

Thurlestone Parish Council

**Minutes of the meeting of the Parish Council on
Tuesday 4th May 2021 at 7:30pm which was conducted via Zoom.**

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 were raised:

A new NAS drive in the Parish Hall has been installed and it was confirmed that the Parish Council documents will continue to be uploaded as soon as the Clerk's laptop is replaced.

A resident had written to the PC about crop spraying on farming land adjacent to his garden. He expressed concerns about the detrimental effect of the spraying on wildlife and on human health, particularly as there is no buffer zone and the spraying is right up to the boundary of his property. Over the last few years, since the spraying started, he and neighbours have seen a major decline in wildlife in their gardens.

The Chairman suggested he contact the appropriate regulatory body and said that he would find the details. Councillor Munn supported the issue and said that she would like the PC to take this up with the Climate Action Group.

A resident asked if the old blue and white recycling bags could now be used for general waste – the answer was no and it must be black bags or white kitchen liners.

The architect for the Whimbrels Edge development attended to explain that they have submitted the revised plans for Plots 1 & 2 in the last week. They have addressed the reasons for refusal in the previous application and hope that councillors will feel able to support the application: they have reduced the number of bedrooms; designed the houses to be more traditional and in keeping with other houses on the Mead; and changed the orientation to a north-south axis, which was suggested in the feedback from the planning officer. They were not asking for predetermination but have circulated the drawings and Design & Access Statement and if councillors have any queries they would be pleased to be involved. Jack thanked them for taking the time to come and speak to councillors.

The meeting convened.

Present: Councillors Rhymes, Crowther, Munn, Marshall, Mitchelmore, Hurrell and Williams

In Attendance: Helen Nathanson (Parish Clerk), District Councillor Pearce, 11 members of the public

1. To elect the Chair of the Parish Council for the year 2021-22.

Councillor Mitchelmore proposed and Councillor Hurrell seconded that Councillor Rhymes be nominated as Chair of the Parish Council for the year 2021-22. This was unanimously agreed.

2. To elect the Deputy Chair of the Parish Council for the year 2021-22.

Councillor Rhymes proposed and Councillor Mitchelmore seconded that Councillor Munn be nominated as Deputy Chair of the Parish Council for the year 2021-22. This was unanimously agreed.

3. To elect Lead Councillors and representatives on external bodies.

- Councillor Rhymes proposed and Councillor Munn seconded that Councillor Williams be nominated as Parish Council representative on the Friends of Thurlestone Church and the Friends of Thurlestone School. This was unanimously agreed.

- Councillor Rhymes proposed and Councillor Marshall seconded that Councillor Mitchelmore be nominated as Parish Tree Warden. This was unanimously agreed.
- Councillor Rhymes proposed and Councillor Munn seconded that Councillor Marshall be nominated as Parish Council representative on the Thurlestone Phone Box Committee. This was unanimously agreed.
- Councillor Rhymes proposed and Councillor Mitchelmore seconded that Councillor Crowther be nominated as Lead Councillor for Planning. This was unanimously agreed.

4. To receive apologies.

There were no apologies.

5. To receive any amendments necessary to Members' Registers of Interests.

Councillor Munn declared a personal interest as she has recently become a nominee for the Mead Management Company Ltd which means that she takes on the responsibility for spare shares in the company. The shares have no value and she has no voting rights.

Councillor Crowther declared a personal interest as a Director of Acorn Management Company (Thurlestone) Limited for Whimbrels Edge, Edwards Close and Trenemans.

6. To confirm the Minutes of the Parish Council Meeting on Monday 12th April 2021.

It was resolved to approve and sign the Minutes of the Parish Council Meeting on Monday 12th April 2021.

7. To consider any matters arising from the Minutes, including the following updates:

- Thurlestone phone box – revised garden plans have been drawn up and the idea is to make the area look nicer. Councillor Munn said that she does not like the fact that a lovely spot in the middle of the village is being urbanised. Councillor Marshall said that it would only be minimal paving which would blend in. A resident asked if the verges around the area could become a wildflower garden and the Chair asked her to email the Clerk with more details. Councillor Marshall clarified that the land is not owned by the PC but is owned by DCC.
The Chair said that he was pleased to see that the paving area had been reduced as he was not a fan of the slabs. Councillors approved Option 2 of the revised plan. The slabs will only be laid on top of the existing ground and will not be cemented or fixed in place.
- Bantham phone box – it was noted that ownership has now been transferred from BT to the Bantham Estate
- The review of the NP will start in September but Councillor Crowther explained that she would like to submit a couple of small amendments now, which are (amendments in italics):
Policy TP1 – General Development Principles
4. Dark Skies. Proposals should be designed so as to limit the impact of light pollution from artificial light on local amenity *and* on intrinsically dark landscapes and the natural environment (in accordance with the Institute of Lighting Professionals Environmental Zone E1).
Policy TP6 – Principal Residence Requirement
1. Proposals for open market housing (excluding one for one replacement dwellings) will be supported where there is a S106 agreement to ensure occupancy as a principal residence. A principal residence is defined as a dwelling occupied as the resident's sole or main residence, where the resident spends the majority of their time when not working away from home. Proof of principal residence includes, but is not limited to, *UK driving license, passport*, being registered on the local electoral roll, at the local school or for local healthcare.
It was resolved to approve these amendments.
- The drain along the West Buckland land has now been uncovered but councillors wanted to clarify whether the inside of the drain had also been cleared. The pile of spoil is still there and councillors discussed whether or not this should be an issue for enforcement. The Clerk was asked to check.

8. Planning

- The following planning applications were discussed:

0942/21/FUL Replacement detached garage/store (resubmission of 2609/20/FUL)
The Thatches Thurlestone TQ7 3NJ

Thurlestone Parish Council objected to this application.

The existing building is located outside the Thurlestone settlement boundary and within the AONB, the Heritage Coast and Undeveloped Coast, all of which have a high degree of protection and where development is resisted unless it requires a rural coastal location. The existing building is used for storage and is not within the residential curtilage of The Thatches, which already has an integral double garage. Councillors remained concerned that, like the previous application 2609/20/FUL, the replacement of the existing building may facilitate further development in the area. More specifically: (1) the scale and extent of the replacement building is significantly larger than the existing building and together with the concrete hardstanding and additional bin stores, would not be appropriate and proportionate in this highly sensitive location outside the settlement boundary of Thurlestone (NP Policy TP1 .2); (2) the proposal fails to conserve and enhance the natural beauty of the South Devon AONB (NP Policies TP1.5 and TP22.1); (3) the proposal involves demolishing an attractive and characterful 1930s building that is part of the historic environment of the area, including the removal of a thatched roof stated to be in good condition (NP Policy TP1.6); and (4) the replacement building may be converted to habitable accommodation and occupied by an independent household (NP Policy TP7.2ii).

1087/21/HHO Householder application for installation of porch over existing front door
Edgecombe House West Buckland TQ7 3AQ

Cllr Crowther had visited the site. The front door is not on the street but down the side of the building, within the curtilage of the house and with no impact on neighbouring dwellings.

The Parish Council supported this application. Councillors considered that the proposed installation of a porch over the existing front door would not have an unacceptable impact on neighbouring residential amenity (NP Policy TP1.1); and that the design and building materials would not be out of keeping with the street scene, being proportional and appropriate in style, scale and character to the location (NP Policy TP1.2).

Councillors Hurrell and Mitchelmore had not seen the plans and did not vote.

1353/21/NMM Non-material minor amendment to application 55/0751/14/F for external cladding to upper part of house and smooth skim render to lower part
7 Meadcombe Road Thurlestone TQ7 3TB

The Parish Council supported this application. Councillors considered that the proposed fibre cement cladding on the first floor of the external facades and skimmed render on the ground floor would not have an unacceptable impact on neighbouring residential amenity (NP Policy TP1.1) and would be in keeping with the street scene and the Mead Estate, except for the use of the colour teal for the cladding (NP Policy TP1.2). Councillors felt that white or light grey cladding would be more appropriate. Councillor Williams declared a personal interest and did not vote.

0978/21/HHO Householder application for cladding to front and side of property and re-build and extension of existing rear balcony
9 Meadcombe Road Thurlestone TQ7 3TB

The Parish Council supported this application. Councillors considered that the proposed rebuild and extension of the existing rear balcony is subordinate in scale and form to the main dwelling (NP Policy TP7(2i)); that the proposed extension and alterations would not have an unacceptable impact on neighbouring residential amenity (NP Policy TP1.1); and that the proposed design and building materials – painted render, horizontal light grey cladding, steel and glass rear balcony – are proportionate and appropriate in style, scale and character to the location (NP Policy TP1.2). Councillor Williams declared a personal interest and did not vote.

1218/21/HHO Householder application for extension & alterations
18 Meadcombe Road Thurlestone TQ7 3TB

Councillor Crowther had received two emails of objection from neighbours.

Councillors supported the application. They considered that whilst the proposed extension and alterations to the front elevation of the building are substantial, the extension is subordinate in scale and form to the existing dwelling (NP Policy TP7 (2i)); that the proposed design and materials would improve the character and appearance of the building and would be in keeping with the street scene, being proportionate and appropriate in style, scale and character to the location (NP Policy TP1.2). They were, however, concerned about the impact of the proposed extension on neighbouring residential amenity and the potential loss of privacy (NP Policy TP1.1). On the East elevation, they requested that the two new windows on the ground floor were removed, as there was already a substantial amount of fenestration on the front elevation, to prevent overlooking the front garden and main bedroom of 16 Meadcombe Road (a reverse living dwelling). Similarly, on the West elevation, they requested obscure glass to be used on the section of the extended balcony closest to 20 Meadcombe Road to prevent overlooking the rear garden of 20 Meadcombe Road (consistent with that required under application 55/1836/13/F for 16 Meadcombe Road).

0921/21/VAR Application for variation of condition 2 (approved plans) of planning consent 3777/19/HHO
Bolt View Glebe Field Thurlestone TQ7 3NA

The Parish Council supported this application. Councillors considered that this proposal for the installation of cladding to the upper sections of the dwelling and garage would not have an unacceptable impact on the residential amenity of neighbouring properties (NP Policy TP1.1); nor is it likely to have a detrimental impact on the character and appearance of the street scene, which has a mix of housing type and design (NP Policy TP1.2).

- To receive an update about Community Led Housing

An update had been requested and a reply received from SHDC as follows:

“I understand you have been working on this project historically with Rob Ellis, former lead for the Community Housing programme within South Hams District Council. I note Rob was due to update you however, as you may be aware Rob has now left the Council.

South Hams District Council’s community housing programme is currently under review to ensure we are delivering homes in areas of established need and delivery is appropriately targeted. This review is an internal review only and not driven by external factors relating to any one project. We are also working to establish financial viability and buildability of all schemes. In line with this review, work is ongoing to look in detail at the Thurlestone proposals and in particular the housing need. Once complete, I will be able to provide a full update.”

Councillor Crowther expressed concerns about SHDC’s response and the fact that SHDC was ignoring the Parish’s second homes issue that the Community Housing Fund was supposed to address. She said that these are discounted market houses and that this project is different from affordable housing in the traditional sense. The Help to Buy and Devon Home Choice schemes registers don’t apply for the purposes of proving housing need. It was agreed to go back to SHDC and draw this to their attention. The Chair made the point that we need to push this forward as he keeps being asked questions about what is happening. Councillor Pearce offered to drive this from within SHDC and councillors agreed to accept her help.

9. Climate Action Group

- The date of the first meeting of the group will be on Wednesday 12th May.

10. To receive updates about general Parish matters, including:

- Traffic issues in the villages
Parents are parking both sides of the school gates and this can be dangerous because it is difficult to see the children crossing the road. Covid social distancing measures are still in place which is making the situation more difficult and the yellow lines have not been replaced when the road was resurfaced. Councillor Williams agreed to contact the School on behalf of the PC to request that the parking issues are dealt with.
- Litter signs for the beaches – the previous plan to put notices on the bins cannot work because the bins are not owned by SHDC. Councillors liked the footprint signs which Malborough Parish is using and the Clerk was asked to contact them to get details.

- Waste and recycling – Cllr Williams raised the issue of missing collections in her road in Bantham, which have been a regular occurrence for many months now. Councillor Pearce asked to be contacted every time this happens and she will chase it up personally.
- The building plot on Eddystone Road has a garage and it seems as if someone is living there. It was thought that it might be a site office and Councillor Crowther agreed to check the status of the recent application for a Certificate of Lawfulness for Proposed Use application. She understood the building was to be used as temporary accommodation during the construction of the dwelling.
- A date has not yet been received for starting work on the repairs to the cobbled road and the Clerk was asked to chase this up, requesting a date after 1st September.

11. To hear reports from District Councillors and to ask any questions arising.

Councillor Long gave his apologies as he had to attend another Parish Council meeting.

Councillor Pearce submitted a report (see attachment below).

She apologised about the new recycling scheme. Lots of people have not received the new boxes and she is continually reporting it. She asked councillors to report any problems online the day following an incident and also to let her know.

12. To note that the insurance policy is due for renewal on 31st May.

This was noted and it was agreed to proceed with the renewal with WPS Insurance because they had provided a good value service. The cost will be £334.05 per annum for a 3-year agreement.

13. Accounts

- The following payments were approved:

Helen Nathanson	Parish Clerk – March	£383.04
	Printing	£3.49
	Zoom Pro-licence – February and March	£7.20
DALC	Affiliation Fee	£196.48
Paul Martin	Planting	£31.90
	Resin for bench repairs	£11.65
EDF Energy	DAAT Night Landing Site	£3.34
Total		£637.10

14. Future Council meetings and business:

It was agreed to hold the next meeting on Monday 5th July in the Main Hall rather than the Yeo Room. The requirement for an additional meeting in August will be assessed nearer the time.

In the meantime, any urgent and important actions will be agreed by email and phone. If there are any major planning applications during that time, councillors agreed that they would hold an informal remote meeting for parishioners to ensure they have a chance to express their views.

The Zoom licence will be maintained until further notice.

A planning application for 3 Edwards Close has been submitted and requires comments before the next meeting. A site visit will be arranged for Friday 14th May at 9am at 3 Edwards Close to discuss it.

Councillor Rhymes declared a pecuniary interest and will not attend.

Councillor Rhymes
Chairman

District Council Report for May 2021 from Cllr Judy Pearce:

Supersaver recycling service: there have been problems with the introduction of this service. Either containers have been delivered and the access is too narrow for the current operating vehicles or containers have not been delivered to some areas which should have them. It seems that from this weekend, at least one narrow vehicle is now on the road, so we hope the boxes left out will be collected soon, but this may not be until the next official collection day. If this still doesn't happen, then the failure to collect MUST be reported in online the NEXT DAY. Please ask anyone with a missed collection of containers or bags to copy Mark Long or me in so we can follow it up.

Business Grants: Notification has been received from BEIS (the Government department responsible for the Business Grants) that they are **extending the deadline** for all the LRS (Local Restriction Support Grant) and CBLP (Closed Business Lockdown Payment) schemes from today until Friday 14 May, but applications need to be in by 7 May.

The Business Grants team are also working on the Restart Grants and will be working over the Bank Holiday weekend to get as many of these through as possible (the relevant fraud checks need to be made before payment). The first payment run is scheduled to be on Tuesday 4 May. As of today, we have 1,086 applications for South Hams, with 87 already authorised for payment.

Motorhome parking: a three week consultation online has opened re the proposal to allow motorhomes to stay overnight on some council car parks, maximum two consecutive nights, camping cars and motorhomes must have full on board facilities. This is a pilot for this summer to see if by regulating the situation we can avoid some of the anti-social behaviour experienced last summer. Cornwall and East Devon have been operating schemes for some time. Full details on the SHDC website, type motorhome consultation in the search box.

Locality officers are working seven days a week covering 12-13 hours a day and there are extra crews emptying litter bins and generally trying to keep the street scene clean. Please report any problems to a locality officer if you see one, or let Mark Long or me know.

Remote meetings: it is disappointing that the High Court determined legislation would be required for these to continue. Hopefully parish have now found a way to get round the problems until things open up at the end of June. We are still trying to find a satisfactory solution at South Hams, but will have to hold at least our Annual Council in Tavistock, where their council chamber is big enough for social distancing and has an outside air supply – neither of which obtain at Follaton House. Other meetings are still under review.

Leisure Centres: Indoor groups and classes will recommence on 17 May. Learn to swim classes are now being held again – really important for children in a coastal area.

Parish funding: South Hams has made £100k available for parishes as an 'opening up' offer, particularly for tourist areas. More details will be available very soon.