy TP1 General Development Principles. The design and building materials appear to be consistent with other recently consented dwellings on the Yarmer Estate. However, the impact of the development in terms of its scale and height (ridge height = 39.88m) on neighbouring properties (namely, Cowrie House, the Fairlawn and Kestrels) and on the street scene generally will lead to loss of privacy and/or overlooking, overbearing and/or dominant impact. Unlike neighbouring Kestrels, there has been no attempt to reduce the height of the building by digging down and lowering the ground level (as per others on the Yarmer).

0298/19/FUL Byeways, Warren Road, Thurlestone, TQ7 3NT

Demolition of existing dwelling and erection of replacement dwelling

Councillor Marshall declared a personal interest and did not vote.

Decision: Object

The Council objected to the application with reference to the following policy:

TP7 Replacement Dwellings and Extensions

TP7.1.ii - floor area of replacement dwelling cannot exceed 25%:

The total floor area of the existing buildings is stated to be 230 sqm and the floor area of the replacement dwelling is 280 sqm, which is an almost 22% increase, and thus within the allowable 25%.

However, by our calculations, the total floor area of the existing buildings is 132 sqm and the floor area of the replacement dwelling is 299 sqm, which is a 127% increase and thus well in excess of the allowable 25%. *[Note: Our source for the measurements are the submitted drawings and floor plans of the existing property in Knight Frank's sales particulars - see <https://www.onthemarket.com/details/4049659/>]*

Clearly, this 127% increase reflects that the original dwelling is a dormer bungalow with a reception room, dining room, bedroom, bathroom and WC on the ground floor, one bedroom on the first floor, and an outside WC; compared to the replacement dwelling which is a 2-storey house with 5 en-suite bedrooms on the lower ground floor, a living room, dining room, kitchen and pantry, with guest WC, on the upper ground floor.

Councillors request that the SHDC surveyor carry out an independent verification of the floor plans against the original footprint to determine the actual size of the development.

- To discuss the planning enforcement list. (Confidential)

This was noted.

An update was given about Community Housing. The Neighbourhood Plan Advisory Group will be meeting on Tuesday 12th March at 7.30pm in Thurlestone Parish Hall. This meeting will be open to the public and provide an opportunity to ask more questions about all aspects of the proposed project.

A question was asked about the timescale for any development and Councillor Pearce explained that it was not yet possible to confirm a definite timeframe until further discussion has taken place with SHDC about funding and support.

6. To note that elections to Thurlestone Parish Council will take place on Thursday 2nd May 2019. The Notice of Election will be published on Thursday 21st March and Nominations will be open from Thursday 21st March to Wednesday 3rd April.

This was noted. It was agreed to arrange a meeting for anyone who is interested in standing for election on Tuesday 12th March at 6.30pm in Thurlestone Parish Hall.

7. To set the date for the Annual Parish Meeting.

The Annual Parish Meeting will be held on Monday 1st April at 6.30pm in the Parish Hall.

8. To receive a report from County Councillor Rufus Gilbert.

This was received and the following points were made:

Flybe has been saved but will run on a reduced service.

A question was asked about the road closure in Bantham for 23rd April which will fall close to the first Bank Holiday in May and there are concerns that it is reopened in time for the that weekend.

A question was asked about resurfacing in Glebe Field: a team arrived on site but only filled in one hole. This is because there is a standard size for pothole repair and the others do not meet this.

A question was asked about what help DCC can provide to prevent the speeding in Bantham. He agreed to help source a police check to ascertain this and the Clerk was asked to write to Devon and Cornwall Police.

A representative of Thurlestone School came to speak to councillors about the parking issues caused by school traffic. The Chairman explained that it continues to be a serious problem for the village with people parking on yellow lines and blocking the lane and driveways. Councillors advised that parents can park in Court Park rather than block the lane and asked the school to take positive action to make this clear to parents.

9. To receive reports from District Councillors Judy Pearce and Simon Wright.

Councillor Pearce gave the following update:

Sophie Hosking has been made CEO of SHDC and the Council is pleased with this appointment.

The Council Tax increase for SHDC will be £5 per household which brings the Thurlestone Band D Council Tax rate to £1875.05.

Car park charges will not increase this year except where it is an alternative to pay on entry public toilets, which does not affect Thurlestone.

Council Tax Reduction Scheme – this is now a 4-banded scheme dependent on income.

The South Devon AONB Management Plan 2019-2014 has been adopted. This is now a material planning consideration.

10. To receive updates about the following Parish matters: Parish Hall; Trees; and Highways.

A request was made for road sweeping through Thurlestone from school down to the Golf Club.

11. To note the accounts to date 25/2/2019 with a closing bank balance of £17,868.34.

These were noted.

To approve payment of the following invoices:

Timber Jack	Supply of posts and rails for footpath construction	£213.14
RBL Poppy Appeal	Wreath for November	£18.50
Mike Stickland	Parish Footpath Repairs	£5.52
Sue Crowther	NP Costs	£66.64
Nick Walker Printing	NP Printing	£25.00
Paul Martin	Repairs to bus shelter	£20.46
PFK Littlejohn LLP	External Audit Fee	£240.00
H Nathanson	Parish Clerk Salary 5 th November 2018 – 3 rd February 2019	£1,201.90
	Printing Costs	£13.96
	Mileage 202 miles @ .45ppm	£90.90
All Saints Church, Thurlestone	Annual grant	£300
Total		£2,196.02

Councillors are requested to authorise a new cheque for South Hams Arborists. The original, dated and approved on 8/4/18, has been returned to the Council unrepresented because the business owner's account was then in a different name and the cheque could not be paid in.

The payments were approved as listed above to a value of £2,196.02.

12. To note the date of the next Council Meeting on Monday 1st April 2019 at 7.30pm.

This was noted and the meeting ended at 9.05pm.

Councillor Jack Rhymes
Chairman