

Thurlestone Parish Council

Minutes of the Meeting of Thurlestone Parish Council held on Monday 1st April 2019 at 7.30pm in the Thurlestone Parish Hall

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

Apologies: Councillors Zaffiro and Marshall

In Attendance: Helen Nathanson (Parish Clerk), County Councillor Gilbert, District Councillor Pearce; and 12 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 raised:

Boat launches at Coronation Quay now have to be carried out by licensed personnel and at a small charge. The question was asked about who owns the road down to Coronation Quay and what are the access regulations. The Chairman said that he had received several other complaints about this subject and the Parish Council will look into the matter.

The new Chairman of Thurlestone Golf Club introduced himself and spoke to councillors about his wish to create a better working relationship between the Club and the Parish Council, particularly on matters of planning.

He explained the reason behind the need to install parking meters. The Club makes money from parking by using an honesty system or collecting fees in person. They have been using young members of staff collect money and this can no longer continue as they have been subject to unpleasant and unacceptable behaviour from visitors. They would therefore like to install the machines.

The Club has other plans for minor improvements which will all be subject to the usual planning applications: the Chair will ensure that the Parish Council is informed of any new plans beforehand.

A resident spoke about the revised planning application for land at Cowrie House, which had not been available until very shortly before the Parish Council meeting. He considered that the new plans were advertising a 3 bedroom house but that the downstairs sewing room looked like a fourth bedroom. The boundary of the property is still very close to the neighbouring property.

1. To receive apologies.

Councillors Marshall and Zaffiro gave their apologies and these were accepted.

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 March 2019.

These were confirmed and signed.

4. To consider any matters arising from the Minutes.

The following matters arose:

The Byeways planning application has been withdrawn.

The local Police have been contacted about the speed check in Bantham and the Clerk is awaiting a response.

5. To discuss the following planning matters:

0216/19/FUL READVERTISEMENT (Revised Plans Received) Erection of new dwelling, double garage and associated works

Land to the rear of Cowrie House, Ilbert Road, Thurlestone, Devon, TQ7 3NY

Councillors decided that the new plans needed to be considered in more detail and that they needed more time in which to do so. The application will therefore be discussed again at an Extraordinary Meeting on Monday 8th April at 7pm in the Parish Hall.

0426/19/FUL Retrospective application for 2 pay and display machines
Thurlestone Golf Club

Decision: No objection

The application form and Design and Access Statement submitted in support of this planning application are factually inaccurate. These 2 pay and display machines have been installed in the field above the existing car park, not in the already existing car park, as stated.

The use of the field above the existing car park as an overflow car park is currently the subject of a separate application for a Certificate of Lawfulness for Existing Use (0427/19/CLE). Without a Certificate of Lawfulness for parking in that field, this application for machines to collect revenue to help with the management of the site as a car park, as stated, is premature.

Subject to the statement above, councillors had no objection to the application provided that signage was kept to a minimum so as not to impact on the AONB.

0427/19/CLE Lawful development certificate for existing use of top field as an overflow car park
Thurlestone Golf Club

Decision: The Parish Council was unable to comment on the application because the legal evidence had not been presented.

The applicant has not submitted any evidence in support of this application despite the requirements of the relevant legislation and guidance, whereby the onus is on the applicant to prove on the 'balance of probabilities' that the field has been used for parking on a continuous basis for 10 years up to the date of the application.

0507/19/HHO Householder application for proposed canopy over existing BBQ area
Higher Cross Park, Cross Park, Thurlestone, TQ7 3LP

Decision: Support

Relevant NP policies: TP1 & TP22.

Given the siting of the existing structure, the proposed canopy is unlikely to have an unacceptable impact on the residential amenity of neighbouring properties, and the design and building materials (natural slate roof, green oak structure and stone walling) appear to be appropriate. It is also unlikely that the proposed canopy will have a harmful impact on the AONB, since the site cannot be seen from the highway nor, so far as we have been able to establish, from any of our footpaths to the extent that it will harm any long interrupted views within the AONB, contrary to Policy TP22.

0128/19/FUL Extension of existing handrail to south east path
All Saints Church, Thurlestone

Decision: Support

0761/19/FUL Replacement building for a concrete sided garage and wooden shed, and to build a similarly sized wooden building for the use of boat storage, repairs and maintenance (part-retrospective)
Higher Aunemouth Farm, Bantham

Decision: Supported but noted that this is a retrospective application.

Relevant NP policies: TP1, TP8, TP13, TP14 & TP22.

The development of new marine-related workshops for boat building and repairs and more storage space for boats is supported in the Thurlestone Parish Neighbourhood Plan. These two new buildings, which are to be used for boat

storage, repairs and maintenance, are of a small scale and extent, proportionate to the coastal and rural character of the locality, and located close to the Avon estuary, as required under Policies TP13 and TP14 of the Plan.

The proposed development will also need to meet the criteria set out in Policy TP1, in terms of design and building materials, dark skies, infrastructure, traffic and transport. In terms of the natural environment and AONB (TP1.5 and TP22), it is considered that the proposed development will tidy up what is presently a local eyesore.

- To note that the Joint Local Plan (JLP) Inspectors' Report is now available to view on the JLP webpages of the Plymouth City Council website under 'Examination News' via the following link: <https://www.plymouth.gov.uk/plymouthandsouthwestdevonjointlocalplanexamination#Examination> and then by clicking the 'Examination News' link within that page.

This was noted.

6. To discuss the correspondence from SHDC about the Thurlestone public toilets.

This was discussed. Councillors are still willing to take on the running of the toilets but first they require the survey and revised up to date costings from SHDC. The Clerk will write to SHDC.

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

County Councillor Gilbert gave his apologies.

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

Councillor Wright gave his apologies.

Councillor Pearce gave the following updates:

The JLP has been adopted, though there is still a six week period when it could be subject to judicial review. All previous policies for the District are now no longer in force and the JLP supercedes them. The JLP is available on the Plymouth City Council website.

A Capital Strategy, Investments and Treasury management strategy have been approved by SHDC, though none are in Thurlestone.

SHDC has agreed to join the local audit partnership. The Audit Committee has been increased to 7 members to ensure that it is always quorate.

The Marlborough, Stoke Fleming and Bickleigh Neighbourhood Plan have been adopted. Salcome and South Milton are now approaching referendum.

SHDC has now started the new waste collection contract. There will be changes in the future, including more varied kerbside recycling. The new contract will save about £400,000 pa because of economies of scale with the contractor.

9. To note that nominations for election to the Parish Council will close at 4pm on Wednesday 3rd April and to decide whether or not to request polling cards for the Parish in the event that the District Council election is uncontested.

This was noted. Polling cards will be requested for the Parish Council elections.

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

Trees

The dead tree along Mallards Lane is an ongoing concern. The Parish Clerk will photograph the tree in question and include it in a letter to the owner of the land. She will also enquire of the SHDC Tree Officer about what can be done.

Highways

The Police have been contacted about the Bantham speed check and we are awaiting a response.

Gigaclear has been contacted about the works in Bantham before the May Bank Holiday and our Highways Officer will also let them know.

Avon Estuary Forum

John Coates, the Chairman of several years, sadly died recently.

Salcombe Harbourmaster is working with the Bantham Estate to make things more professional in the estuary.

11. To discuss a proposal for the future funding of the Avon Estuary Patrol Boat Service.

This was discussed. The Service Level Agreement has not yet been established by SHDC and no official request has been received from SHDC for contributions so it was decided to defer any further discussion.

11. To note the accounts to date.

These were noted with a closing balance of £19,056.44.

12. To set the date of the May Council Meeting, which will be the Thurlestone Parish Council AGM.

The next meeting will be on Monday 13th May at 7.30pm.

The meeting ended at 8.44pm.

Councillor Rhymes

Chairman