

**STOKENHAM PARISH COUNCIL
MINUTES OF PLANNING COMMITTEE
HELD ON 5TH NOVEMBER 2015 IN THE
STOKENHAM PARISH HALL**

PRESENT:**COUNCILLORS:****P. SPENCE****L. COWLEY****J. ANSELL****MRS P. DOUST****T. LYNN****MRS C. PACK****J. GARDNER****J. BAVERSTOCK****A. GOODMAN****MS. S. BLADON**

Also in attendance: Gill Claydon – Parish Clerk

APOLOGIES;**COUNCILLORS:****CLLR BRAZIL - Work****C. ROGERS - Personal****MRS O'DWYER - Personal****T. HOEKSMA - Personal****1. DECLARATIONS OF INTEREST**

Councillors were reminded of their responsibility to continually update their Notice of Registerable Interests and were invited to state whether they had a declarable interest in any matter to be discussed during this meeting. Cllr Gardner declared an interest in 2232/15/F.

2. OPEN FORUM

Clare Pawley was present to comment on the Cove Guest House application. She was concerned that those who had designed this in this situation perhaps no understanding of the weather and coastal area. Her personal concern was that she had two letting properties overlooking this and it could prove a major disruption to her income due to any need for access to the site and difficulty building in such a space. She questioned personally the sense in not using a timber frame and instead bringing in huge metal beams over unsuitable terrain. There was a stone Devon Gate on one end which would no doubt need to come down if development of this size took place but no one had consulted with the adjacent properties that used the drive. She felt that this SSSI and the cove beach were one of the last wild coves. Although something would need to be built this area housed limpet rocks and was special with no mass of housing so she felt protective about it.

She was not against contemporary architecture and would be pleased to see such in the correct scale there but this was enormous in the landscape. Others she had talked to expressed it was a glass box which was not beautiful and its scale out of context with the cove. The geology report stated the development would require piling and with the falls off the cliff face that was a concern. When the AONB team were going to repair her pillbox there was another fall so the cliff was definitely on the move. A huge retaining wall would protect the development but what effect would the crane and plant movement have on neighbours and English Nature said this was an impact risk zone and prior consent to works was required.

Cllr Gardner asked what the difference in scale of the illustrations provided by Clare Pawley was? She advised the green line was the current planning permission and the red line was what was proposed now. Cllr Goodman questioned the access the contractors would take and the removal of the Devon stone pier and asked what the adjacent owners of properties thought. There were only two or three other neighbours and was why it was a concern that there would not be much public opinion put forward due to not many people being close by and aware.

3. MINUTES

The Minutes of the previous planning committee had been approved at full council and no further meetings held since then.

4. PLANNING & PLANNING MATTERS

Parish Council Observations (Object – Neutral – Support)

- 2232/15/F Householder application to replace 1no. shed with new garage/mower shed and replace 2no. sheds with new garden room – No objection.
- 2277/15/F Householder application for conservatory to the rear of property 9 Cotmore Way, Chillington – No objection.
- 2267/15/F Erection of replacement single dwelling The Cove Guest House, Torcross – Objection. This design that was felt to be overdevelopment and out of keeping with a sensitive SSSI and AONB due to its scale and materials. There were local concerns with regard to instability of the cliff which were increased in view of the size of plant and material intended for use and its effect on the surrounding area. Issues were also raised with regard to access to the site through narrow road and driveway access. Any development on this site would need to be accompanied by a concise operations plan as to how the access for such delivery of materials and plant equipment would be achieved. If any permission were now granted it should include that the access roads back to the main A379 be made good. It was also noted that possible reflection off the large sheet of glass onto a passing boat wheelhouse could raise further concerns for the safety of mariners not familiar with the area, together with the obvious light pollution from such expanse occurring within a SSSI.

Clare Pawley left the meeting.

5. CORRESPONDENCE AND REPORTS

- No further correspondence other than that which had been forwarded to parish council already with regard to the planning applications under consideration.
- Cllr Lynn noted that works at Hallsands had reinstated the boulders and a new road surface was in place.
- It was felt that overall the Chillington Community Association fireworks had passed off well. It was noted that the ground had to double their insurance on the day and check the amount of people entering as they had sold family tickets with no initial idea of numbers. Unfortunately some were turned away although approximately 450 attended. In future a more concise plan with regard to placement of fireworks and the spectators needed addressing as well as the capacity of the venue.
- Beesands Village Green meeting was noted and discussion therein had been about how things went during the summer season and there was not nearly as much inconsiderate parking as expected. This was probably due to bad weather and less beach but it was felt no public meeting was required at present.
- Open Spaces Sport and Recreation Plans and Section106. Cllr Spence attended the meeting called by Rob Sekula and noted that Cllr Hoeksma had also been in attendance. Rob Sekula explained he felt that these plans were needed in advance of the introduction of the Community Infrastructure Levy that might replace the Section106 criteria. This was dependent upon if District decided to adopt the CIL. Developers it was felt were emboldened in the present climate to challenge already agreed Section 106 contributions if they were not specifically tied to community projects. This meant that parishes that had money coming to them needed to put together a list of community projects to address this concern. Parishes were urged to review current payments but also previous payments held and create an OSSR plan for the parish which could in time be used together with a Neighbourhood Plan. A Neighbourhood Plan had to be adopted at referendum so this

would take time to create to ensure that all were on board. An explanation by the Chairman and then discussion took place with regard to all the needs and parameters required for a Neighbourhood Plan.

- Chillington Housing Action Team was represented by Lee Johnson and Paul Farrier together with Ann Bowyer from Stokenham at an informal meeting with parish council representatives, Cllrs Spence, Mrs O'Dwyer and Cowley, to present the results of their survey. Lee Johnson then made contact thereafter to state that he wanted be involved in a Neighbourhood Plan as it was a sensible way forward. He was advised to create a Constitution that could unite all the individual settlements for a balanced fair opinion of what the whole parish wanted. The presentation from CHAT indicated that most Chillington people did not want any more building. Fields elsewhere in the village were offered as more suitable sites but the figures were not conclusive.
- Communication had been received from a resident at Molescombe who felt that the parish council should receive further up to date information with regard to the application for a windmill at Winslade Farm, Frogmore. It was stated that the matter had been called in by the Secretary of State and the resident was advised to provide the information he felt which was different to that provided at the time of consideration by parish council of this application. No further contact had been made.
- Email received from Bryan Enticott Associates Ltd with regard to Helmers Way seeking to pass over and register services such as pipes and highways together with the open space section of land at the top of the site. This had formerly been offered to parish council but no one had been aware of its remit since. It now transpired that Ben Smith had left Taylor Wimpey and indicated that parish council was to take this open space on. This matter would be reviewed and brought to full council.
- The new owner of Stokeley Lodge advised that the Permissive Footpath would be closed from the Church to the Caravan Site on 11th and 12th November for tree works to be carried out.
- Copy email sent to Dist Cllr Brazil by five residents from Stokenham village raising concern with regard to proposed development at Green Park Way, Chillington.
- Copy letter from Tom Jones to Acorn outlining policy and community needs with regard to any proposed development at Green Park Way.

6. NEXT MEETING

The next full council would be held on the first Thursday in September, if planning applications received required. All meetings to be held in the Wesley Smith Room at Stokenham Parish Hall commencing at 7.30p.m.

Signed: Dated: 19th November 2015

Meeting Closed 9.05p.m..