COMBE MARTIN PARISH COUNCIL

Minutes of a meeting of Combe Martin Parish Council held at the Community Centre on Monday, 13 February, 2017, at 7pm.

Present: Cllrs Peter James (Chairman) Julia Clark, Wendy Druce, Ian Lawton, Celia Withers, David Woodbury, Chris Wyer.

In Attendance: District Cllr John Lovering, Ben Eardley, Energy Analysis (for the first two items) Parish Clerk.

The meeting was opened with prayers.

265/16 **Apologies for absence.**

Apologies were received from Cllrs Helen Mallinder and Yvette Gubb. Cllr Andrea Davis and PCSO Ade Drury also sent their apologies.

267/16 **Renewable Energy**

Ben Eardley (Senior Consultant, Energy Analysis) gave a presentation on renewable energy. He estimated that Combe Martin has the potential to generate approximately £2m's worth of energy in a year, which can be used within the village and also fed into the national grid. Locally generated and used electricity is very efficient. There are a number of ways of generating electricity, including hydro turbines, which may be appropriate for Combe Martin. Using the same model as that being used in other villages, 10% of profits would go to community good causes.

Mr Eardley outlined the process to set up a renewable community energy scheme. If Combe Martin decides to go ahead with a scheme, the first stage is to carry out a feasibility study, for which a grant of £20,000 is available from the Rural Community Energy Fund. If the results support a community energy scheme, further funds are available for the second stage.

It was AGREED to consider the matter further at the informal Strategy meeting.

268/16 **Co-option to fill Parish Council vacancies**

RESOLVED to co-opt Christine Wyer and David Woodbury onto Combe Martin Parish Council. Cllrs Christine Wyer and David Woodbury signed their declarations of acceptance of office and were welcomed onto the Council.

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269/16 **Annual Parish Meeting**

RESOLVED to hold the Annual Parish Meeting on Monday, 24 April, 2017 at 7pm in the Community Centre, followed by the April Interim meeting at 8pm, or on the rising of the Annual Parish Meeting.

270/16 **Committees**

RESOLVED to continue holding two full Council meetings monthly instead of one Council meeting and two committee meetings.

271/16 **Appointment of members to Committees**:

RESOLVED that Cllr David Woodbury become a member of the Audit Committee.

272/16 **Appointment of Representatives to Outside Bodies**:

The appointment of representatives to the following bodies was left on the table:

Community Car Service
Exmoor Association of Parish Councils and Exmoor Parish and Consultation Forum
Housing Ambassador - Community Council of Devon

273/16 **Declarations of Interest.**

Councillor	Subject	Interest
Celia Withers	Air pollution	Recently affected by the problem
Christine Wyer	New building at Hollands Park	Near neighbour

274/16 **North Devon District Councillor's Report**

Borough Road

District Councillor John Lovering advised members that County Councillor Andrea Davis has confirmed that there are funds allocated in Devon County Council's highways budget to resurface Borough Road, but the monies will not be available until the beginning of the next financial year. Cllr Davis advised him that the work should be carried out between April and May, 2017.

North Devon Theatres

North Devon Council has held a meeting at the Cedars to discuss the future of the North Devon Theatres. This meeting was well attended by members of the public. The Theatres Trust has lost a substantial sum whilst running the two theatres but NDC has found an organisation to re-open the theatres in the short term. As soon as the keys are obtained from the administrators, Parkwood Leisure will take them over and it is hoped that the theatres will be up and running again from March, 2017. Parkwood will manage the theatres for twelve months, whilst North Devon Council will obtain tenders for their management in the long term.

275/16 **Police Report**

PCSO Ade Drury apologised for not being at this meeting, as she was on a rest day.

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The crime figures since the last meeting were 16 reported crimes compared with 6 for the previous year. The crimes were:

1 Threats to kill
1 Common Assault
1 Send letter/communication/article conveying a threatening message
1 Vehicle interference
1 Use of threatening/abusive/insulting words/behaviour to cause harassment/alarm/distress
1 Criminal Damage to property
1 Send letter/communication/article conveying indecent/offensive message

This appears to be a considerable increase in incidents, but seven of the reported crimes relate to two events which happened at the weekend.

276/16 **Minutes of the last meeting**

RESOLVED that the Minutes of the meetings held on 9 January and 23 January, 2017, be confirmed and signed as a true record.

277/16 **Planning**

a Applications

62/50/16/001 - PROPOSED RE-INSTATEMENT OF RAILWAY LINE AND ANCILLARY DEVELOPMENT AT
LAND BETWEEN KILLINGTON LANE AND BLACKMORE GATE, PARRACOMBE - amended plans and additional information
Applicant - Lynton and Barnstaple Railway Trust

62/50/16/002 - PROPOSED ERECTION OF RAILWAY SHED (2052sq m) FORMATION OF RAILWAY SIDINGS AND CHANGE OF USE OF AGRICULTURAL BARN TO RAILWAY WORKSHOP AT
ROWLEY MOOR FARM, KENTISBURY - amended plans and details submitted 30.1.17 including further information in respect of Environmental Statement
Applicant - Lynton and Barnstaple Railway Trust

62/50/16/003 - PROPOSED CHANGE OF USE OF SITE OF FORMER HOTEL TO RAILWAY CAR PARK WITH 163 CAR PARKING SPACES AND PEDESTRIAN UNDERPASS TO STATION AT
SITE OF FORMER BLACKMOOR GATE HOTEL, BLACKMOOR GATE - amended plan 11.05.16 and amended plans and details submitted 30.1.17 including further information in respect of Environmental Statement.
Applicant - Lynton and Barnstaple Railway Trust

62/50/16/004 - PROPOSED DEMOLITION OF PUBLIC TOILETS AND SHELTER, RELOCATION OF PUBLIC CAR PARK, ERECTION OF NEW TOILETS AND INTERPRETATION BUILDING AND CHANGE OF USE OF LAND FROM AGRICULTURAL TO PUBLIC AMENITY SPACE TOGETHER WITH PROVISION OF TEMPORARY PUBLIC CAR PARK AT
SITE OF CURRENT PUBLIC CAR PARK, BLACKMOOR GATE - additional information and plan 9.3.16 and amended plans and details submitted 30.1.17 including further information in respect of Environmental Statement.
Applicant - Lynton and Barnstaple Railway Trust

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62/50/17/002 - PROPOSED TEMPORARY USE OF PART OF EXISTING HIGHWAYS DEPOT AS MATERIALS RECYCLING CENTRE IN CONNECTION WITH REINSTATEMENT OF PHASE IIA OF THE LYNTON AND BARNSTAPLE RAILWAY AT
BEACON DOWN DEPOT, PARRACOMBE
Applicant - Lynton and Barnstaple Railway Trust

RESOLVED to advise the planning authority that this Council has no objections to any of the five above applications from the Lynton and Barnstaple Railway.

62519 - EXTENSION AND ALTERATIONS TO DWELLING AND DETACHED GARAGE AT TREETOPS, BUZZACOTT LANE
Applicant – Mr Candlin
RESOLVED to recommend that the application be APPROVED, subject to the planning authority satisfying itself that the application does not conflict with the Dark Sky Policy adopted by Exmoor National Park Authority, as the property is so near the Park, and that SUDS should be used.

b North Devon Council's planning approvals
62214 - Replacement of 18 chalets with 14 holiday lodges at Combe Martin Beach Holiday Parc

c Planning Correspondence
The following correspondence was NOTED:
i North Devon Council - advice of decision that there is no breach of planning regulations regarding the property at the rear of the former Post Office, Chapel Lane.
ii Planning Inspectorate - advice that the appeal against the planning application for an additional property at Hillside has been dismissed.

278/16 **Matters arising from the minutes of the last meeting**
a Min 241/16c - Planning - Mrs Burge
RESOLVED to reply to Mrs Burge's email, requesting that a councillor visit her to discuss the planning application for Spurway Gardens, advising her that she needs to take this up with North Devon Council which is the body that decides the outcome of the application process.

b Min 242/16b - Eberleigh House
The following documents were NOTED:
- Revised quotation for the works
- Revised and updated Report on the Outcomes of the Options available for the future of Eberleigh House,
- Report on the financial implications of borrowing additional funds to cover the cost.

It was NOTED that the current rate of interest for a 25 year loan to cover the amount of the quotation, using the method of repayment which results in the lowest total cost of the borrowing, is 2.58%. The options of being able to repay funds if the works costs can be reduced further were considered.

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RESOLVED unanimously to:
i go ahead with the conversion into two flats despite the increased costs, as this would still be the most cost effective option in the long term.
ii apply for loan sanction for the full amount of the quotation.
iii ask the other tenderer who had put in a low tender to quote again on the same premise as the revised quotation.

It was NOTED that both the gas and electric meters at Eberleigh House had developed faults and both had had to be replaced urgently. When the electric meter was replaced, the engineer only had a credit meter, so the electric meter is now a credit meter.

c Min 242/16c - Parade Wall
The Chairman's report was NOTED. Quotes for demolishing the remainder of the wall, the installation of strengthened concrete and the installation of new railings are awaited. It is hoped to complete the works by the beginning of May.

As the works will take longer than originally expected, RESOLVED to purchase heras fencing to replace the heras fencing currently being rented, as this will be cheaper and can be used afterwards.

The crack in the wall near the play equipment has been inspected by a local builder who advises that it is a settlement crack. The water seeping out of the cliff face is ponding badly by the play equipment and a channel needs to be dug to drain the water off the site.

d Min 243/16b - Correspondence - Mrs Ellis, Street light at Kiln Lane
It was NOTED that it had not been possible to obtain an address for Mrs Ellis to reply to her note.

e Min 244/16 - Footpath bridge at Monica's Lane
The wood for repairing the bridge has been received, but the supporting structure is badly corroded. RESOLVED that the Chairman will discuss how to repair the bridge with Mr Brookman.

DCC will be asked when this footpath is likely to be considered for adding to the Definitive Map as a footpath.

f Min 252/16 - Quarterdeck
The builders had paid for four spaces for a compound close to the Quarterdeck and have agreed to remove the compound around the Easter and Whitsun periods, by which time it is intended that there will be no need for a skip on site.

RESOLVED to ask for the builders risk assessments and plans for managing the conflict of uses for the footways around the site, especially at busy periods.

Cllr Christine Wyer declared an interest in the following item.

g Min 256/16 - Building at Hollands Park
The report of the Working Party meeting held on 26 January, 2017, was NOTED. Cllr Wendy Druce presented plans for the building. The need for drainage to cope with surface water and the planting of saplings to assist with both drainage and screening of the building and compound were considered.

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RESOLVED:
i that Cllr Chris Wyer become this Council's representative to the Chapel Lane and Hollands Park Avenue Residents Association,
ii to make a pre-application enquiry to North Devon Council, and to request a site visit with a planning officer.
iii the working party is to meet again to progress the plans and the pre-application enquiry.

h Min 263/16 - Coastal Communities Team
The Conference has been arranged for Sunday, 19 February, 2017. Information has been advertised on Facebook and on posters around the village. A meeting will be held in the morning to set up an initial executive group to steer the project, and the relevant people and group representatives have been invited. A letter and questionnaire will be delivered to all households, inviting them to the conference and asking for their input.

The deadline to publish the final document online is 31 March, 2017.

RESOLVED that the Chairman and Personnel Committee Chairman be granted Power to Act to use the grant for printing and delivery of the questionnaires, and to complete the project within the deadlines.

279/16 **Bank Closure**
The advice from Lloyds Bank plc that it will be closing Combe Martin Branch in June, 2017 was NOTED. A mobile bank will be visiting Combe Martin and details of this will be obtained when they are available.

Cllr Celia Withers declared an interest in the following item.
280/16 **Air pollution**
Cllr Celia Withers' report on an incident of suspected carbon monoxide poisoning, at a time when traffic lights were in use outside the property, was NOTED.

RESOLVED to:
a write to Devon County Council asking that, in future, traffic lights should not be used to manage traffic flows in narrow urban spaces,
b ask DCC if contractors using traffic lights can display signs asking drivers to turn off their engines whilst waiting at traffic lights.

281/17 **Reports from Representatives to Outside Bodies**
Museum
The microscope has arrived and is amazing. There will be a press release soon and a launch party. A donation of £500 towards the cost was gratefully received from the Earl of Rone Council.

The North Devon Coast AONB wants to put a bat display in the Sail Loft. The ND AONB will be holding a Bioblitz day on the Beach and will use the microscope, with refreshments being provided in the Sail Loft.

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282/16 **Correspondence**

a The following items were NOTED:
Trinity House - notice of inspection of Aid to Navigation on 27 February, 2017
Combe Martin Museum - minutes of December 2016 meeting

b South West Coast Path and Exmoor National Park - moving of SWCPath
The request that this Council should re-consider the proposal to move the South West Coast Path from Lester Point to Cobblers Park and include Cobblers Park as access land was NOTED. RESOLVED to invite a representative from ENPA to the interim meeting to discuss the proposal.

c Devon Communities Together - agreement for the Housing Needs Survey
RESOLVED that:
i the Chairman sign the agreement for the Housing Needs Survey.
ii the Chairman and Personnel Committee Chairman be granted Power to Act to authorise the spending of the sum of £1,048 included in the grant for the distribution of the survey.

d Village Hall Management Committee
There were no objections to the VHMC installing two flags against the wall of the Village Hall to replace the flagpoles.

Cllr Ian Lawton declared an interest in the following item.

e Pat Rice - pavement obstruction
RESOLVED to report the obstruction to DCC again.

f Parochial Church Council, St Peter ad Vincula - Church Clock
The letter from the PCC, advising that the Church clock needs to be repaired, was NOTED. RESOLVED to advise the PCC that this Council is very sorry to hear this news but is not in a position to assist with the cost of repairs.

g Communities Prepared - invitation to flooding training
Councillor Ian Lawton agreed to attend the training if it did not clash with other commitments.

h NHS - Acute Services Review
Members agreed that they would all register to attend the briefing on the Acute Services Review.

i Peter Wilko - Adderstable Woods
The email from Mr Wilko was referred to the Interim meeting.

283/16 **Dates of meetings**

Audit Committee - 1 March, 2017 at 6.30pm in the Clerk's Office
Interim meeting - Monday, 27 February, 2017 at 6.30pm at the Community Centre
Personnel Committee - Wednesday, 22 February, 2017 at 12 noon in the Clerk's Office
Beach policies meeting – cancelled and agenda will be incorporated into the Interim meeting.
Strategy working party - Wednesday, 15 February, 2017 at 6.30pm in the Clerk's Office.

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284/16 **Finance**

a Balances

Balance b/fwd at 1 January 2017		144012.02	
less outstanding chqs		9414.89	
			134597.13
Income			
Rents	1650.00		
Car parks	2490.00		
Com Centre	341.40		
Seacott Water	25.15		
Interest	0.96		
Total income	**4507.51**		
Expenses	**14237.49**		
Balance carried forward			124867.15
plus outstanding chqs			1190.00
Balance in bank as at 31 January 2017			126057.15

b Car Park takings - gross of VAT

Gross Takings	Meters Only	Meters and Season Tickets	Meters Only	Meters and Season Tickets	Meters Only	Meters and Season Tickets	Meters Only	Meters and Season Tickets
April	4,649	**6,094**	6,948	**8,253**	8,713	**10,643**	5,259	**7,129**
May	8,117	**9,937**	8,053	**11,238**	9,085	**10,676**	8,963	**11,878**
June	9,175	**11,085**	10,050	**12,305**	10,343	**15,443**	12,418	**15,853**
July	15,497	**17,177**	16,380	**18,266**	14,660	**16,630**	14,829	**17,054**
August	26,407	**27,467**	23,512	**24,796**	22,436	**23,127**	26,088	**27,778**
September	9,286	**11,016**	10,285	**11,325**	10,810	**12,160**	10,369	**11,109**
October	4,366	**5,151**	5,111	**5,251**	7,071	**7,466**	7,080	**8,062**
November	1,497	**2,657**	2,747	**3,572**	0	**580**	1,053	**1,693**
December	1,724	**1,944**	1,900	**2,260**	2,253	**3,373**	2,801	**3,661**
January	853	**1,513**	1,423	**1,923**	1,545	**3,260**	1,382	**2,372**
February	1,004	**1,144**	1,460	**1,715**	1,554	**2,114**		
March	2,840	**4,215**	3,785	**5,915**	5,466	**8,431**		
Total Year to Date	**82,575**	**95,185**	**87,869**	**100,904**	**88,470**	**105,472**	**90,242**	**106,589**
Annual Total	85,415	**99,400**	91,654	**106,819**	93,936	**113,903**	90,242	**106,589**

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c Payments

The cheques were approved following recommendation by the Chairman. The payments as set out on the attached sheet had also been checked earlier in the day by Cllr Helen Mallinder. As Cllr Mallinder was not present, it was RESOLVED that Cllr Julia Clark would check the payments before they were sent out.

d Condition of Tata pickup

It was NOTED that the Tata is going for its MOT on 20 February, 2017 and may fail the test.

e Insurance review

It was NOTED that the insurance policy is in year 2 of a five year contract and is due for renewal on 28 February, 2017. It was AGREED that there was no need to make any changes to the policy and the payment of the premium is APPROVED to ensure that cover is maintained.

285/16 **Exclusion of Public and Press and Restriction of Documents**

RESOLVED

a That, under section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the public and press be excluded from the meeting for the following items as they involve the likely disclosure of sensitive and confidential information, and the items contain exempt information as defined by the Local Government Act 1972 Schedule 12a Part 1.

b That all reports and documents relating to the items be confirmed as 'Not for publication'.

286/16 **Seaside Award**

The Clerk's report on the outcome of the application for the Seaside Award and the embargo were NOTED.

287/16 **Footpaths**

The Clerk's report was NOTED.

250/16 **Committee reports**

Personnel Committee, 17 January, 2017

The report of the Personnel Committee meeting held on 17 January, 2017 was ADOPTED.

The meeting closed at 9.40pm.

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Chairman

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