

SOUTH HUISH PARISH COUNCIL

Minutes of Parish Council Planning Meeting;

Date: 11 th April 2018		Venue & Time: Fishermans Reading Room, 19.00hrs	
<u>Present:</u> Cllr Simon Coleman (in the chair) Cllr Paul Green Cllr Jo Hocking Cllr Ann Rossiter Cllr Alan Rundle Cllr Bruce Williams	<u>In Attendance:</u> Kathy Harrod (Clerk & Minute taker) 4 Parishioners	<u>Apologies:</u> Cllr Penny Hibbert	

REF 2018/19 MINUTES

103/18 Declarations of Interest – Cllr Simon Coleman and Cllr Ann Rossiter both declared an interest in respect of application 0505/18/FUL – The Hope Cove Hotel, both councillors withdrew from all discussions in relation to this application.

104/18 PLANNING –

(i) **Planning Applications Received:**

1061/18/HHO – SHPC No Objection

Householder application for extension and alterations to existing dwelling
10 Weymouth Park Hope Cove TQ7 3HD

0786/18/HHO Miss Faye Middleton – SHPC No objection

Householder application for alterations and extension to dwelling (resubmission of 2114/17/HHO)
Ashleigh Hope Cove TQ7 3HY

0122/18/FUL Mr Andrew Gardiner – SHPC Objection

Proposed replacement detached dwelling and associated managed holiday accommodation
Westward Grand View Road Hope Cove TQ7 3HE
SHPC have concerns with drainage, additionally the proposed building is of very modern style and the plans are not in keeping with the area or the character of Hope Cove. The proposal would impact on the conservation area being highly visible from the coastal footpath. The site is too small for the proposed properties and is considered to be overdevelopment. The amount of development impacting the cliff path is too much for the area to sustain - with 9 cliff falls recently this proposal could cause additional serious problems in a very geologically sensitive area.

0482/18/HHO Mr & Mrs Phillips – SHPC No Objection

Householder application for erection of new conservatory
Longstone Hope Cove TQ7 3HY 16 February 2018

0552/18/CLE Mr & Mrs Reddish – SHPC Objection

Lawful development certificate for use of building as dwelling house and use of land for purposes associated with the dwelling house

Land known as Kiln Field South Huish Kingsbridge Devon TQ7 3EH

SHPC have historically complained about the use of the building and it is apparent that since the purchase of the site in 2011, all works to the area have been undertaken without permission. We disagree with the facts of the applicant statement and object to the entire proposal. The issues

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have been highlighted to SHDC on a number of occasions including Jan 2013, March 2013, July 2013, Sept 2013, November 2013 and March 2014. Lack of action and response from SHDC has been disappointing and a letter will be forwarded (in addition to our objection) to establish why the legitimate concerns of both parishioners and Parish Council have been ignored.

0253/18/HHO Wayside Readvertisement – SHPC No Objection

Addition of conservatory.

3744/17/HHO Rockcliffe Readvertisement – SHPC No Objection subject to conditions

The proposals incorporate a large building that the Parish Council feel is too big for the size of the plot. There are further concerns re flooding, would the soakaway adequately address this issue? Additionally, the boundary is also noted as being close to the electric cable that feeds the village. Providing conditions are attached to the approval of this application SHPC have no objections.

(ii) Application for further discussion:

0505/18/FUL – Hope Cove Hotel, Replacing redundant hotel with 5 dwellings – SHPC Objection

A site visit has taken place in respect of this proposal.

- The hotel was still operative within the last 12 months. It is now left open to the elements in what appears to be an obvious attempt to encourage the replacement of the property with more suitable dwellings.
- Infrastructure is a very serious concern, five dwellings of the size proposed would be considered as overdevelopment and the property designs are not in keeping with the AONB or character of Hope Cove. The visual impact of the properties in a conservation area is not acceptable.
- There are ongoing issues in respect of boundaries, incorrect documentation has been supplied and, along with land registry documentation, must be corrected before any aspect of the application can proceed.
- The potential demolition of a commercial business is seen as the loss of employment opportunities to be replaced by a site that will be occupied solely by second home owners. With the second home owner statistics increasing annually this is not an acceptable outcome following development. Smaller footprint properties designed to meet local need must be provided if the commercial business is to be demolished.
- South West Water and sewage disposal must be adequately assessed and accepted in full by South West Water before any further consideration of the plans is undertaken.

ACTION: Clerk to obtain details of the planning officer for future discussions.

(iii) Neighbourhood Planning –

a) Parish Neighbourhood plan – no progress has been made since last time. Emails have been circulated to SHPC and others, but no response/comments have been received.

- The plan needs to be written, it is recommended that we use South Milton as the template, incorporating sections written by parishioners.
- To keep the document manageable, the History of the Parish should be summarised as a historical reference. It is further suggested that we adopt the AONB plan and National Trust guidelines for developments and environmental protection.
- Money needs to be raised by SHPC for a SEA assessment (compulsory addition to plan to be conducted by experts).

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- Consideration should also be given to the identification of potential development plots for up to ten dwellings.
- The project needs a new leader and assistants to move the project forward.
- A note will be added to the newsletter describing progress and seeking assistance to complete the project.

ACTION:

1. **Volunteers needed**
2. **SHPC to help with funding once a leader/group of volunteers established**
3. **South Milton plan to be issued to all councillors**
4. **Clerk to discuss progress to date and agree future plan.**

(iv) Planning Applications Awaiting an SHDC Decision:

3477/17/HHO Mr Ashley Muirson – SHPC have no objection providing drainage issues are dealt with.

Rockcliffe – Alterations to existing house

0107/18/HHO Mr R Bayton – SHPC no objection

Bri Vern, Hope Cove extension of roof to incorporate 2 new bedrooms

In an AONB the planning authority can refuse to accept an outline planning application within 30 days of its receipt and can insist on a full application being sent in. SHPC will always insist on a full application being submitted.

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.**

(v) Decisions:

3104/17/FUL Steven Greenfields – SHDC Conditional Approval (SHPC Objection)

Application for roof alteration 3 Armada House, Hope Cove, TQ7 3HQ

(vi) Enforcement Issues: Continue to be dealt with

105/18 BUSINESS TO BE DISCUSSED –

S106 Policy –

South Huish Parish Council do not currently have in place a Section 106 policy. South Hams District Council have recently advised that they have identified the potential for a s106 contribution for Open Space, Sports and Recreation projects. This is normally split between play and sports and recreation projects however, they're not aware of any play facilities/areas in the village (or in neighbouring Galmpton or South Huish) which need investment therefore contributions received following planning approval to certain applications will be spent elsewhere.

Irrespective of the views of SHPC in respect of any application that would meet s106 criteria, it is in our best interests to ensure that we have a policy in respect of potential payments.

SHDC now require details of any potential projects in the vicinity. The Playing Pitch Strategy for South Hams identifies various projects in the larger towns (Salcombe/Kingsbridge/Malborough) which the contribution could go towards, but obviously if more local projects are identified it would be of great

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benefit to the parish. Projects could potentially include improvements to footpaths and open spaces e.g. allotments, orchards etc but we need to show that there is a local need to be able to justify asking for it.

Suggestions for South Huish Parish include:

- Hope Cove Breakwater Fund – this would not meet criteria being that this is neither sport or recreation.
- Fishermans Reading Room Roof – this building is one of only three in the country of it's kind. It is used by all sectors of the community including kindergarten, lifeboat, meetings, family gatherings and much more. The property is in need of a new roof and there are no funds available within the community to achieve this.
- Village Walk/dog walk incorporating benches, add onto information board at lantern lodge, benches to be replaced with
- Showers off the beach
- Village hall? Clerk to speak to Ann Pedrick to establish any requirements.

ACTION: Clerk

106/18 FINANCE & GOVERNANCE –

Receipts & Payments – Month 1

Accounts to pay –

Clerks Salary & Expenses £203.38,

HMRC £48.80,

Malborough Parish Council Printing Costs £71.40,

P3 Expenses (Strimmer service) £107.74.

All approved for payment, a payment sheet to be provided at the May meeting. Proposed Cllr Rossiter, seconded Cllr Hocking

107/18 DATE, TIME & PLACE OF NEXT MEETINGS –

Parish Council: 9th May, 11th July, 12th September - Galmpton Village Hall 7.00pm
14th November - Venue TBC, 7.00pm.

Parish Planning: 13th June, 8th August, 10th October – Galmpton Village Hall 7.00pm
12th December – Venue TBC, 7.00pm

Meeting closed at **20.55** hrs

Signed as a true record: _____

Print Name & Date: _____

Agenda Items and Updates; where possible please submit to Kathy 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 Kathy 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, WPC Pengilly, PCSO O'Dwyer, South Huish Parish Council Notice Boards, National Trust, Richard Pollard, Dave Illingworth