

BIGBURY NEIGHBOURHOOD PLAN COMMITTEE (NPC)

Minutes of the meeting of Bigbury Neighbourhood Plan Committee (NPC) held on Monday 10th July, 2023 at Glen Cottage, Bigbury on Sea at 13:30.

PRESENT: Cllr. Valerie Scott(VS) (Chair), Simon Bronstein(SB), Jill Gubbins(JG), Cllr.Stuart Watts(SW), and Cllr David Molesworth(DM)..

1.0 Apologies for absence

Apologies from Ian Bramble, Bigbury Parish Council Clerk.

2.0 Declarations of interest

DM advised that he was a nearby neighbour to Seahaven but had not submitted any comments on the application to SHDC. He did not have any pecuniary financial or non-financial interests and would therefore like to be able to enter into the discussion on the application (Application 1993/23/HHO).

3.0 Approval of minutes of meeting held on 13th June, 2023

Minutes were approved but the matter of whether the NP Committee and Parish Council should make comments with regard to potential harm due to the presence of asbestos when properties were being altered or redeveloped was raised. It was also considered that construction should be limited to weekdays only with no work taking place at unsociable hours. There should be a condition attached to all planning application that a Construction Management Plan be provided prior to the commencement of development and a condition restricting the provision of outside lighting without prior permission also needs to be included.

ACTION: VS, SW

4.0 Update on terms of reference for Bigbury Neighbourhood Plan Committee(NPC).

SB advised that he would not be continuing on the NP Committee following this meeting. The Committee thanked SB for his extremely valuable and professional contribution during his service of the work that he had done during the preparation of the Neighbourhood Plan and as a member of the committee.

IB had prepared a draft advertisement on which SW provided some comments which were agreed by the Committee members. It was agreed that the advertisement regarding vacancies would need to be displayed on the PC noticeboards, the community website, the Bigbury News and Bigbury Drums.

ACTION: VS, SW

5.0 Planning related matters

1933/23/HHO:- Seahaven, Ringmore Drive, Bigbury on Sea.

Householder application for alterations to dwelling, construction of detached garage and games room..

The NPC considered that the amendments made seeking to address the concerns of the Parish Council and SHDC planning case officer in relation to the previous (now withdrawn application) were insufficient in terms of addressing the issues raised in respect of the proposed garage, games room and impact on the amenity of neighbouring properties.

The slight reduction in the depth and height of the garage was insufficient particularly in relation to its overall size and its dominance on the street scene. The size of the garage was too large, too close to the street frontage and would harm the current open view and setting of the dwelling, which is a locally listed property. The proposed 2m high hedge would be contrary to Neighbourhood Plan Policy BP7 (v) which states that front boundary walls, hedges, and/or fences should be kept low, generally not exceeding one metre in height and it was questioned whether there was room to provide a hedge without extending on to the verge. The proposed development is therefore contrary to Policy BP7 (ii) relating to the height, scale and density of development which does not reflect the pattern of development in the surrounding area and to Policy BP 23 relating to avoiding harm to the setting of designated and non-designated heritage assets.

The amount of car parking still remains a problem with only two outside parking spaces shown. Potential car parking in garages is not counted and three outside car parking spaces should be provided. This could be achieved if the garage was reduced in size so that parking to the side of the garage could be provided. The proposed development was therefore contrary to Policy BP27 which requires three parking spaces for units of 3 or more bedrooms.

The games room had been reduced slightly in its width by omitting the verandas on the short sides only, but the position of the games room had not been moved closer to the house as stated by Andrew Lethbridge. The reduction in the height of the ridge of 250mm is negligible and the size and location of the games room in relation to impact on neighbours still remains a concern.

The balconies in front of the two side dormers at the rear of the house have been removed but the dormers have been brought forward filling in the space previously shown for the balconies and such the problems relating to overlooking of the first floor terrace to Clanna have not been resolved. The proposed development would therefore still be harmful to residential amenity contrary to Policy BP7 (vi).

The need for conditions relating to asbestos, construction management and outside lighting will also need to be included if the application were to be approved.

Any Other Business

It was mentioned that the required S106 payments relating to the new development to the rear of Southway had not been paid. This should have been paid prior to the commencement of development on the site. The development had commenced in 2022. It was possible that other pre-commencement conditions had not been discharged. This matter needs to be followed up and also it was important to ensure that S106 monies were used whilst the funds were still available.

ACTION: IB

The poor condition of road surface along Ringmore Drive also needs attention. ACTION: SW

The matter of 'Seafront' and the proposed temporary lodge was raised with regard to its proposed size and the need for having a lodge located on the site for the purposes of occupation by the owners/developer being too large to allow the construction of the proposed new build. It was stated that the owners of the site had advised the proposal has been discussed with SHDC planning officers who had advised that this would fall under permitted development, in terms of the erection of temporary development during building operations. Local opinions differ and the matter has been reported to the Ward District Councillor who agrees that the proposal would be in breach of planning regulations. The matter was being handled by the SHDC enforcement team.

The meeting closed at 15.30pm.

Date of next meeting

The next meeting will be at 9.30am on Monday 4th September at Glen Cottage.

Signed

Date;

Chairman; Valerie Scott