

**STOKENHAM PARISH COUNCIL
MINUTES OF PLANNING COMMITTEE
HELD ON 7TH SEPTEMBER 2017 IN THE
STOKENHAM PARISH HALL**

PRESENT:**COUNCILLORS:****P. SPENCE****MRS P. DOUST (in the Chair)****J. GARDNER****R. JACKSON****L. COWLEY****MRS T. DAYMENT****MRS C. PEARCE**

Also in attendance: Gill Claydon – Parish Clerk

APOLOGIES;**COUNCILLORS:****C. ROGERS****MRS S. ROWLAND****A. GOODMAN****DIST CLLR BRAZIL****T. LYNN****J. ANSELL****W. FLETCHER-NEAL****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. None given.

2. OPEN FORUM

Anita Hutchings attended as owner of Britannia Shellfish and Britannia at the Beach along with three family members. Firstly she advised that she was applying for a Coastal Communities LAG Grant and dealing with Linda Emmett. It was felt that there was grant money available that parish council could apply to for funds to tidy up the open space area opposite in front of the church and maybe possibly to have it paved.

She continued noting that the business was finding it hard to get crew locally for their crabber which meant that the boat was not going to sea nor earning money catching anything so they were having to look at bringing in foreign workers but they had nowhere to accommodate them. Was it possible to have a caravan on their land by the unit for temporary accommodation? She was advised to speak to Dist Cllr Brazil with regard to any planning necessary and also housing.

The owner had held an open meeting at the Britannia café at the end of July for everyone to look at their proposals and many had attended with positive comments. Previously an application for a building had been granted permission in 2008 but this application was more imaginative and designed on beach hut theme. Their proposal had gone up in height due to advice on the flood plain from a flood report that they had carried out and they had been working with the Environment Agency as to what could be acceptable. It was noted that the boulders at the front bottom edge were just to tie the design and building into Beesands and were only decorative with blockwork behind. This proposal had a toilet included and they had retained their storeroom and put the gas bottles within to tidy the area up. The front windows were glazed sashes which could come down to afford an open plan in warmer months. Heating and air conditioning were incorporated and they were using solar panels. The pitch of the roofs was turned around so that the properties behind could look through the valleys and had not lost too much view and some

residents had commented they felt the view was in fact better now. The kitchen extraction was going in through one roof and out the other with noise level protection included. If approved the takeaway hatch and café would be able to open all year round. A question was raised about comment from people behind and any objections but none had been received so far, just questions more about light intrusion. All the walls were solid apart from the glass at the front facing towards the sea so no light intrusion was expected but Britannia would use tinted glass if necessary. A treatment works was underneath the kitchen to deal with kitchen waste and discharge clean water. The Environment Agency had also suggested removable shutters for the windows in inclement weather. Disabled access was provided and the opening hours were expected to stay the same but be open all year round.

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)

- 2461/17/HHO Householder application for alterations and extensions to existing terrace house Goodwinds, Torcross – No objection but concern for the increase in floor height for one extension was noted but parish council would rely on the planning officer to consider such effect on neighbours.

Cllr Spence arrived at the meeting and wished Cllr Mrs Doust to continue to Chair.

- 2535/17/FUL "Change of use from a single dwelling house to use as two single dwelling houses, including alterations, extensions and reopening original access The Crab Pot, Beesands – No objection. Parish Council however raised concern with regard to the proposed enlargement of window expanse on the first floor which could increase light pollution in this sensitive coastal area.
- 2825/17/FUL Proposed replacement building and store Britannia @ The Beach, Sea Front, Beesands – Support this local business and is what Beesands needs and inclusion of toilets is a major improvement and an attractive design that blends in well in the landscape.
- 2842/17/HHO Householder application for alteration of existing lean-to and new single storey extension to side of existing dwelling Quicks End, Beeson – Deferred for a decision to full council to allow for a site meeting to take place.

Representatives from Britannia left the meeting.

APPEAL

- 0525/17/FUL Appeal reference: APP/K1128/W/17/3180061 Appellant's Name: Mrs K Hollingworth Proposal: Householder application for proposed new garage and to change Juliet balcony to balcony by adding glazed balustrading around existing flat roof Cartref, Kiln Lane, Stokenham. Parish Council had not objected and had nothing further to add to previous comments.

5. CORRESPONDENCE AND REPORTS

- TPO 939- Ref: 361814 No. 939 Tree Preservation Order 2017. Tree within rear garden of 15 Robins Field Chillington TQ7 2LJ Confirmed as Served. Noted that the Order was confirmed without modification on 6th September 2017.
- Stokenham Village Community Association wished to know any arrangements with regard to apple collection for the Apple Day. Various points were discussed but a meeting was being called by those involved in the arrangements so this would be left to them.
- Cllr Mrs Dayment advised that graffiti had been sprayed on a wooden stile post and the adjacent stones on a route into Chillington Millennium Woodland.

- It was noted that there was surplus material from a nearby job and the contractor with digger was prepared to lay a stable surface at the entrance just inside the vehicular gate to the Millennium Wood. Permission would be sought from the Woodland Trust.
- Cllr Jackson attended the Chillington Community Association meeting which he felt had been good. The Committee were pressing on with their decision to install a ramp on the Helmer's side of the bridge using bonus ball money collected. The matter of the gas tank installation was raised and it was advised by Cllr Spence that all this relied on the drainage works commencement when diggers would be down there and the excavation for this could be incorporated. Other matters such as the purchase of the screen flaps around the community hall and general decoration were also discussed. Cllr Jackson had urged Neil Martin and Greg Chambers to attend the next full parish council meeting to raise points they wished responses to rather than expect messages to be passed back and forth between representatives.

6. NEXT MEETING

Full Council would be held on the third Thursday in September and the next planning committee would be held on the first Thursday October, if planning applications received could not wait until the following full council. All meetings would be held in the Wesley Smith Room at Stokenham Parish Hall commencing at 7.30p.m.

Signed: Dated: 21st September 2017

Meeting Closed 9p.m.