

Thurlestone Parish Council

Notes of the site meeting of the Council, which was held at the Thurlestone Hotel on Tuesday 11th February 2020 at 9.00am for the purpose of transacting the following business:

Present: Councillors Rhymes (Chair), Mitchelmore, Munn, Marshall, Hurrell, Williams and Crowther
In Attendance: District Councillor Pearce, Tim Hassall (Estates Director), Matthew Grose (Thurlestone Hotel), Jon Capel (Harrison Sutton Partnership), Derek Barton (agent) and one member of the public

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 consider the following planning application:

1720/19/FUL Mr T Hassell - Thurlestone Estates Ltd

Proposed erection of 10 self-contained holiday lets, the re-siting of the Badminton Court and the creation of an additional restaurant and associated parking and landscaping

Thurlestone Hotel, Eddystone Road, Thurlestone, TQ7 3NN

Councillors had agreed at the parish council meeting on 3rd February 2020 to hold a site meeting and to discuss this application in more detail before submitting a response by the statutory deadline (21st February 2020).

The purpose of the meeting was a fact-finding exercise. Councillors walked around the site and the following points arose:

Noise: The 10 self-contained lets have been grouped together and located close to the hotel in order to minimise noise disturbance.

Elevation: The 10 lets are unlikely to be much more than 2 metres higher, on average, than the existing badminton court building, which is being demolished. There was also discussion about the height of the new leisure complex and restaurant.

Staff: Up to 10 extra staff may be needed at the height of the season but they are likely to be local, so no additional staff accommodation would be required.

Design: The individual units have been designed for multi-generational occupancy (a growing trend) or for families to share. Hence, the sunrooms on the 3rd floor of units 2,3,5,6, 8 & 9 which provide for additional living space.

To reduce the massing, the overall scheme comprises a stepped elevation. Light spill has been reduced by recessing the windows and overhanging the lintels. Roofs are either zinc, which is considered well suited to the area, and green roofs to provide variation and break up the general vista.

The hotel has carried out its own studies that justify the number of units, whilst retaining the golf course.

Councillors then visited neighbouring premises, Toyes Orchard and nos 6 & 7 Old Rectory Gardens. The elevations of the proposed units and new leisure complex and restaurant were considered in the context of the location as a whole, loss of view not being a material planning consideration.

4. To note the date of the Special Council Meeting to decide the above application: Thursday 20th February 2020 at 7.30pm in Thurlestone Parish Hall.

Councillor Rhymes
Chairman