

**STOKENHAM PARISH COUNCIL  
MINUTES OF PLANNING COMMITTEE  
THURSDAY 6<sup>TH</sup> JUNE 2019 AT  
STOKEHAM PARISH HALL, STOKENHAM**

**PRESENT:****COUNCILLORS:****P. SPENCE****MRS P. DOUST****L. COWLEY****C. ROGERS****A. GOODMAN****J. GARDNER****MRS S. ROWLAND****MISS G. ADDISION****R. PAIN****Also in attendance: Gill Claydon – Parish Clerk****APOLOGIES;****COUNCILLORS:****J. ANSELL****T. LYNN****J. CHURTON****J. GARDNER****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 being present this was dispensed with.

**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)**

- 1193/19/HHO Householder application for removal of existing velux window and installation of balcony velux Sea Cottage, Torcross – 28<sup>th</sup> June – A request was made to DEFER this application and request more information for consideration by full council. It appeared that the property currently only had two sea facing rooflights and no planning history for the middle rooflight. This application referred to the replacement of the, so far not installed, middle roof light. It was noted that Stephen Guard Architects prepared the base drawings in March 2015 so it was questioned whether approval had been obtained. Whilst the application was made by the home owner there were omissions that required further information. The wildlife trigger table item 1b(ii) entry should have been Yes not No. The works extended to the roof space in order to be able to incorporate a new balcony, the drawing shows the Velux Cabrio EGL roof terrace, which is a permanent roof terrace and not a terrace created when the rooflights open and disappears when the rooflights are closed. With major roof works; (v) the proposal would involve additional lightspill. The drawings show additional works other than new a rooflight. Are these also a part of the application? Six further rooflights to side roof slopes, new ground floor sea-front door and window, new obscure screen to parapet, and perhaps new juliet balconies. Parish

Council expressed concern that this application was allowed to be validated without these points being questioned.

- 1413/19/LBC Listed Building Consent for internal alterations to revise ground floor layout The White House, Chillington – Response 14<sup>th</sup> June – No objection.
- 1428/19/LBC Listed Building Consent for replacement of existing chimney and windows Kernborough Grange, Kernborough – 14<sup>th</sup> June – No objection.
- 1587/19/HHO Householder application for proposed replacement garden room Crossways, Kellaton – Response 28<sup>th</sup> June – No objection but it was noted that the first floor windows would require replacement as the sills would be moved up but this change was not included in the drawings.

## **5. CORRESPONDENCE AND REPORTS**

- Cllr Miss Addison advised that she was with 10 volunteers who met in Chillington Wood, along with a botanist, to carry out a flora survey. They had identified over 70 species of flowers and trees at ground level and tree area over 5 areas within the wood. They would continue adding any further species over the coming months and years. In future they might carry out an insect or other such surveys of interest to this wood. The Chairman congratulated the group on their work and survey and asked that a copy be made available on the parish website.
- The Chairman explained that the Chillington Community Association had met and were interested in providing a night landing site. He had advised them of what was required. He had also explained that the group must go through a process with regard to installation of a fence as they much take regard of distances from play equipment, football ground and night landing area. It was noted in this meeting that many in the community had dogs as companions and this was a flat community area to take them. It was questioned whether the proposed shed needed planning being on an open space and whether the CCA would take on ongoing maintenance if they installed a fence. When the CCA provided their fencing plan Parish Council to meet down there and decide on works to be done to gates, equipment etc.
- The Chairman continued that he had attended the Slapton Line Partnership meeting and they were almost at final draft of a new strategy. This was intended to encourage the parish to start adapting to when the road would not be there. All the data was there and logically explained the vulnerability of each section of the line and how the seaward buffer had reduced in so many areas it was now more than likely that in next 5 – 10 years there would be a storm that took a significant chunk of the line away. There was no more back area on the ley side to provide any more land. At the Torcross end they would maintain sea defences as far as the rock area so the urban area was not undermined. The intention was to significantly increase parking at Torcross and Strete and offer cycle hire and encourage walking. There would be previews of this plan to the general public probably in July 2019 with the report to be published before the Autumn storms. The Environment Agency said that the coastal zone designation was being amended this Autumn and Torcross and Beesands had been changed from ‘hold the line’ to ‘managed retreat’. Nationwide there would be changes to coast zoning designations noting that on Radio 4 a whole village in Wales had been told to move. The official position on the alternative roads was Totnes Cross but all inland routes had been significantly upgraded to provide extra resilience for passing places which was where the remaining £1/2million had gone.
- The middle car park Memorial was going to be placed on the verge on Sands Road but there was only half a metre between that and the road so it was not feasible. They were now talking about moving it to Stretegate Car Park. Cllr Cowley asked if Ordnance Survey were updating their maps and the Coastal Management Plan also.

- Kellaton BT box was scheduled to be removed due to its poor condition. Hallsands could adopt their box after consultation but a defibrillator could not be placed inside whilst it was an active telephone box.
- The Environment Agency wanted to meet at their central office in Sowton to discuss the Torcross and Beesands coastal protection gates and they would also meet the County Flood Team
- Play Inspection continued to find fault with play equipment but discussion with them advised that they would also find bits but these were all low risk. As there did not appear to be another company to use parish council would continue with this and hope that the report presentation improved.

**6. NEXT MEETING**

Full Council would be held on the third Thursday in June and the next planning committee would be held on the first Thursday in July, 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: 20<sup>th</sup> June 2019

Meeting Closed 9.30p.m.