

Thurlestone Parish Council

**Minutes of the meeting of the Parish Council on
Monday 4th January 2021 at 7:30pm**

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 arose:

A member of the parish commented on the West Buckland Barn planning application, to which he had objected. He also made some observations about the materials that were being planned for the new fencing at Leasfoot beach, which he considered might look out of place and be unable to withstand storms.

A member of the parish commented about the planning application for Tidley Cot in West Buckland to which he had objected. He expressed concerns about the construction traffic in a narrow and crowded cul-de-sac which he considered would be disruptive for the local residents, particularly as there is no parking for the property. He also expressed an objection to the amount of lighting which would come from so much glass in the new extension. He emphasised that the owners had not discussed the plans with neighbours.

The meeting convened.

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

Apologies: Councillor Hurrell

In Attendance: Helen Nathanson (Parish Clerk), County Councillor Gilbert, District Councillors Pearce and Long and 8 members of the public

1. To receive apologies.

It was resolved to accept the apologies.

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

There were no amendments.

3. To confirm the Minutes of the Parish Council Meeting on Monday 7th December 2020. The Minutes will be signed once the Coronavirus restrictions allow.

It was resolved to confirm the minutes as a true record of the meeting.

4. To consider any matters arising from the Minutes.

The following matters arose:

The Cobbled Road in Thurlestone – Councillor Rhymes explained that this section of road continues to need patching and he has recently repaired some new potholes caused by heavy vehicles and poor weather. He has approached 10 different firms to get quotes for resurfacing but only one has responded so it was agreed to use this quote as the basis on which to make a decision at the Budget Meeting. Councillor Crowther explained that there were some legal issues of ownership to sort out and she has applied for the relevant documents from the Land Registry.

Bantham Phone Box – BT has been sent proof of land ownership for the land on which the box is sited and the Bantham Estate can now adopt it and pass it to the PC to take responsibility for repair and maintenance.

5. To comment on the following planning applications:

4104/20/FUL Installation of fencing at Leasfoot beach
Thurlestone Golf Club, Thurlestone, Devon, TQ7 3NZ

Thurlestone Parish Council supported this application.

Councillors considered that this proposal would help manage coastal erosion and dune preservation from on-going damage caused by beach users (**NP Policy TP23.1**). They felt that the proposal is sympathetically designed, using 200m of 3ft high chestnut paling at the foot of the dunes to match that already installed at the top of the dunes, and that this was appropriate to prevent access and to protect the dunes, thereby conserving and enhancing the natural beauty of the South Devon AONB, character of the seascape, wildlife and habitats (**NP Policies TP1.2 & 5 and TP22**).

2293/20/HHO READVERTISEMENT (Revised plans received) Householder application for proposed
reinstatement of thatch roof, alterations and a rear extension
Old Farm, West Buckland, TQ7 3AQ

Thurlestone Parish Council objected to this revised application.

Councillors remained of the view that the scale of the proposed 2-storey rear extension to this Grade II curtilage building and its location close to the site boundary would have an unacceptable impact on neighbouring residential amenity (contrary to **NP Policy TP1.1**); that the scale of the proposed extension was neither proportionate nor appropriate in its constrained location within the village (contrary to **NP Policy TP1.2**); and that without any on-site parking or vehicular access to the rear of the site, the proposed development would fail to preserve and enhance the character and appearance of the West Buckland Conservation Area in which it is situated (contrary to **NP Policies TP1.6 and TP1.7**). Other concerns were the amount of glazing (contrary to **NP Policies TP1.4 & TP1.5, DEV25 of the Joint Local Plan and Policies Plan/P1 and Plan/P2 of the AONB Management Plan**); and that the building would be occupied as an independent unit, a holiday let or rental (contrary to **NP Policy TP1.7.2ii**).

4123/20/HHO Householder application for alterations and extension
5, Meadcombe Road, Thurlestone, Devon, TQ7 3TB

Thurlestone Parish Council supported this application.

Councillors considered that the proposed 2-storey side extension is subordinate in scale and form to the main dwelling (**NP Policy TP7 (2i)**); that the proposed extension and alterations were unlikely to have an unacceptable impact on neighbouring residential amenity (**NP Policy TP1.1**); and that the proposed design using painted render and Cedral-type cladding is in keeping with the street scene, being proportionate and appropriate in style, scale and character to its village location (**NP Policy TP1.2**). They were, however, concerned about the amount of glazing on the South elevation and requested that this is reduced and/or a condition imposed to ensure that a light reducing film is installed to address any potential light pollution from artificial light, which would otherwise be harmful on local amenity, on the intrinsically dark landscape, the natural environment and South Devon AONB (**NP Policies TP1.4 & TP1.5, DEV25 of the Joint Local Plan and Policies Plan/P1 and Plan/P2 of the AONB Management Plan**).

2786/20/FUL READVERTISEMENT (Revised plans and amended development description) Erection of new
agricultural/estate store
West Buckland Barn, Bantham, TQ7 3AJ

Thurlestone Parish Council objected to this revised application.

Councillors considered that the revised plans for the amended development reinforce their reasons for objecting to the original plans.

1. The proposal does not comply with NP Policy TP14 as it does not meet the requirements of NP Policy TP1 (see para 3 below) and the premises are not of a small scale and extent proportionate to the coastal and rural character of the locality. The dimensions of the building (33 x 12m) and yard (35 x 15m) are unchanged.

2. This is a new greenfield site and not an existing farm site, as stated in *1.1 Background* of the Design and Access Statement; and West Buckland Barn is not within the revised site, as shown in *2.2 Wider Site Context and 3.2 Site Option D – West Buckland Farm (Preferred Site)*. An aerial photograph taken in 2017 and OS extract are attached, showing that this is a greenfield site.

There are existing premises on brownfield sites elsewhere on the Estate that are either under-utilised or could be refurbished before encroaching on a greenfield site. These include: Coronation Boathouse, which has been used as a boat store/workshop for the past 80 years; and West Buckland Barn, which could be used to store the smaller equipment currently stored outside at the Workshop and to help meet the requirements of the new vineyard enterprise. If existing premises are not used, the question inevitably arises as to how these premises will be used once the present items are removed?

3. The proposed consolidation of the storage of Estate vehicles and machinery to service all the Estate activities - farming, shoot, harbour, beach and vineyard – will inevitably put unacceptable pressure on local amenities and infrastructure. As stated in our previous objection: development proposals along this lane are not permitted (NP Policy TP2); existing traffic problems, particularly in the peak summer season, will be exacerbated and have an unacceptable impact on neighbouring residential amenity (contrary to NP Policy TP1.1); the site does not provide a safe means of access in a lane well used by pedestrians (contrary to NP Policy TP1.7); and the proposal would not conserve and enhance the natural beauty of the area, interrupting some of its protected views (contrary to NP Policies TP1.2, TP1.4, TP1.5 & TP22.1 (ref: Figure 1)). The proposed sketch perspectives - long range views of the site (Years 5 & 10) in the Design and Access Statement show how incongruous this proposal will appear in the landscape.

3909/20/HHO Householder application for proposed alterations and extension
7, Old Rectory Gardens, Thurlestone, TQ7 3PD

Thurlestone Parish Council supported this application.

Councillors considered that the proposed extension is subordinate in scale and form to the main dwelling (**NP Policy TP7 (2i)**); that the proposed extension and alterations will not have an unacceptable impact on neighbouring residential amenity (**NP Policy TP1.1**); and that the proposed design is compatible with that of the main dwelling using the same building materials and in keeping with the street scene, being proportionate and appropriate in style, scale and character to its village location (**NP Policy TP1.2**). They were concerned, however, about the North East elevation of the proposed extension which is particularly close to the site boundary.

- To note that an appeal has been made to the Secretary of State in respect of 3 Edwards Close, Thurlestone. The appeal follows the refusal of planning permission by SHDC.

This was noted.

6. To discuss the confidential planning enforcements list.

This was discussed at the end of the meeting. See confidential minutes.

7. To note the reports from District and County Councillors and to ask any questions arising.

District Councillor Long gave the following updates:

Businesses and residents should continue to look at the SHDC website for grants and support.

Covid Compliance Officers were out and about around Christmas and there were some issues about crowds which were reported to the police.

There were some issues with rubbish due to takeaway food but not like the scale of the summer.

He thanked Thurlestone School for arranging the Christmas lights fundraiser quiz and said that it was good to see the families out and about in the village in a socially distanced way, enjoying it all.

District Councillor Pearce gave the following updates:

Covid Officers worked hard over Christmas and made 133 visits to businesses, dealt with 2 serious issues and took action against 2 businesses.

SHDC will revert to essential business only under the new lockdown and she asked the parish to re-advertise the helpline to make sure that the vulnerable can get help.

There will be an SHDC Emergency Fund for short term needs and to which residents can apply.

Holiday accommodation will be closed and people will need to return to their principal residences.

The planning application for the Bantham Estate Officer is being re-advertised – the changes are not substantial but it is being readvertised because of the number of objections.

SHDC has adopted a Climate Change Strategy and Action Plan. It has also adopted a Recovery Programme, though this may now be on hold.

A draft budget has been drawn up and the shortfall has been covered by Government funding which was awarded for the work SHDC has done to administer the Covid grants.

The Housing Strategy is out to consultation and she recommended that comments be submitted.

County Councillor Gilbert explained that businesses can also approach him for financial help under the Covid grants. He has been working with Thurlestone Hotel wall to get the road reopened as soon as possible and has been very impressed by how efficiently the manager has dealt with it.

Elston Cross flooding – there is still a lot of silt there and the drain needs cleaning.

Superfast Broadband information will soon be available about when this area will receive fibre.

8. To note that responses are invited from residents on the Interim Devon Carbon Plan. Details can be found on the [Devon Climate Emergency](#) website.

This was noted.

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

- The damaged wall at the Thurlestone Hotel – Councillor Rhymes read out a letter from the hotel which explained the sequence of events and what action they had taken to make it safe and get the road reopened again. He said that staff and contractors had worked very hard to sort out the problem as quickly as possible and he thanked them for this.
- Island View Play Area:
There are some unstable posts within the fence which need to be repaired soon.
The legal work required to establish ownership of the land: Councillor Crowther explained that the PC first needs to establish there is no owner. This means carrying out an Index Map Search, which she can do. We then need to prepare a statement about the history of the area: how it was owned by Kingsbridge RDC and inherited by SHDC; that agreement was reached in 2007 that the PC would be granted a 99-year Lease at a peppercorn rent, but that SHDC's Legal Department was unable to locate the Deeds, so it seems there was a gentleman's agreement that the PC would take over the area; and finally, setting out how the area has since been maintained by the PC and used as a play area by local residents.
It may be that we do not need a solicitor but funds have been earmarked in case we do. It will be necessary to access the filing cabinets in the Parish Hall for the historic PC Minutes and Correspondence because they are not online: this will be arranged in accordance with Covid restrictions. Also the Land Registry seem to be very slow at the moment and will not prioritise this.
- A379 Edmeston Farm. It was notes that Devon County Council will be undertaking works upon the A379 near the entrance to Edmeston Farm (approx. 3/4 mile west of Modbury) to stabilise the highway embankment. Works are scheduled to commence on Monday 11th January 2021 for a period of 13 weeks and night-time closures will be in operation for 6 weeks from the 18th January 2021 between the hours of 19:00-06:30.
- The footpath down to the Quay in Bantham will remain closed for another 21 days.
- Councillor Marshall confirmed that the Parish Helpline is open and ready to go if people need help during the new lockdown and the Parish Council will help where it can.

- Councillor Munn asked that the following be considered in the Budget discussions: a Parish Lengthsman; a water harvesting system for the Thurlestone public toilets and funds to redecorate them.

10. Accounts

- To note the bank account balance of £25,410.35 to date 30th December 2020.
This was noted.
- To approve the following payments:

Helen Nathanson	Parish Clerk	£383.04
	Printing	£3.49
	Zoom Pro-licence for December	£7.20
	NAS system for the Parish Hall	£466.47
Sue Crowther	NP Expenses/Legal searches	£110.31
Total		£970.51

The payments above were approved.

11. To note the date of the next Council Meetings:

Budget Meeting – Tuesday 19th January at 7.30pm

Parish Council Meeting - Monday 1st February 2021.

These were noted and the meeting ended at 9.03pm.

Councillor Rhymes
Chairman