COMBE MARTIN PARISH COUNCIL

Minutes of an Interim meeting of Combe Martin Parish Council held at the Community Centre on Monday, 23 January, 2017, at 6.30pm.

Present: Cllrs Peter James (Chairman) Julia Clark, Wendy Druce, Yvette Gubb,

Helen Mallinder, Celia Withers.

In Attendance: District Cllr John Lovering, Parish Clerk.

The meeting was opened with prayers.

251/16 **Apologies for absence**

Apologies were received from Cllr Ian Lawton. Cllr Celia Withers apologised as

she would be late for the meeting.

252/16 **Planning**

a Applications

District Councillor Yvette Gubb drew the meeting’s attention to the fact that any observations or decisions which she made regarding planning applications at this meeting were based upon the information available at the time. Such observations and decisions might well change in the light of any information which might come before district councillors when sitting upon North Devon District Council’s planning committee.

62/19/17/001 - Proposed erection of dormer window and installation of velux roof

lights at Villa Sanna, West Challacombe Lane

Applicants - Mr & Mrs M Mann

RESOLVED to recommend that the application be APPROVED.

Cllr Peter James declared an interest in the following item and took no part in the discussion. Cllr Julia Clark chaired the meeting for this item.

62423 - PRIOR APPROVAL FOR THE CONVERSION OF AGRICULTURAL BUILDING TO ONE DWELLING (CLASS Q A and B) at HOYLES, KILN LANE

Applicant: Mr Bruce Wyborn

RESOLVED to respond to the planning authority:

i commenting that the application site is outside the development

boundary and is in the North Devon Coast Area of Outstanding Natural

Beauty.

ii asking whether the machinery stored in the barn could be a source of

pollution?

b 62061 - Quarterdeck, Seaside

It was NOTED that application number 62061 for the Quarterdeck had been APPROVED.

It was further NOTED that the deeds to the Beach state that the current owners of the Quarterdeck have a right to access Combe Martin Beach ‘at all times of the day and night for all purposes whatsoever’.

RESOLVED that the Chairman and Emergency Officer should talk to the owners of the property to raise this Council’s grave concerns about the construction of a boathouse in such a vulnerable location. Whilst planning permission has been granted for the development, this Council is concerned that there is a history of high tides engulfing the proposed location and, if the construction is not strong enough to withstand the power of the sea, there may be a risk to the public and Council staff from debris if the boathouse is damaged.

253/16 **Footpaths**

Bridge at Monica’s Path

The wood required to repair the bridge had been measured and there had not

been large enough reclaimed timber at Newbery Recycling, so a quotation had been obtained from Pennymore Timber which had supplied the timber for the bridge at Blackmore Ham Gardens. RESOLVED to APPROVE the purchase of the replacement wood from Pennymore Timber at a cost of £153,00 plus VAT.

254/16 **Beach, Seaside and Parade Areas**

a Review of Beach Policies and Tendering

RESOLVED to review the Beach Policies and in particular Council's policies on Beach tenders at a meeting on Monday, 20 February, 2017 at 6.30pm in the

Clerk’s Office.

b Crack in wall at the Parade

RESOLVED that the Chairman and a local builder will inspect the wall behind the

Gubb family seat at the end of the Parade, which has a vertical crack, to assess

the extent of the problem.

c Memorial seats

The two new memorial seats have been put in place, one beside Newberry shelter

and the other at Cobblers Park. The final seat cannot be put in place until the

repairs have been completed at the Parade.

255/16 **Parks**

Willow cuttings/saplings

RESOLVED to APPROVE the Chairman’s proposals to plant willow of alternating colours along the edge of Adams Hay where the hedge has been removed. These will be trimmed into rounded shapes and the Chairman will make a head so that the willow will form a ‘Hungry Caterpillar’ willow sculpture.

256/16 **Hollands Park**

The New Building Working Party will be meeting on Thursday, 26 January, 2017.

Members were given copies of the agreement between this Council and NDC

regarding the £18,000 given to Combe Martin PC towards the cost of providing new public conveniences at Hollands Park as part of any new sporting development.

257/16 **Highways**

Cllr Celia Withers will contact DCC to draw County’s attention to the deteriorating condition of the road between Berry Down Cross and Whitefield Hill.

258/16 **Lighting**

Details of the location of the light at Skirhead Lane that has an intermittent fault is to be provided so that the fault may be reported to the repairs contractor.

259/16 **Car Parks**

Members raised concerns about the takeaway food van which is currently parking at the junction of Spurway Gardens and Victoria Street. NDC Customer Services, DCC’s Highways Superintendant and DCC’s Civil Parking Enforcement have all been contacted about the matter. The van has the necessary food licences and complies with the food regulations. Concerns were raised about the fumes from the generator.

260/16 **Properties**

a Skirhead toilets

RESOLVED to:

i handle the sale of the toilets privately as estate agent fees would take too large

a percentage of the sale proceeds.

ii advertise the toilet block using posters locally, in the Shammickite, on Council’s website, to ask the ‘What’s on in Combe Martin’ webpage administrator if it is possible to advertise the sale on her page, and to put an advert in the Gazette. Offers will be invited by sealed tenders with a deadline four weeks after the advert is published in the paper. The price guide will be £10,000 to £15,000.

iii accept NDC’s Legal Unit’s charges for carrying out the conveyance and instruct NDC to act for this Council.

b Parade toilets

RESOLVED to pay the South West Water charge of £90 to instigate the division of the water supply.

c Eberleigh House

The revised quotation for the conversion of Eberleigh House Flat into two flats will

be available by the end of the week. The Chairman and Vice-Chairman are granted Power to Act to decide whether to accept the quotation after which Loan Sanction will be applied for, for the full amount of the quotation.

261/16 **Appointment of Internal Auditor**

Ken Abraham, who has been Council's Internal Auditor for some years, is no longer able to carry out the audit due to ill health.

Four auditors with experience in auditing parish councils had been asked for quotations. Three had responded. RESOLVED to appoint Ms Julie Snooks, whose quotation was the lowest.

262/16 **Correspondence**

a The following correspondence was NOTED:

Sport England – Community Asset Fund

Devon Countryside Access Forum – invitation for new members

Devon Association of Local Councils –

nominations to attend a Royal Garden Party

Casual vacancies on the DALC County Committee

b The following will be summarized by the Clerk and considered at the February, 2017 meeting:

Exmoor National Park Authority - Consultation on Modifications and

Proposed Changes to Section 6 of the ENPA Local Plan.

North Devon and Torridge District Councils - consultation on developer

Contributions and call for potential Traveller Sites

c Rail survey

The North Devon Line Rail Survey 2016/17 link is to be forwarded to members for them to complete individually.

d Beach cleans

There were no objections to the North Devon Coast Area of Outstanding Natural Beauty’s request to hold a Beach Clean on Friday, 3 March, 2017 and a Bioblitz on Tuesday, 14 March, 2017, on Combe Martin Beach.

263/16 **Coastal Communities Team**

This Council’s award of a Coastal Communities Team grant has now been formally announced.

The Chairman has worked up the original bid into a work programme to organize the conference and has written press releases. The timetable is to be checked with the Cities and Local Growth Team. A public open day will be held in the Village Hall to encourage villagers to become involved in the Coastal Communities Team. Partners have been identified and approached and after the open day an executive group will be formed. This group will be independent of the Parish Council and will consider all the feedback from the Open Day on how villagers want Combe Martin to develop.

The Parish Council will initially lead the project but it is important that villagers then take over the project.

A project list will be created which will be used to create an action plan to develop Combe Martin’s economic growth and provision of future facilities and services. The Coastal Communities Team will have its own website, and further meetings will be held 6 monthly or yearly to review progress and share this with the village.

It is anticipated that the conference will not require the full amount of the grant and the surplus funds will be used to create a ramp/boardwalk/disabled access onto the Beach at the bottom of the Scar.

Cllr Peter James was thanked for all the work he had put into the project.

264/16 **Consideration of matters relating to the Community Centre**

A business plan is awaited.

The meeting closed at 7.42pm.

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Chairman