

Thurlestone Parish Council

Minutes of the Meeting of Thurlestone Parish Council held on Wednesday 27th June 2018 at 6pm in the Thurlestone Parish Hall

David Martin (Production and Safety Manager) and Andrew Barker (Director) attended at 6pm to talk to councillors and answer questions about the Tribal Clash event on 7th – 8th July 2018.

1. To receive apologies.

It was recommended that the apologies be received from Councillors Marshall and Hurrell.

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

There were no amendments.

3. To receive an update from the Parish Clerk about the 2017/18 Accounts and to approve a recommendation that an accountant be contracted to balance and audit the accounts.

The Parish Clerk explained that, because of inconsistent and incomplete accounting in the FY 2017/18, it was advisable to contract an accountant to balance them. It was agreed to hand them over to Totnes and South Devon Bookkeeping at an expected cost of no more than £120. The accounts will then be internally audited and submitted to the external auditor.

4. To discuss the following planning application:

1608/18/HHO 28 Court Park, Thurlestone
Householder application for proposed single storey rear extension and extended
Dormer window.

This was discussed and councillors agreed to object to the application on the following grounds:

Although the application satisfies the criteria in Policy TP 7 (2) of the Neighbourhood Plan (NP) (Extensions to existing buildings) it is subject to the provisions of Policy TP 1 paragraphs 1 & 2 (General Development Principles).

Paragraph 2 of TP1 expressly refers to the fact that the application site is within the South Devon Area of Outstanding Value and as such is subject to the guidance in Section 8 (2) of its guidance in respect of Housing Development which requires that any housing development "should conserve and enhance" the AON and lists the criteria for satisfying this requirement.

Against that Policy background the Council noted that the subject of this application is part of a housing development which although it allows for individual differences has a common style and density. Bearing this in mind the Council felt that:

1. The extension proposed, which would cover the vast majority of the back garden, would be a gross overdevelopment of the site and out of character with the other properties on the site.

2. The property, in common with the neighbouring properties, was designed as a three bedroom family house with parking and to try to turn it into four bedroom house will be out of character and size with the rest of the estate.
3. It is a safe assumption that the extra bedroom which, with ensuite facilities and study attached makes it a semi-independent property, will generate additional vehicles which are unlikely to be accommodated on site and the additional cars will have to be unsatisfactorily parked in the road to the detriment of neighbours.
4. The Council doubted whether the desire to add an additional letting bedroom to a second home was really “meeting the specific local housing needs of the community within the AONB” (Vide AONB Guidance)

5. To note the date of the next Council Meeting on Monday 9th July 2018 at 7.30pm.

This was noted.

Councillor Rhymes
Chairman