

# SOUTH HUISH PARISH COUNCIL

## Minutes of Parish Council Planning Meeting;

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<b>Date:</b> 13 <sup>th</sup> December 2017		<b>Venue &amp; Time:</b> Fishermans Reading Room 14.00hrs
<b>Present:</b> Cllr Paul Green (in the Chair) Cllr Alan Rundle Cllr Bruce Williams	<b>In Attendance:</b> Kathy Harrod – Clerk  2 Parishioners plus 3 representatives from Architects Design Group	<b>Apologies:</b> Cllr Simon Coleman Cllr Penny Hibbert Cllr Jo Hocking Cllr Ann Rossiter

### REF 2017/18 MINUTES

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#### 63/17 Finance & Governance

Accounts to pay – Clerks Salary  
Proposed: Cllr Green, Seconded Cllr Williams

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#### 64/17 Planning

**NOTE: All planning responses from SHPC will incorporate a request for:**

- Sight of a letter from South West Water confirming that the increased sewage load will not adversely affect the existing sewage works in respect of new build properties and extensions incorporating bathrooms/kitchens.
- Damage caused to any infrastructure to be made good to a comparable standard.

**FULL DETAILS OF ALL APPLICATIONS CAN BE FOUND AT:**  
<http://apps.southhams.gov.uk/planningsearchmvc>

#### Planning Applications Received:

**3403/17/FUL Mr W Ireland** - Tanfield Hotel - Conversion of B&B to staff accommodation & remodelling  
The planning ultimately adds accommodation. The SHPC have no objections and support it on the basis that it is linked to the Cottage Hotel as staff accommodation.

**3427/17/FUL Mr & Mrs Stewart** - Pitchingstone House – Erection of replacement dwelling  
There are no objections to this application.

**3442/17/FUL Mr C Simmons** - Coastguard Cottages Boundary Wall – Revised design & access statement  
SHPC object to the revised design and access statement. The section of wall that has been rebuilt in concrete blocks is out of keeping with the conservation area, the grass bank has also been removed and should be replaced as was. We reiterate our initial response:

SHPC request that the replacement wall be built to replace exactly what was demolished. The gated access has not been incorporated within any planning application and should be refused. We do not support the application but we have no objections to the exact replacement of the wall as per the original.

**3484/17/HHO Mr J Brannan** - 6 Sea View Gardens – Two storey extension  
SHPC have no objection to this application.

**3636/17/LBC Steveco Ltd** - Smugglers End – Listed building consent for extension to dwelling  
SHPC have no objection to this application.

**3477/17/HHO Mr Ashley Muirson** - Rockcliffe – Alterations to existing house

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SHPC have no objection on the provision that the drainage issues are dealt with.

**3873/17/FUL John Pritchard** - Hope Beach House, Replacement & redesign of external stair & decking  
The management company of the freehold of the property has objected to the proposal on grounds of safety and reduction of privacy, the proposal extends onto land that the leaseholder has no legal right to build on. Until there is clarity regarding the legality of the applicant to build on the property SHPC is unable to provide a response.

**4001/17/VAR Mr & Mrs Fox** - Foxbrook – Application to vary condition 2 & remove condition 8  
SHPC have no objection to this application.

A presentation was provided by Jon Inman of the Architects Design Group in respect of a new Hope Cove Housing Proposal circa 5 four/five-bedroom properties to be located on the site of the Old Hope Cove Hotel.

Councillors expressed concerns re:

- Five more properties that will be targeting second home purchases, 73% of village properties being second home properties already.
- Loss of hotel rooms.
- Potential increase of sewage on a system that is already struggling.
- Refuse lorry access.
- Damage caused to roads and infrastructure.
- Cliff stabilisation.
- Building and access during peak season.
- Where the spoil will go.
- Building materials and integration of the buildings in the area.

A full planning application will be provided in due course via South Hams District Council.

Plans have been received in respect of 2114/17/HHO, Ashleigh, these will be forwarded to Councillors and discussed in the January meeting.

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**65/17 Date, Time and Place of Next Meeting** - The next Parish Council meeting is on Wednesday 10<sup>th</sup> January 2017, 7.00pm, Venue TBC.

**Signed as a true record:** \_\_\_\_\_

**Print Name & Date:** \_\_\_\_\_

Agenda Items and Updates; where possible please could these be submitted to Kathy by the last Wednesday in the month 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**

Cllrs Coleman, Green, Hibbert, Hocking, Rossiter, Rundle & Williams

**For Information to:** County Cllr R Gilbert, Dist. Cllr Judy Pearce, Cllr Simon Wright, South Huish Parish Council Notice Boards.