

BIGBURY NEIGHBOURHOOD PLAN COMMITTEE

Minutes of the meeting of Bigbury Neighbourhood Plan Committee (NPC) held on Tuesday, May 31st, 2022 held at Glen Cottage, Bigbury at 3:30pm.

PRESENT: Cllr. V. Scott(VS) (Chair), Jill Gubbins(JG), Simon Bronstein(SB), Cllr. Stuart Watts(SW), David Molesworth(DM), Ian Bramble(IB), Parish Clerk.

1.0 Welcome

The Chairman welcomed all members of the Committee.

2.0 Apologies for absence

There were no apologies.

3.0 Approval of minutes

The Committee approved the minutes of the meeting on Tuesday 3rd May and agreed that hereon members would not in minutes, be personally identified with comments made on applications.

4.0 Declarations of interest

There were no declarations of interest.

5.0 Planning matters

1424/22/VAR: Waves Edge, Challaborough, TQ7 4JB.

SHDC response date

16/06/22

'Application for variation of condition 2 (approved plans) of planning consent 4416/17/FUL (APP/K1128/W/18/3202068) (Retrospective)'

The Committee noted that this is a retrospective application and after discussion could find no reasons to recommend objection.

1209/22/HHO: Turtlefields, Bigbury, TQ7 4AP.

16/06/22

'Householder application for repair and conversion of linhay into ancillary habitable accommodation'.

The Committee noted and discussed details of the proposed works to this linhay, as listed in documents available on the SHDC website, and that the changes would transform the structure from a storage facility to ancillary living accommodation within the curtilage of the main residence, of 'Turtlefields'. Discussion followed about possible future uses of the proposed changes and improvements which were seen as a precursor to use as self contained living accommodation, i.e. family/holiday/letting accommodation but with difficult access and very limited parking facilities. Accordingly the Committee requested a site visit before the next BPC meeting on June 8th.

1210/22/LBC: Turtlefields, Bigbury, TQ7 4AP.

16/06/22

This is a necessary accompanying application for alterations to a listed building and properties within its curtilage and as such was not discussed separately.

1076/22/HHO: Clanna Cottage, Ringmore Drive, Bigbury On Sea, TQ7 4AU.

16/06/22

'Householder application for front single-storey extension'.

After discussion of the proposal and its potential low visual impact on neighbouring properties and street scene, the Committee recommended 'no objection'.

1241/22/NMN

The minor material changes proposed for this previously approved development were not objected to by the Committee.

4774/21/FUL: Burgh Island Hotel, Burgh Island, Bigbury On Sea, TQ7 4BG. 02/06/22

'READVERTISEMENT (Revised plans) Extension and refurbishment to Hotel and associated buildings together with the development of new staff accommodation, extension to Pilchard Inn, extension to Bay View Cafe? and site wide landscape and biodiversity enhancements'.

Although the Committee agrees with the principle of development the hotel it still believed the new

proposals for additional staff accommodation on the Bay View Café site were an overdevelopment which would impact detrimentally on neighbouring properties, particularly overlooking and loss of privacy and 'loss of important views', Neighbourhood Plan(NHP) BP7 (vi) and result in the site being developed as an additional commercial site for the hotel significant with undesirable increases in commercial traffic flows into B.o.S arising (BP 11 Tourism Related Development). The proposed first floor windows, partly within the roof, were considered to be out of keeping with the local vernacular and unsatisfactory with regard to light pollution, BP7 (i) and (vii). The proposed development would also cause harm to the outlook from neighbouring properties and the development with patios to the south and north would also result in late night noise and disturbance to neighbouring residents, contrary to Policy BP7(vii).

Members of the Committee believe the reasons for its objections to the original proposals have not been addressed by these altered proposals and therefore recommend 'objection' to these.

1273/22/LBC: Burgh Island Hotel, Burgh Island, Bigbury On Sea, TQ7 4BG **30/06/22**
'Listed Building consent for extension & refurbishment to Burgh Island Hotel & associated buildings together with extension to Pilchard Inn & associated landscape enhancements'

The Committee had no objections to the removal of the proposed penthouse but believed little else seems to be changed by these proposals and intrusion into 'local green space' would still remain as reason for objection along with all other reasons which formed the original objection to the proposals for the Pilchard Inn remained and therefore recommended 'objection' to these new proposals.

0585/22/HHO: Summerhill, Warren Road, Bigbury On Sea, TQ7 4AZ. **23/06/22**
'Householder application for proposed replacement studio/home office outbuilding'

The substantial extension proposed to the front of the property with its increased height, bulk and massing it would impact intrusively on neighbouring homes, particularly those which have their primary views across the proposed new roof. The adverse effect of the roof's appearance could be mitigated by sedum turf. Also to be considered was the loss of hedge and effect upon the street scene. Although minded to recommend objection on the basis of materials to be used on the roof and the intrusive impact of the new roof upon the primary views of immediate neighbours. BP7 (vi) the Committee recommended a site visit before the Parish Council meeting on June 8th.

Higher Easton Barn, Bigbury, TQ7 4

This Prior Application application for a new structure to be used for storage and calving would be set back from the road and containers on the site would be behind the barn. The Committee recommended 'no objection'.

7.0 Any other business

No other matters were raised.

The meeting closed at 12:45pm

Date of next meeting:- 9:30 am, Tuesday July 5th.

Signed

Date

Chairman: Cllr Valerie J Scott