

**STOKENHAM PARISH COUNCIL
MINUTES OF PLANNING COMMITTEE
POSTPONED DUE TO SNOW ON 1ST MARCH 2018
AND HELD ON MONDAY 5TH MARCH
AT COTMORE FARM CHILLINGTON**

PRESENT:**COUNCILLORS:****P. SPENCE (in the Chair)****L. COWLEY****J. CHURTON****MRS P. DOUST****J. ANSELL****C. ROGERS****Also in attendance: Gill Claydon – Parish Clerk****APOLOGIES;****COUNCILLORS:****T. LYNN****J. GARDNER****MRS S. ROWLAND****R. JACKSON****W. FLETCHER-NEAL****A. GOODMAN****MRS T. DAYMENT****DIST CLLR BRAZIL****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

No members of the public present.

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)**

- 0216/18/COU Change of use of land from agricultural to residential garden land (Retrospective) 6 Copperfield, Chillington – No objection but this proposal should be reviewed by County Flood Management to ensure there were no flood risks raised by this. A condition to ensure that no structures be allowed in case it impedes the drainage within this area should be added. There was concern that no geology report nor invasive species management plan had been supplied and both columns in the application responded yes and no. Clarification was sought on this point.

Cllr Rogers arrived.

- 0355/18/HHO Householder application for alterations to the roof and ground floor extension with terrace above, and improvement of existing retaining wall Cormorants, Torcross – No objection but parish council would wish to ensure that even though screening was proposed that there could be no overlooking of close by properties.
- 0425/18/HHO Householder application for proposed internal alterations and extensions to form new bedroom and kitchen and dining area with extended garage 6 Grenville Close, Stokenham – Objection the high wall being proposed would have a significant impact on the street scape and be domineering on the lower property. This property sat higher than the adjacent property and there was concern for drainage and the removal of surface water

and its effect on the neighbour and therefore an engineers' report was felt necessary. It was noted that the building structure could not be maintained under building regulations notably for the valley gutter between the garage and front extension.

- 0476/18/HHO Householder application for rear extension to dwelling and alterations to decking 20 Longbrook, Chillington – No objection but due to the drainage issues in this area and due to the property sitting next to the brook/river that flows down to the flood plain in Chillington the Flood Team should consider SUDS.

5. CORRESPONDENCE AND REPORTS

- Letter dated 15th February 2018 from Salcombe Neighbourhood Development Plan Group advised of the opportunity until Friday 30th March 2018 to comment on their draft Plan under Regulation 14 of the Neighbourhood Planning legislation. This would be reviewed by Councillors and any responses put to Stokenham full council in March.
- Cllr Mrs Doust noted she had been approached to contribute to the Kingsbridge Town Council Neighbourhood Plan. All agreed she should attend and feedback to parish council
- Email response dated 16th February 2018 from Rob Sekula agreed that planning permission was not required for the proposed drainage works within Chillington Playing Field.
- An update on various email reports received with regard to the clearance of land between Beesands Cellars properties and the old quarry, Beesands noted the clearance which had affected habitats. Stokenham Parish Council wished to note that they deplored the action taken without any previous habitat or reptile study.
- Due to the recent storms and loss of the A379 at Torcross and impact at Beesands a further email had been sent to District Planning to highlight concerns with regard to the Crabshell property application.
- A discussion took place with regard to the Joint Local Plan and the need to send a further submission to the Inspector with regard to sustainability of the area due to the recent storm. The Chairman, Cllr Spence, sat on the Slapton Line Partnership meeting group which had considered all interventions ranging from 102 ideas boiled down to shingle recharging combined with managed realignment of the roadway. Those present felt that consideration needed to include whether to concrete the whole length of the coastline and protect, which could encourage further development, or if no longer sustainable then halt any new build in such a vulnerable area. This idea had been present for some time but over the years had not been explained to everyone. After due consideration it was felt that development imposed obligation on authorities to defend the line. It was noted that comments on social media appeared to be coming round to realizing that the line would not be repaired and Government money should be spent on the inner roads rather than wasted on the A379 line. An email locally had requested support of the reinstatement of the line but parish council understood the desire to maintain such transport link but were aware of the costs and feasibility of repair and they needed to consider these points along with expert input.
- It was noted that a request to the Planning Department for the Construction Management Plan not contained within planning documentation took a degree of pressure to obtain. When obtained there were a number of contraventions due to storm damage from the sea and therefore a worry that any continued build works without reinstating some of the damage would pose a risk to neighbouring properties. The information contained within the application referred to a 100 year category on erosion of the land which was laughable. Also noted was the loss at old Hallsands Village as the concrete ramp to two remaining houses had failed and now had a big hole. A further shed had washed away. Cliff House lost their conservatory and with due to rocks and boulders at Tinsey Head there was now a drop from the footpath. This information not being contained within a planning application and being hard to obtain affected the stability of the sustainability of the area.

- The Chairman noted the comments from councillors with regard to the White Paper proposals for the Affordable Housing and had directed all to sites to obtain information that had been available and evolving with regard to this subject.

6. NEXT MEETING

Full Council would be held on the third Thursday in March and the next planning committee would be held on the first Thursday in April, 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: 15th March 2018

Meeting Closed 4.50p.m.