

MINUTES OF THE COASTAL ISSUES TASK AND FINISH GROUP MEETING HELD ON THURSDAY 25TH SEPTEMBER

1. INTRODUCTION & APOLOGIES FOR ABSENCE

Those present were:

Councillors; Cllr Tony Barber (observing), Cllr Paul Coulson, Cllr Richard Foss, Cllr Rosemary Rowe

Officers; Chris Brook, James Doxford, Sarah Robinson

Apologies for absence were received from:

Cllr Basil Cane, Cllr Ben Cooper, Cllr Trevor Pennington, Ross Kennerley,

2. AMENDED AND NEW COASTAL POLICIES FOR INCLUSION IN OUR PLAN

2.1 Amended policy: Undeveloped Coast

2.2 Boundary

The Group were reminded that at the last meeting it was agreed that the Heritage Coast boundary would be used to form the basis of the Undeveloped Coast policy but would be extended to incorporate the western part of the South Hams up to Plymouth. A map showing this was presented to the group.

2.3 Policy wording

The Group were asked to give consideration to the following draft Undeveloped Coast policy:

The character and natural beauty of the undeveloped coast will be maintained, protected and enhanced. Where appropriate, public access will be enhanced.

Development which would have a negative impact on the character of the undeveloped coast and estuaries will not be permitted.

The undeveloped coast is designated on the proposals map.

2.4 The Group noted that the policy forms another layer of protection for the coast and welcomed the revised boundary and policy wording.

2.5 New policy: Coastal Change Management Areas

2.6 The Group were reminded that a new requirement in the National Planning Policy Framework (NPPF) states that local planning authorities should identify as Coastal Change Management Areas (CCMA) any areas likely to be affected by physical changes to the coast.

2.8 Consideration was given to the following draft policy wording:

Inappropriate development will not be permitted in the Coastal Change Management Area or add to the impacts of physical changes to the coast. Where development and infrastructure needs to be relocated away from the Coastal Change Management Areas it will be permitted subject to the following criteria:

- *The new development is located in an area at less risk of coastal erosion;*

- *The replacement property is located close to the community from which it is displaced and has an acceptable relationship with it in terms of character, setting, or local amenity;*
- *The existing site is cleared and restored; and*
- *If it is a replacement proposal, the gross volume of the replacement dwelling is no larger than the one it is to replace.*

The Coastal Change Management Area is designated on the proposals map.

- 2.7 The Group used maps identifying South Hams sites vulnerable to coastal change, taken from the Shoreline Management Plan 2, along with historic planning applications to demonstrate how the policy would work in practice.
- 2.9 The following advice was given:
- The policy needs to make reference to sea defences and their wider impacts on the coast.
 - The life span of a building will play a role in determining the appropriateness of whether it should be permitted in a CCMA.
 - If SHDC took the decision to refuse all development in CCMA's there could be implications if the decision is appealed.
 - The policy needs to be supported by an example of how it will be applied along with guidance notes and supporting text which explains the phrase 'inappropriate development'.
 - The impact of development in a CCMA on other sustainability criteria needs to be considered.
 - The applicant should be responsible for providing a survey demonstrating that there wouldn't be a wider impact on the coast as a result of their proposal going ahead. If an applicant didn't have the supporting material required then SHDC wouldn't validate.
 - The policy needs to be re-worded to account for the nature and scale of different proposals.

3 COASTAL ASSETS

- 3.1 The Group were briefed on the work undertaken to assess the condition of SHDC coastal assets and the costs identified to maintain them. The Group noted the following estimated costs to SHDC over 5 year periods, up to and including 2034:

2015 -2019	2020 - 2024	2025 - 2029	2030 - 2034
£1.5m	£2.5m	£631,000.00	£941,000.00

- 3.2 The following principle points were made:
- The actual cost spent on assets over recent years has far exceeded the allocated budget.
 - Without planned maintenance the life of an asset can be reduced by half and cost more money in the long run.
 - Where appropriate there is a need to look for opportunities to transfer assets to other organisations or individuals to reduce SHDC's liability.
- 3.5 **ACTION** - The Chairman agreed to speak to the head of finance about obtaining historical expenditure on coastal assets to assist with progressing the matter.

3.6 FUTURE MEETINGS

The Group agreed they did not need to meet again and that officers would produce a coastal briefing report with recommendations to go to the October Executive meeting.