

## Thurlestone Parish Council

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### **Minutes of the meeting of the Council, which was held in the Parish Hall, Thurlestone on Monday 2<sup>nd</sup> March 2020 at 7.30pm.**

Present: Councillors Rhymes (Chair), Munn, Mitchelmore, Marshall, Crowther, Williams and Hurrell  
In Attendance: Helen Nathanson (Parish Clerk), County Councillor Gilbert, District Councillors Pearce and Long, 24 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 points were made:

Councillor Gilbert was thanked for dealing so quickly with the problematic BT Openreach telegraph poles in Buckland.

Several comments were made about the Parish Council's responses to planning applications 0227/20/FUL The Bantham Estate and 1720/19/FUL Mr T Hassell - Thurlestone Estates Ltd. These included:

- that the PC responses were submitted before all the comments from members of the public were uploaded to the website and the PC was therefore asked to reconsider its decision in order to reflect those comments.
- that the role of the elected councillors is to reflect the views of the Parish and not to act as a planning authority.
- that the PC meeting on 20<sup>th</sup> February at which the applications were discussed was not advertised as it should have been and therefore the public meeting should be rescheduled and members of the public invited to attend.
- that members of the public felt that they had not had opportunity to make comments about the application and would like another meeting.
- that the decision to support the Bantham estate application was a grave error and does not reflect the NP.

The Chairman replied that he was upset that people felt like this. He had personally taken a number of calls and emails over the last few days about the applications and he understood that people were not happy with the PC's decision. He explained that an agenda for the meeting on the 20<sup>th</sup> February had been published on the website on 12<sup>th</sup> February and on all 3 parish noticeboards on 13<sup>th</sup> February, which is well within the statutory notice period.

The Parish Clerk explained that the PC needs to consider planning applications at a Council meeting and therefore cannot always wait until all comments have been uploaded to the SHDC website. In fact, it is quite normal for the PC comments to be agreed in this way.

The PC was then asked to reconsider its response in view of the strength of feeling of members of the public. In view of this, councillors convened for 5 minutes to discuss the best way to deal with

the matter and ensure that people felt they were being listened to. The decision of the Council, which was conveyed to members of the public, was that the PC was not going to retract its comments but that it would submit a supplementary comment to SHDC to draw attention to the strength of feeling amongst the local community.

During the course of the PC's discussion, it was noted that, of the 38 comments on the SHDC website objecting to the Bantham Estate application, only 8 came from within the parish.

The Council convened to discuss the following items:

**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 Meetings on Monday 3<sup>rd</sup> February 2020, Tuesday 11<sup>th</sup> February 2020 and Thursday 20<sup>th</sup> February 2020.**

The Minutes were confirmed and signed.

**4. To consider any matters arising from the Minutes.**

The following matters arose:

**Item 4**

**Defibrillators**

Councillor Marshall has written to the South West Ambulance Trust and informed them that the Thurlestone Hotel and Sloop Inn will take on the units in their respective premises and run the maintenance and inspection once the current contracts run out.

**Item 8**

**Moorings**

The letter will be sent in due course once a couple of outstanding issues have been resolved.

**5. Planning**

To consider the following planning applications:

0530/20/HHO Mr & Mrs McCarthy

Householder application for replacement of existing garage with new outbuilding in rear garden of existing dwelling

Kiftsgate Bantham TQ7 3AD

Thurlestone Parish Council SUPPORTED this application

Councillors considered that the proposed one-storey building consisting of a triple garage, office and WC is subordinate in scale and form to the existing dwelling (NP Policy TP7.2.i.); that it will not have an unacceptable impact on the residential amenity of neighbouring properties (NP Policy TP1.1); that the design is proportionate and appropriate to its coastal and rural location within the South

Devon AONB and the building materials - pitched slate roof and cedar cladding walls to match the dwelling - are appropriate (NP Policy TP1.2); and that there is unlikely to be any impact upon the character and quality of the natural environment (NP Policies TP1.5 and TP22.1). Further, NP Policy TP8.2 supports proposals that facilitate homeworking.

They do, however, request that two conditions are imposed: (1) to ensure that the building is used solely for purposes incidental to the enjoyment of the dwelling and shall not form a part of a separate unit of accommodation (NP Policy TP7.2.ii.), and (2) to comply with the recommendations of Green Lane Ecology's Preliminary Ecological Appraisal dated March 2019 (NP Policy TP22.2).

0433/20/HHO Mr & Mrs Yandell

Householder application for demolition of existing orangery extension and replacement with ground floor extensions, internal alterations, replacement windows and external canopies  
Broadsands Ilbert Road Thurlestone TQ7 3NY

Thurlestone Parish Council SUPPORTED this application

Councillors considered that the proposed development will not have an unacceptable impact on the residential amenity of neighbouring properties (NP Policy TP1.1); that the single storey ground floor extension on the West elevation is subordinate in scale and form to the existing dwelling (NP Policy TP7.2.i.); that the design of the proposed works is proportionate and appropriate to its coastal and rural location within the South Devon AONB (NP Policy TP1.2); and that there is unlikely to be any impact upon the character and quality of the natural environment (NP Policies TP1.5 and TP22.1).

They do, however, request that three conditions are imposed: (1) to use light reducing film to address any potential light pollution due to the substantial amount of additional glass being used on the South elevation of the dwelling (NP Policy TP1.4), (2) to comply with the recommendations of Green Lane Ecology's Preliminary Ecological Appraisal dated November 2019 (NP Policy TP22.2), and (3) to ensure that the flat roofs on the existing garden room and new office are not used for outdoor amenity to prevent any impact on neighbouring residential amenity (NP Policy TP1.1).

0428/20/HHO Mr & Mrs N McEWEN

Householder application for proposed alteration, refurbishment and extension including erection of a double garage, new frontage wall with solid gates and exterior cladding  
11 Eddystone Road Thurlestone TQ7 3NU

Thurlestone Parish Council OBJECTED to this application.

Councillors considered that whilst the proposed alteration, refurbishment and extension of the existing dwelling and proposed building materials were acceptable (NP Policies TP1.1 and TP1.2), subject to a condition to address light pollution (TP1.4), they strongly objected to the new standalone double garage on the North elevation of the dwelling. They felt that the scale of the building was too large and the ridge height was too high, being almost as high as the eaves of the dwelling. As a result, the proposed garage was not proportionate and appropriate and would have a dominant and overbearing impact on neighbouring amenity and on the street

scene generally (contrary to NP Policies TP1.1 and TP1.2).

0381/20/HHO Mr & Mrs S Mc Kivragan

Householder application for internal and external alterations and modifications to two storey dwelling including replacement balcony and external works

4 Mead Lane Thurlestone TQ7 3PB

Thurlestone Parish Council SUPPORTED this application

Councillors considered that the proposed development will not impact on the residential amenity of neighbouring properties (NP Policy TP1.1); and that the design of the replacement balcony, with a stainless steel and glass balustrade, and the building materials (painted render, brick and horizontal cedar weatherboard) were appropriate (NP Policy TP1.2).

To receive any updates about Community Housing.

Councillors Crowther and Munn, with Jess Wellens of the Community Housing Group, met with Nicholas Johnston of the Bantham Estate. They impressed upon him that community housing is a parish initiative and that there would not be any market housing involved. They explained that councillors did not favour the site opposite the shop because it was too prominent and instead preferred a site behind The Sloop. Mr Johnston said that it would take some time to consider this and that he would be in touch. Councillor Munn asked him if the West Buckland site was still on the table and he said that it was not at the moment.

**6. To receive reports from County and District Councillors.**

County Councillor Gilbert

There have been cases of Covid-19 in Devon so people should take care with handwashing and basic hygiene.

The Highways drainage budget has been increased substantially. DCC is now deciding whether or not to contract out the service or run it in-house.

DCC has 8,000 miles of roads which is higher than any other county in the UK. The flooding issues are severe and it is a huge task so please be patient.

Councillor Mitchelmore asked about a blocked drain which has been causing issues for a neighbour.

Councillor Gilbert asked for all such complaints to be submitted online, which it has been. There is a delay in responding to such issues because there are so many.

District Councillor Pearce

SHDC has agreed its budget and the new Council tax bills will be received soon. The DCC increase on a Band D property this year will be £57 so there will be a raise.

Dog litter bins – Councillor Pearce apologised for the overflowing bins during half term as she had flagged this up with the collection teams. She does not know why they were not emptied at least twice and is on the case. The new dog bin is on order and the PC will be invoiced for the difference in cost between a dog litter bin and an ordinary litter bin but Councillor Pearce will pay the difference from her Locality budget.

**7.** To receive updates about Parish matters, including but not restricted to: Highways, Parish Hall, Trees and Litter Bins

#### Highways

To note the letter from DCC about Drainage Maintenance Responsibilities.

This was noted and councillors would like to know more about responsibilities with regard to maintenance of hedges alongside highways.

**8.** To discuss the timetable for the reopening of and the procedure for the management of the Thurlestone public toilets.

The Easter holidays start on 27<sup>th</sup> March so the toilets will need to be opened by that time.

It was agreed to hold a separate meeting on Thursday 5<sup>th</sup> March to discuss the logistics of the opening.

**9.** To set a date for the Annual Parish Meeting 2020.

The date of the Annual Parish Meeting will be set at the April meeting and will be held on the same evening as a monthly PC meeting.

**10.** To note the current account balance of £16,257.11 to date 25<sup>th</sup> February 2020 and to approve the following payments:

Helen Nathanson	Parish Clerk pay and expenses January	£321.06
EDF Energy	DAAT Landing Site electricity	£8.45
<b>Total</b>		<b>£329.51</b>

The current account balance was noted and the payments were approved to a total of £329.51.

**11.** To note the date of the next Council Meeting: Monday 6<sup>th</sup> April 2020 at 7.30pm.

This was noted and the meeting ended at 9.07pm.

Councillor Rhymes  
Chairman