

SOUTH HUISH PARISH COUNCIL

Minutes of Parish Council Meeting

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| Date: 08 th December 2021 | | Venue & Time: Galmpton Village Hall, 19.00hrs |
| Present: Cllr Stephen Carter Cllr Simon Coleman Cllr Sue Darke Cllr Paul Green Cllr Jo Hocking (in the chair) Cllr Ann Rossiter Cllr Alan Rundle | In Attendance: Kathy Harrod (Parish Clerk) SHDC Cllr Mark Long Parishioners/guests 18 | Apologies: DCC Cllr Rufus Gilbert SHDC Cllr Judy Pearce |

REF 2021/22 MINUTES

55/21 WELCOME & APOLOGIES

PLEASE NOTE: Cllr Hocking now has a new email address, all future correspondence should be sent to: cllrhocking@gmail.com

56/21 DECLARATIONS OF INTEREST - Declarations of interest were received from Cllr Coleman in respect of 0865/21/VAR and from Cllrs Rossiter and Rundle in respect of 1303/21/FUL. The Councillors withdrew from the discussions on these applications.

57/21 PLANNING, DECISIONS & ENFORCEMENT

Due to the number of planning applications received the Chairman advised that the meeting would commence and relevant comments would be taken from members of the public prior to the Councillor discussion of that specific application.

a) LIST OF APPLICATIONS RECEIVED/FOR DISCUSSION:

- 0865/21/VAR, Little Shear, Readvertisement, application for variation of Condition 2. **SHPC Object**
Drainage issue, party wall issue, larger footprint as terrace laid down, noted that the reasons for objection are largely the same as the previous submission. Unanimous Councillor response.
- 3530/21/FUL, Former Hope Cove Hotel, demolish hotel and erect dwelling. **SHPC Object**
Comments received regarding this application include:
 - The viability study has been redacted and essential information regarding the development is unavailable. Cllr Long to investigate.
 - The Neighbourhood Plan does not allow for change of use from hotel to another use without strict requirements first having been met. Those requirements have not been met and no permission should be forthcoming.
 - The layout states that this will be a private residence however it was noted that the ground floor would appear to be a private residence however the first floor is very much a hotel set up. The applicant advised that this is due to requirements of the family.
 - Ownership of the property is not clearly shown to the satisfaction of the Councillors on the application. The owners of part of a driveway are names as is the owner of a piece of grass verge. Meadow View is named in the documents and this is thought to be an error but requires clarification.
 - SHDC Engineers have insufficient information to provide their report re the sewage and water discharge etc. and have objected to the application.
 - Where would surface water drain to? It is understood that it would need to be to a nearby waterway or soakaway, this requires clarification.

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- The property has apparently been under new ownership for approximately one year but nothing appears to have been done to prevent anyone entering the building and causing more damage.
- The site would be incredibly visible in the heart of the AONB, the use of material would have to be in keeping with the surrounding area and there would have to be restrictions on the light pollution that would obviously emanate if the submitted plans were to proceed.
- All permitted development rights would have to be removed and there must be no future subdivision
- A S106 Principal Residence agreement would have to be enforced if policy were disregarded and approval was to be given.
- This was previously a viable hotel, the feasibility study was quite wrong with significant inaccuracies including shorter breaks, less overnight stays. References to the Cottage Hotel having only nine rooms are incorrect and this hotel is also shown in both current and future hotels. There is also a statement that says the property would have to incorporate a swimming pool, spa and gym if it were to be redeveloped as a hotel, there are many successful hotels in Devon that do not have these facilities.
- It was noted that the documents should note that the order in which policy should be followed is firstly the Neighbourhood Plan, followed by the Joint Local Plan and then the National Planning Policy Framework.

SHPC Unanimously Object to the application as it disregards the policies of the Neighbourhood Plan and the information supplied is insufficient for it to be considered further.

3. 1303/21/FUL, Land At SX 680402 east of Thornlea View, erection of ten dwellings

Due to the size of this application and as the determination date is not until February it was advised that a Public Meeting and a drop-in session will take place in January.

PLEASE NOTE: If anyone is not able to attend one of these sessions, please submit any questions to the Parish Clerk who will raise them on your behalf.

Comments were received from members of the public including:

- Strong concerns over a complete lack of consultation in the parish.
- A number of the policies contained in the Neighbourhood Plan have been disregarded.
- The S106 agreement does not appear to be sufficient and requires review.
- Little concern has been given to the obvious flooding issue and what impact there would be on properties further along were this development to be approved.
- The continued references to affordable properties are considered inaccurate. These properties would certainly NOT be affordable for those individuals and families who need local properties.
- Questions regarding why there is substantial land between the two designated areas, would some of this ultimately be used as a second phase?
- There is no requirement in the area for housing land as SHDC has sufficient land for five years of housing supply.
- The last housing needs survey did not identify a need for a development such as this. A new survey should be undertaken if a need is to be proven.

4. 3791/21/HHO, Crab Pot, alterations to windows, new deck terrace & side extension.

It was confirmed that the neighbours have no objection but require clarification on the screening.

An issue was raised re the viability of the plans, it should be noted that the Council have to vote on the plans submitted irrespective of if those plans can proceed if approved.

SMPC Support with condition that sensitive screening is incorporated.

5. 4368/21/HHO, Lodge House, various alterations including new separate garage/boat store.

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Issues raised in respect of this application include:

- The plans have inaccuracies in respect of the level of the ground work that mean approximately 2m of soil would be backed up between the neighbouring fence and garage. Being in a flood plain this would hold water back and cause additional problems that could otherwise be avoided. All soil would have to be removed from site to prevent flood issues.
- Air source heat pumps are generally noisy and may not heat the property sufficiently. The noise pollution to neighbouring properties would not be acceptable.
- The suggestion of moving the hot tub to the first floor would create both noise and potential smells for many surrounding properties, due to the acoustics this would be heard as far away as Weymouth Park, this level of noise pollution is not acceptable.
- There is no evidence from South West Water to clearly state that they would accept the building of a garage/boat store over the top of their pipe work.
- Further noted that a mains cable also runs along the edge of the property and this should also be factored in to the considerations.
- Any building if approved would have to remain ancillary to the dwelling in perpetuity and must not to be used for sleeping/overnight stays. The only permitted use would have to be as car/boat storage.

SHPC Unanimous objection

DECISIONS:

6. 2682/21/HHO, Cliff House, alterations & extension including double garage & office over. **SHDC No Decision.**
7. 3636/21/TCA, Old Thatches, Monterey Pine, application to fell. **SHDC Approved**

b) 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

58/21 At 20.00 hrs the Chairman thanked everyone for their attendance and declared the meeting closed

Next Meeting Dates – These meetings will take place only if it is considered Covid safe:

- **12th Jan, 9th Feb, 9th March, Venue Galmpton Village Hall.**

Please watch the website and noticeboards* for details of meetings and other pertinent information.

*** SHPC are not always able to update the noticeboard opposite the Post Office due to vehicular obstruction.**

Signed as a true record: _____

Print Name & Date: _____

Agenda Items and Updates; where possible please submit to the Clerk by the first 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 Carter, Coleman, Darke, Green, Hocking, Rossiter, Rundle **for Information to:** County Cllr R Gilbert, Dist. Cllr Judy Pearce, Dist. Cllr Mark Long, 3 South Huish Parish Council Notice Boards, National Trust, Richard Pollard, Dave Illingworth