

THURLESTONE PARISH COUNCIL

Minutes of Parish Council Meeting

Date: 4th September 2023		Venue & Time: Thurlestone Parish Hall, 19.30 hrs
<u>Present:</u> Cllr Rosa Lewis (in the Chair) Cllr Adam Ryan Carter Cllr Gill Stone Cllr Eric Palmer Cllr Mike Hodges Cllr Nigel Hadaway Cllr David Smyth	<u>In Attendance:</u> Helen Leather (Parish Clerk) Cllr Rufus Gilbert SHDC Cllr Mark Long Cllr Samantha Dennis Parishioners/guests: 46	<u>Apologies:</u>

REF 2023/24

180. OPEN FORUM

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 comments regarding the work of the Council or other items which affect the Parish.

Cllr Lewis welcomed everyone. She reminded members of the public if they have any questions that they want answered at the meeting then if possible email them to the clerk ahead who can circulate to Councillors, for consideration and possibly give answers at the meeting.

Cllr Lewis stated that when the meeting goes into full session only councillors can discuss but if anybody wanted to ask a question when PC goes into session raise a hand and the Chair may allow.

Cllr Lewis then invited members of the public to speak.

A member of the public, David Gibbey, spoke in favour of Rockbox. He felt that despite the complaint received by the Council there was a different viewpoint in Thurlestone and that he wanted to raise this at the Parish Council. He stated that there is a lot of support for Rockbox in the Village, that it was a real benefit to the community, as the community should be supporting local businesses which give opportunities for employment and young artists.

The Chairman of the Golf Club, Graeme Fairley spoke to give clarification regarding Rockbox. He stated he was aware that Rockbox had stayed longer than anticipated and that someone had complained, but the delay was due to very heavy rainfall immediately before the weekend they should have left. Mr Stockwell from Rockbox realised that he would not be able to extract his heavy vehicles out of the field because of the mud and so he contacted the Licensing authority and asked if Rockbox could have an extension to the licence over the long weekend. The licensing officer agreed to this, and also contacted the Planning Enforcement team so that they knew about it, and the Planning Enforcement Officer agreed there was no further need for action regarding the enforcement act.

Cllr Lewis thanked Mr Fairley for his comments.

Another member of the public spoke in favour of Rockbox and said it was only for 4 weeks of the year and a benefit to the local community.

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Bet and Jack Rhymes both spoke up to say they would like to reiterate the benefits of Rockbox.

Jack Rhymes reported the grass on the raised path in Thurlestone and around the Seaview play was overgrown, and that the fence around the field also needed some attention. He informed the council that Paul Martin, who looks after the Thurlestone Phone Box and does odd jobs for the parish, had had an accident. Cllr Lewis assured him the council would look into the matter. Councillors wished Mr Martin a speedy recovery.

Malcolm Breton spoke to raise two points. Firstly, he wanted to support the people who have already spoken about Rockbox and endorse everything they had said. Mr Breton also wanted to comment on behalf of the Parish Hall Committee of which he is Chairman. There were several issues this year relating to traffic, in particular parking at the Parish Hall. As a charity the Committee need to let the Parish Hall rooms out to receive revenue to maintain the building. During August they had received complaints from a person who had hired a room and who could not use the car park because it was overflowing with holidaymakers and second homeowners parking there. He noted there are numerous pitch points in Thurlestone and there are often cars parked up on pavements, and on yellow. Lines. He stated there was no enforcement, no police presence, and nothing appears to be done about it.

A Member of the Public spoke about the traffic on Bantham Swoosh Day. He agreed with the comments made in Appendix A. He also supported all the comments made about Rockbox this evening.

Another member of the public raised a concern about a low branch hanging from a yew tree on the memorial green. Cllr Lewis stated it would be looked into as soon as possible.

Judy Pearce spoke about several items on the agenda relating to the PC preliminary examination of some aspects of the Neighbourhood Plan regarding inappropriate sites for infills, also the cumulative expansions of existing smaller properties into larger ones. She considered this to be premature due to the revision of the JLP and a whole raft of planning changes which is taking place in Westminster. Permitted developments previously councils could not comment but now can, they are determined on whether they comply with regulations. Cllr. Lewis thanked her for her comments.

A member of the public asked whether the Big Blue bins outside the Thurlestone Hotel staff home were permanent as they were unsightly and unattractive to anyone coming into the village. Cllr Lewis agreed to take it up with the hotel.

Amanda Burton spoke. She was acting for Alistair Tyrell, who owns Worthy in Bantham. She wanted to invite the councillors to come and look at the site of the PROW diverted footpath. Cllr Lewis informed her that Councillors had already undertaken a site visit. Ms Burton explained that the diversion application for the footpath was submitted in February 2021, and that she understood that Cllr Gilbert knew that there had been delays in dealing with diverse applications. The original application was submitted 2.5 years ago and at that time did not require the footpath to be diverted. Now the footpath needs to be diverted to improve safety. Ms Burton asked if there was any chance that the Council would look at discussing this again at

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a future meeting with Mr Tyrrell. Cllr Lewis asked Miss Burton if they could respond to Ms Burton at a later date.

Sian Williams had sent in two comments regarding permitted development and the Neighbourhood Plan, which the council will respond to at a later date.

Cllr Lewis thanked everyone for their comments and for attending.

181. DEVON COUNTY COUNCIL REPORT

Cllr Rufus Gilbert, Email: rufus.Gilbert@devon.gov.uk

Cllr Gilbert reported he had very little to say other than he had wanted to hear about the Footpath at Worthy Farm diversion.

Regarding the traffic situation, he stated it's busy season. He has many parishes that are swamped with cars parking badly. Having one of the busiest tourist areas in Devon, it's always challenging. He didn't get asked for additional enforcement from anyone from Thurlestone. He advised that if matters are clearly out of control, it always helps to have an enforcement officer come down and to raise tickets. It would not apply to the Village Hall Car Park as that's on private land. But next year it would be helpful to discuss before the season starts and Cllr Gilbert can help the parish get more enforcement. The Clerk will liaise with Cllr Gilbert next spring.

A member of the public asked if there was a likelihood of the potholes on the lane from Woodicombe could be fixed. Cllr Gilbert replied that in order for potholes to be mended they have to be reported online on the South Hams portal. If any potholes have been reported and have not been repaired then let Cllr Gilbert know.

Cllr Gilbert left the meeting.

DISTRICT COUNCILLOR REPORTS:

Email Cllr Samantha Dennis: samantha.dennis@swdevon.gov.uk

Email Cllr Mark Long: cllr.mark.long@southhams.gov.uk

Cllr Sam Dennis.

Delighted to report that the District Council will in the next couple of weeks be asking all business ratepayers for proof of their commercial waste contract. As a lot of you know where we have holiday homes that haven't arranged for commercial waste to be collected, the owner's advice is often that the holidaymakers put the litter into general public litter bins or take it home, which obviously doesn't happen. Hopefully the proof will solve the huge number of problems with overflowing bins next summer, and also make it more obvious which homes are holiday homes as opposed to residential.

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There is a housing needs survey that's active at the moment. This is because there is a Neighbourhood Plan review, and the housing need surveys is part of that. Only 23 Thurlestone residents have so far completed the survey. It is really important that people fill it in as soon as possible. It's useful to get a clear picture of where the needs are, but also to consider people that you know, your family members that might be having to live away from the area in the village at the moment but might want to come back in the future. Family members are allowed to fill it in as well, so please signpost them to it and also to anyone that works in the parish but does not live here. The survey is open until the 22nd of September. It's available online. All residents would have had it through the letterbox.

Cllr Mark Long

Just to inform you that councillors will know there are two applications within Thurlestone that are going to the Development Management Committee on the 13th of September. Application Number 0915/22, land off Bantham Beach Road, Bantham and Application Number 2227/23, which is 16 Meadcombe Rd, Thurlestone.

It takes two minutes to report a problem, please help keep our community beautiful.

<https://apps.southhams.gov.uk/webreportit>

Abandoned Vehicle, Damaged or Full Dog Bin, Damaged/Full Litter Bin, Damaged/Full Recycling Bank, Dead Animal, Dirty Beach, Fly Tipping, Litter/Dog Mess, Planning Breach, Stray Dogs, AND MORE...

The Meeting Convened

182. Welcome & Apologies

Cllr Lewis welcomed the new councillors, Cllr Hadaway, Cllr Smyth and Cllr Hodges, to their first full meeting. During August the councillors have been working together and held meetings as a number planning applications were submitted.

183. MINUTES OF PREVIOUS PARISH COUNCIL MEETING (17th July 2023)

It was resolved to accept the minutes of the Parish Council Meeting held on 17th July 2023, they were signed by the Chairman.

184. DECLARATION OF INTEREST

No declarations of interest were received. No updates to the Registers of Interest were received.

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185. CLERKS REPORT

Posts for the new vehicle signage regarding avoid Sat Nav in Bantham need to be purchased. It was agreed to accept the quote that Cllr Carter had received earlier in the year.

Road warden scheme. Adverts have been on Facebook and in the Village Voice, but so far no volunteers have come forward. The Clerk will publicise with more information on both platforms and make it clear about how much training is involved, how long it takes, and that anyone undertaking work would be properly trained and covered by Devon County Council insured.

Details of 1 Road Closure at Eddystone Road between the junction for West Buckland and Kerse Cross. Due to start on the 23rd October for the National Grid to put a high voltage mains down .

Maintenance schedules will be sent to all councillors to fill in for any work that needs doing on parish land.

Request for all councillors to provide a blog for the website and village voice.

186. BUSINESS TO BE DISCUSSED.

a) Bantham Swoosh Report by Lucy Powell.

“Thank you very much for having us here. We’re thankful for the councillors that we met with post the 2022 Swoosh - the feedback, including that of residents, had helped us plan for 2023. As a result we put a number of measures in place to make sure we limited the amount of traffic coming in to Bantham, including a walk, which was taken up by 150 people from Aveton Gifford to the Beach. We split parking between Aveton Gifford and Bantham Beach, upgraded parking in Aveton Gifford to decrease the number of cars driving to the beach. We improved traffic management planning and communication. Hopefully it was obvious that we wanted to communicate with residents and make sure everyone knew what was happening in advance. We plan to do the same next year and welcome any feedback over the next six months.

Addressing Appendix A and Mr Bishop's comments on the one-way route. We did have a one-way system inbound and outbound, as well as a road closure on Bantham Cross. This was opened up as much as possible throughout the day to keep the road open and to decrease traffic through West Buckland. I will be responding to Bob officially. Road Traffic Solutions have said traffic flowed better than they thought it would, so to accommodate residents as much as possible they tried to create two-way traffic whenever possible. Next year it will not be a strict one-way system – if traffic is flowing well, we might make it two-way for a while, we will follow the route and flow of traffic as the day goes. We will make sure every member of the road traffic team understands local terminology, different routes, lanes across, Atley Cross, Whitley Cross, etc, and understands the terminology points for each section. We are keen to run a Bantham Boomerang and a Bantham Swoosh on the 5th and 6th of July 2024 - provisional dates. This date does not clash with the sailing club regatta next year. We welcome any feedback on the traffic and we really hope that it showed that we listened to your comments.”

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Cllr Carter thanked Lucy personally and added that he had given Lucy quite a hard time, when she attended the last meeting stated that he thought 2023t went really well from the West Buckland point of view.

Cllr Stone mentioned about wording of the road signage, the signs kept saying “best main route, southbound route, northbound route” as if on a motorway. Cllr Stone didn’t think many people would understand north and south, etc, so the signage needed to be clearer.

b) ROCKBOX.

Cllr Carter spoke to say that he was very supportive of Rockbox, especially coming from a musical background and wanted to encourage the idea of music at events. He noted that he had been to Rockbox a couple times this summer and noted that their environmental credentials were very poor and he had made a point of writing personally to Mr Stockwell, copied to councillors, to say that their recycling was dreadful and there were no recycling bins on site. He had been back to check after he had written and nothing had been done. Cllr Carter wants the Rockbox to succeed, but thinks they could do better on recycling.

Cllr Hodges said he would second that because Rockbox were using recyclable materials and all the packaging is recyclable, but they are not recycling any of it – there is no segregation in bins.

Cllr Lewis commented that Rockbox had been a pleasure to deal with and Mr Stockwell had taken on board everything the Council had suggested and had done his very best to conform to that. However, a complaint had been received and the Council did need to discuss.

A Member of the Public requested to speak and stated that they personally cannot use Rockbox because they have various food allergies and despite asking Rockbox three times to provide them with ingredient information for all of their food, they have failed to do so which is illegal.

Cllr Lewis invited Graeme Fairley if he had any comments. Mr Fairley stated that the Golf Club have an annual meeting with Rockbox to work out next year's plan and he will make sure Mr Stockwell is aware of these two issues and if the Council could also write to him and say these are the concerns of the parishioners that would reinforce the matter.

Cllr Lewis thanked Mr Fairley for his help.

c) WASTE BIN UPDATE

Cllr Lewis stated that the parish needed two more bins and to change the small bins to double bins which are more robust. She asked Cllr Long if it was possible to have two more of these bins and have them on the collection. Cllr Hodges reported that it is proposed to have the bin on the Yarmer Estate entrance and the one on Island View enlarged as both overflow. The other place a bin is needed is on the Bantham Road near the Sloop Inn as there is not one in that vicinity.

Cllr Lewis encouraged people to report overflowing bins on the South Hams website, as then they will get emptied. Cllr Long agreed it was a good idea to have the bins enlarged, and agreed there had been problems with collection due to temporary staffing issues. Also, general rubbish is put into the larger bins. It was agreed by the Councillors to look at best bin design and exact location.

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Cllr Dennis agreed that you can only report a missed collection if the bin is actually mapped on the Council web page, and some are missing, so she is trying to add those that are missing.

d) **AONB**

Date in Diary for Peter Sandover, chair of the AONB. It was agreed he would be invited to attend the meeting on 4th December.

e) **NEW NOTICE BOARD FOR BANTHAN.**

It was agreed the noticeboard at Bantham needed replacing and Councillors agreed to spend £297 on a new one.

Cllr Lewis that any member of the public who had attended to speak on Rockbox and didn't want to stay for remainder of meeting could leave. She thanked everyone for their comments and contributions. The majority of the public left the meeting.

187. COUNCILLOR UPDATES

a) REVISING THE NEIGHBOURHOOD PLAN – INFILL SITES

Cllr Carter was concerned about infill in areas of West Buckland which are not protected under the Neighbourhood Plan. Cllr Carter suggested that the Councillors have a guided walk around West Buckland followed by a discussion about infill sites. He also suggested a West Buckland leaflet referendum discussion.

Member of the Public, Judy Pearce, suggested that the council could declare a Green Space in areas where infill is not appropriate. Landowners agreement would be needed, but it then gives that land the same protection as being in the Green Belt. In Green Belt you can do a lot less than you can even in the AONB. So that would protect the land and that would be one way of protecting infill, and it could probably be done without altering the settlement boundary which is suggested by the Neighbourhood Plan.

b) CLLR STONE. REVISING THE NEIGHBOURHOOD PLAN

Cllr Stone reported that there have been comments in the papers about permitted development rights and the concern over small houses and communities being bought and then doubled in size and that it was causing an imbalance in housing. In Thurlestone where there are more bungalows and smaller properties, these are often the properties that are affordable as they are cheaper. They would enable younger families to move in, but they also act as a downsizing opportunity for older people who might have bigger houses and want to downsize. And so there was a question as to how we can control the amount of development that goes on to bungalows. Because sometimes 2 bed or 3-bedroom bungalows are purchased and end up being five or six bedroom houses. There is also a belief that the Neighbourhood Plan has a 25% expansion control on new builds up, or if you knock a house down and rebuild it, you can only extend it by 25%. The JLP says that you can go up to 50%

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of the original size of the property, so as long as it remains subservient. We have found with one of the properties we received recently that the building had been extended to around 70% because small extensions were being put on all the time and over the years.

Is there anything we can do in the Neighbourhood Plan to control development, because the fear is that an extension can be put on a building and then 10-15 years later another extension is put on that building, and then that building could be knocked down and a 25% extension be put on the footprint that was knocked down. Every time these extensions take place they become less available as affordable housing. So we are losing two and three bedroom houses and ending up with lots of five and six bedroom houses - is there a way in which we can control that development a little bit more or?

Cllr Lewis stated something needed to be done and the conversation had to start somewhere. The Neighbourhood Plan is five years old now and a review is coming up. There is an opportunity to make comments.

Cllr Stone suggested the Parish join the CPRE, The Campaign for Protection For Rural England which costs £60 a year which gives access to planning advice through them.

Councillors agreed that as long as the CPRE were not affiliated to anyone then it would be a good idea to join for the planning advice they could give.

Cllr Mark Long suggested that the council send him and Cllr Dennis their deliberations and comments and concerns on the Joint Local Plan and Neighbourhood Plan. He and Cllr Dennis can then feed these comments into the wider discussion in the South Hams at a higher level.

Cllr Lewis observed that in the last six months there have been two applications for permitted development on large properties by the estuary. Quite clearly they are using permitted development rights, which are legal, to side step going through the planning process. One property had been turned down on every level by the planners at SHDC but had managed through permitted development to get the same footprint approved and basically extend the building visibly from the estuary in a similar way to what was turned down.

c) SEWAGE DISCHARGE

Cllr Hodges reported that had been a complaint that there was a sewage discharge on Leasefoot beach. The storm drain cover was jammed open with debris. So that the water had flooded back up into the marsh and collected all the mud and then if flooded back onto the beach. South West Water did visit but not until a few hours after the complaint and had found no problem.

Cllr Palmer stated that the storm drain was the responsibility of the Golf Club. Mr Graeme Fairley agreed it was the Golf Club's responsibility and he would take action the next morning.

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d) UPDATE ON COUNCILLOR RESPONSIBILITIES.

It was agreed Councillors would be responsible for the following areas.

Cllr Lewis – Electric and Water

Cllr Hodges – Climate and Parish Church and Avon Estuary

Cllr Palmer - Snow Warden

Cllr Carter – Trees

Paul Gunning – PROW

Cllr Stone – Planning and Parish Hall

Cllr Smyth – Police Liaison

Cllr Hadaway – All Saints Primary School

Clerk – Village Voice and Website

Cllr Lewis stated that she would invite Paul Gunning to attend a meeting in the future to talk about PROW issues.

188. PLANNING AND NEIGHBOURHOOD PLAN.

Full details of all applications and Parish Council responses can be found by entering the reference number on the South Hams District Council planning portal

<https://apps.southhams.gov.uk//planningsearchmvc>.

Cllr Lewis reported that Graham Gilbert has agreed to a cutoff date of 1st December, for the Schedule 14 PROW application on the field adjacent to Aune Cliff, that he had personally applied for, to reassign it over to the Parish Council for progression.

Cllr Lewis explained that ratification decisions were needed on applications made between July and September as the Council had not met in August. Councillors met on 4th August following site visits to discuss.

- a) RATIFICATION 2312/23/HHO - Lower Goosewell Cottage, Ilbert Road, Thurlestone. Householder application for alterations and extension to existing dwelling with associated works.

Thurlestone Parish Council Support

- b) RATIFICATION 2451/23/HHO - West Wing, Warren Road, Thurlestone, TQ7 3NT. Householder application for new porch to provide utility/boot room & shower room. **Thurlestone Parish Council Object.**

- c) RATIFICATION 3013/22/FUL - READVERTISEMENT (amended plans) Aune Cliff, Bantham, TQ7 3AW. Demolition & replacement of existing dwelling & related landscape enhancements.

Thurlestone Parish Council Object.

- d) RATIFICATION 2198/23/VAR – 5 Sea Haven, Old Rectory Gardens, Thurlestone, TQ7 3PD. Application for the variation of condition 2 (approved drawings) of planning consent 0334/21/VAR. **Thurlestone Parish Council Object.**

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- e) RATIFICATION 2510/23/HHO -1 Meadcombe Road, Thurlestone, Kingsbridge, TQ7 3TB. Householder application for cladding, replace pebble dash rendering & replace handrails on flat roof sections with stainless steel & glass system. **Thurlestone Parish Council Support.**
- f) 2722/23/HHO - 7 Meadfoot, Thurlestone, TQ7 3TD Proposal: Householder application for extension & alterations to dwelling. 21 September 2023. **Thurlestone Parish Council Support.**
- g) 2543/23/HHO - 7 Eddystone Road, Thurlestone, TQ7 3NU. Householder application for new single storey flat roof extension. 21 September 2023. **No Decision Reached – Site Visit Planned**
- h) 2515/23/HHO - 24 Court Park, Thurlestone, Devon. Householder application for a new single storey lower ground floor extension, a two-storey rear extension, a single storey side porch extension & a new single garage. 21 September 2023. **No Decision Reached – Site Visit Planned.**

SOUTH HAMS DISTRICT COUNCIL DECISIONS:

- a) 1854/23/HHO. Court Cottage, West Buckland, TQ7 3AQ. **Conditional Approval.**
- b) 1855/23/LBC. Court Cottage, West Buckland, TQ7 3AQ. **Conditional Approval.**
- c) 2227/23/HHO. 16 Meadcombe Road, Thurlestone, TQ7 3TB. **No Decision Yet**
- d) 2786/20/FUL, West Buckland Barn, TQ7 3AJ. **No Decision Yet.**
- e) 0915/22/FUL, Land off Bantham Beach Road. **No Decision Yet.**
- f) 3013/22/FUL, Aune Cliff. **Readvertised**
- g) 4118/22/FUL, Edgecombe House, West Buckland. **Application awaiting finalisation of legal agreement.**
- h) 0856/23/FUL, Summerstrand, Eddystone Rd, 20/4 **Refusal.**

ENFORCEMENT

Please note that the Enforcement Lists are confidential and issues concerning Enforcement cannot be discussed at a public meeting.

South Hams District Council are responsible for the enforcement of all planning breaches, the Parish Council have no authority to deal with issues of this nature.

Please will all parishioners continue to report full details of any violations that do not adhere to the original application for which permission was granted. ALL violations can be reported to Enforcement via www.southhams.gov.uk/article/3043/Report-a-Planning-Breach

189. FINANCE AND GOVERNANCE

Receipts & Payments – Month 5, 6 and 7. Accounts to pay – Clerks Salary & HMRC and expenses, Parish Hall £39, £172.80 – Tindal Newspapers Clerk Advert were all agreed.

It was agreed to hold an extra parish council meeting on 4th December 2023 and on 8th January 2024 and an August 2024 meeting.

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190 **Close of Meeting: 21.33 hours**

191 **2023 Meeting Dates:** 2nd Oct, 6th Nov, 4th Dec.

Signed as a true record: _____

Print Name & Date: _____

Agenda Items and Updates; where possible please submit to the Clerk one week prior to the meeting to ensure time for inclusion, circulation, and study. If a Council Member is unable to attend a meeting it would be appreciated if they could submit a brief précis of progress on their actions, if applicable, (to the Clerk for distribution) together with their apologies.

Distribution List: Thurlestone Parish Councillors. **For Information to:** County Cllr R Gilbert, South Hams District Council Salcombe & Thurlestone Ward Councillors, Thurlestone Parish Website: <https://www.thurlestoneparish.co.uk/>