COMBE MARTIN PARISH COUNCIL

Minutes of a meeting of Combe Martin Parish Council held at the Community Centre on Monday, 14 March, 2016, at 7pm.

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

Lin Wheelan.

In Attendance: Mr Ian Cowling and Mr Brom Bromidge (Lynton and Barnstaple Railway Trust) for Minute 271/15 only, District Cllr John Lovering, 9 parishioners,

Parish Clerk.

The meeting commenced with prayers.

271/15 **Lynton and Barnstaple Railway Trust planning application presentation**

Mr Ian Cowling from the Lynton and Barnstaple Railway Trust gave a thorough presentation about the 7 planning applications that the Trust has made to Exmoor National Park Authority/North Devon Council. The current applications are to extend the railway from Killington Lane to Wistlandpound via Blackmore Gate (Phase IIA).

Phase II will be from Woody Bay Station to Lynton, and Phase III will be Wistlandpound to Barnstaple, terminating on the former Pilton Yard (now a car park beside Pilton Causeway) which used to be the original works for the railway. The intention is ultimately to relay track as closely as possible to the original line. 85% of the original railway track bed is still visible in the landscape, and only one house has been built on the former track. Negotiations are in place to purchase this house and it is hoped to knock it down and replace it with two smaller houses, one for affordable needs and one to house a staff member.

It is planned to keep the Station Inn at Blackmore Gate as a pub, but to add on a station with ticket office, shop and museum, and re-instate the original line of the roof. An underpass for the train plus a separate pedestrian underpass would be built underneath the A399 at Blackmore Gate. Whilst this work is undertaken, the A399 would be re-routed through land at the Station Inn, to minimize any disruption to traffic. There are no plans to close the A399 during any works.

An engine house and sidings would be built on the site of the Blackmore Gate car park. It is important to have storage for the trains as the engines and carriages would be very costly to replace. Due to the land levels at the proposed location, the engine house roof would not be very visible. A new car park and coach parking would be created on the site of the former Blackmore Gate Hotel.

At Parracombe Bank it will be necessary to reinstate the bank which was washed away in the 1952 floods, and a culvert will then be created to take the train. The Trust has purchased Rowley Moor Farm, and owns the Station Master's house at Chelfham, so owns some of the land already. The trust has approximately 2,500 members, who between them have already contributed over a third of a million pounds to the project. Work is also carried out partly through members volunteering. The trust will be applying for Heritage grants and has already raised £2 million. Their plans are to obtain planning permission and to then apply for grant funding. At present they own 58% of the land needed for Phase IIA, and are actively negotiating to purchase about 30%. So far there has only been one objector. The trust will buy the track bed as and when it comes on the market.

Mr Cowling and Mr Bromidge answered questions about the railway proposals before the Chairman thanked them both for the very interesting presentation.

272/15 **Public Session**

a Nicky Tossell (Friends of the Community Centre) asked if the Parish Council was willing to meet members of the Friends group to discuss a number of points about the Community Centre and was advised that a meeting will be arranged. It was also confirmed that the Parish Council has no objections to the Community Centre having an entry on the Devon Community Buildings website.

273/15 **Apologies for absence**

Apologies were received from Cllrs Helen Mallinder, Celia Withers and County

Cllr Andrea Davis.

274/15 **Declarations of Interest**

Councillor Subject Reason

Ian Lawton Planning application number Near neighbour

60212

275/15 **County and District Councillors Reports**

a Devon County Council

Devon County Council continues to receive less than the average allocated to principal authorities by central Government. Government has recognised the disparity between rural and urban funding and has granted Devon an extra £8.4 million this year. On average, rural areas received £130 per person less Government funding than urban areas.

Devon’s schools get £287 less per pupil than the national average. If Devon received the average it would mean an extra £25 million for the county’s schools.

In Public Health, Devon got £38 per person compared with a national average of £69 whilst the City of London received £200 per person. If Devon received the average it would mean an additional £22.4 million.

When it comes to transport infrastructure, for every £100 spent in the South East we receive £7.50 in the South West.

With reduced Government support, DCC has had to add 1.99 per cent to the two per cent allowed by Government, making a 3.99 per cent increase this year. This represents an increase of £46.35 on a Band D property making it £1,207.62 an increase of 90p a week.

The Heart of the South West Devolution Prospectus has now been submitted to central Government.

b North Devon Council

Cllr Yvette Gubb apologised that she was unable to provide a report as North Devon Council are making changes to their email system and she was unable to access the information she needed at the moment.

Cllr Lovering reported that North Devon Council is putting its car park charges up to £1.10 per hour in the centre of Barnstaple, as business rates on the car parks, and other running costs had increased considerably.

276/15 **Police Report**

PCSO Ade Drury sent her apologies, as she was unable to attend, due to her shift pattern*.* Since the last meeting there have been 7 crimes reported, compared with 5 crimes for the same period last year. These are:

1 sending communication of offensive nature

2 assaults causing Actual Bodily Harm

1 assault causing Grievous Bodily Harm

1 Common Assault

1 possession of a Class B drug (Cannabis) with intent to supply

1 theft from motor vehicle

277/15 **Minutes of the last meeting**

RESOLVED unanimously that the Minutes of the meetings held on 8 February and

22 February 2016, be confirmed and signed as a true record.

278/15 **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.

60702 - ERECTION OF AGRICULTURAL BUILDING FOR LIVESTOCK MACHINERY AND FODDER AT LAND TO SOUTH OF WEST PARK FARM

Applicant – Mr R Gingell

Mr Gingell was invited to speak to the application.

RESOLVED to recommend that the application be APPROVED, as the building

replaces the existing shed which had been erected many years ago by Mr Ken Berry.

Cllr Ian Lawton declared an interest in the following item and left the room.

60212 - CONVERSION OF SORTING OFFICE AND TWO STORAGE AREAS TO FORM ONE BEDROOMED GROUND FLOOR FLAT (AMENDED CERTIFICATE) AT FORMER SORTING OFFICE, HIGH STREET

Applicant – Mr A Stephenson

RESOLVED:

a to ask the planning authority to clarify whether or not this is a retrospective application, as this Council understands that the works have been carried out.

b to ask the planning authority to confirm that it understands that the description of the application is wrong. The area to which the application refers is the area which was designated as parking for a former planning application for the former Post Office when the flat was converted into two flats, and was used as such. This area is not a storage area, and the sorting office is not being converted as stipulated in this application, because the sorting was carried out in the rear of the ground floor of the post office.

60675 - CHANGE OF USE OF PUBLIC HOUSE TO RAILWAY STATION TO

INCLUDE RESTAURANT, CAFÉ AND EXTENSION TO HOUSE TICKET HALL AND SHOP, CHANGE OF USE OF DWELLING TO RAILWAY MUSEUM,

OFFICES AND FLAT TOGETHER WITH FORMATION OF PEDESTRIAN

UNDERPASS TO RAILWAY CAR PARK, BLACKMOOR GATE

Applicant – Lynton and Barnstaple Railway Trust

60676 - REINSTATEMENT OF RAILWAY LINE AND ANCILLARY DEVELOPMENT, CHANGE OF USE OF AGRICULTURAL LAND TO TEMPORARY PUB AND STATION CAR PARK, BLACKMOOR GATE

Applicant – Lynton and Barnstaple Railway Trust

62/50/16/001- PROPOSED RE-INSTATEMENT OF RAILWAY LINE AND ANCILLARY

DEVELOPMENT. LAND BETWEEN KILLINGTON LANE AND BLACKMOOR GATE, PARRACOMBE,

Applicant – Lynton and Barnstaple Railway Trust

62/50/16/002 - PROPOSED ERECTION OF ENGINE SHED (2052M2) FORMATION OF RAILWAY SIDINGS AND CHANGE OF USE OF AGRICULTURAL BARN TO RAILWAY WORKSHOP. ROWLEY MOOR FARM, KENTISBURY,

Applicant – Lynton and Barnstaple Railway Trust

62/50/16/003 – PROPOSED CHANGE OF USE OF SITE OF FORMER HOTEL TO RAILWAY CAR PARK WITH 162 CAR PARKING SPACES AND PEDESTRIAN UNDERPASS TO STATION. SITE OF THE FORMER BLACKMOOR GATE HOTEL, BLACKMOOR GATE,

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, BLACKMOOR GATE

Applicant – Lynton and Barnstaple Railway Trust

62/50/16/005 – PROPOSED ERECTION OF TWO SEMI-DETCHED DWELLINGS REPLACING BUNGALOW DEMOLISHED TO ALLOW RE-INSTATEMENT OF RAILWAY LINE – ONE LOCAL NEEDS AFFORDABLE AND ONE FOR OCCUPATION BY RAILWAY STAFF. THE HALT, PARRACOMBE.

Applicant – Lynton and Barnstaple Railway Trust

RESOLVED to recommend that the seven planning applications for the re-instatement of the Lynton and Barnstaple Railway be APPROVED. The

re-instatement of the railway is very much welcomed and it is hoped that it will be a great benefit to the area, as well as residents and visitors alike.

Cllr Julia Clark declared an interest in the following item.

b Planning decisions

*Planning Inspectorate - Appeal by Jananda Smallholding (in 3 parts)*

It was NOTED that Appeals B and C were dismissed but Appeal A has been upheld for a limited period of three years.

c Planning correspondence

i *North Devon Council - consultation regarding enforcement*

RESOLVED to advise the planning authority that the matters of concern regarding enforcement are:

1 the length of time taken by Enforcement to react to complaints made to NDC of possible enforcement concerns,

2 too many developments carried out without planning permission are permitted to remain, and not enough are refused permission. This needs to be strengthened, because at present the planning system is seen as unfair to those who go through the proper process.

3 planning should not be granted on floodplains, in view of the effects of global warming and the increased risk of flooding, both to such developments and to those who rely on existing flood plain functioning.

ii *North Devon and Torridge Local Plan 2011-31 Consultation*

RESOLVED to reply to North Devon and Torridge Local Plan's further consultation:

1 supporting the proposed policy relating to wind energy development, although consideration should also be given to tidal sources of energy.

2 supporting the proposals on starter homes.

279/15 **Matters arising from the minutes of the last meeting**

a Min 241/15a *-* Flooding

Cllr Yvette Gubb has contacted the Fire Service and a meeting is being arranged to discuss flooding throughout Combe Martin.

It was AGREED that there is a need to find funding sources for a feasibility study to

look at the causes of flooding throughout Combe Martin, and identify means to resolve

this problem. RESOLVED that Cllrs Yvette Gubb, Peter James and Ian Lawton should form a working party to look at this.

It was NOTED that the grant application to DCC's emergency flooding fund had been made and a reply is awaited.

b Min 241/15f - Christmas Tree at Adams Hay

It was NOTED that advice had been taken from the nursery which supplied the tree, regarding its maintenance, before the tree was planted. The nursery had

recommended that the tree be left for the first year, then it should be lightly pruned

annually to ensure that it fills out and does not become leggy.

c Min 241/15g Attenuation tank at High Street Coach/Car Park compensation

It was NOTED that the negotiations with South West Water regarding the Coach/Car Park were still ongoing, as Council is waiting for the outcome of a similar case.

d Min 241/15h - Flooding problems

The drain is still blocked at Corner Lane, despite further complaints to DCC. The gulley at the bottom of Comers Lane which DCC installed is full and DCC is to be asked to clear this.

e Min 247/15c - Land at rear of Victoria Street

NDC has replied recommending that the applicants submit outline plans to NDC to consider further.

f Min 267/15c - Review of Exmoor National Park Authority’s Meetings

RESOLVED to reply to Exmoor National Park Authority that this Council's experiences of ENPA meetings is that they are well organized and the Authority does not need to change its current procedures and arrangements.

g Min 269/15 - Seacott Flat

RESOLVED to accept the quotation from the electrician to install an extractor fan at the flat, and to ask the builder who had visited the site to make the hole in the wall and make good after fitting.

280/15 **Committee Reports**

a Working Party 15 February, 2016

The report of the Working Party meeting held on 15 February, 2016 was ADOPTED, subject to:

1 Noting that Cllr Julia Clark declared an interest in item 4.

2 Item 4 - a meeting will be held with members of the Friends of the Community Centre to discuss, amongst other matters, the charging structure, before Council agrees on revised pricing.

Cllr Lovering left the meeting at this point.

b Working Party 1 March 2016, Part 2 - Commercial use of Combe Martin Beach

The report of the Working Party meeting held on 1 March, 2016, was ADOPTED, together with the draft Tender Document, taking into account the minor changes. It was AGREED that:

1 Those expressing interests in using the Beach this summer for kayaking will be

invited to submit tenders as set out in the tender document.

2 Tenderers will be advised of the minimum acceptable tender price but will be invited to put in a tender for a sum above that amount.

3 Tenders will be considered in total and this Council reserves the right not to select the highest bidder, if other factors outweigh this.

4 In view of the date on which Easter falls, the closing date for acceptance of tenders

will be 10am on Wednesday, 23 March, 2016 and a meeting will be held that evening

to consider the tenders.

5 An accompanying letter will be sent with the tender documents apologising for the very tight deadline this year. This has arisen because of the need to carry out research on the matter before Council could decide how to proceed and the date of Easter falling so early. The timescales will be longer in future.

6 As well as the guidance provided with the tenders, Council will agree the criteria on which the tenders will be assessed before their assessment.

7 Council will agree the criteria for details of Beach use at the Interim meeting and it will then be the responsibility of the Vice-Chairman and Clerk to see that these are met (see tender document).

c Audit, 8 March, 2016

Minutes of the Audit Committee meeting held on 8 March, 2016 were ADOPTED, including the Separation of Duties Matrix.

281/15 **Seaside Award**

It was NOTED that the Seaside Award application for 2016 has been submitted.

282/15 **Football Club lease**

It was NOTED that the lease proposals had been sent to the Football Club in October, 2015, and a response is awaited. The Club is to be reminded again.

283/15 **Reports by Representatives to Outside Bodies**

Combe Martin Museum

Cllr Peter James had agreed with Loosemores that they will contact the Clerk to inspect the door and will either replace it as faulty or give an at-cost price to replace.

The Museum is one of only 3 Museums in the country to be Makaton friendly (use of pictures to assist people who may not be in a position to read). Exmoor Coastal Festival is from 28 May to 5 June. The Museum will be holding a Seashore Safari on 3 June. Other ideas for the rest of the week are being considered. The Museum is always keen to welcome new members, with a table possibly at the Farmers Market, to explain themselves.

284/15 **Correspondence:**

a The following items were NOTED:

Trinity House –Inspection of Local Aids to Navigation - confirmation that the weirpost is satisfactory.

Exmoor National Park – Exmoor Consultative and Parish Forum - minutes of last meeting.

b Christians Together – permission to use Beach for a Songs of Praise

There were no objections to Christians Together holding a Songs of Praise on the Beach on Easter Sunday (28 March, 2016) at 3pm, subject to the Beach being left in a safe condition and proof of insurance cover being provided before the event.

c Combe Martin Carnival - Raft Race

There were no objections to the Carnival Committee holding the Raft Race on the Beach on Sunday, 7 August 2016, at about 6pm, subject to the Beach being left in a safe condition and proof of insurance cover being provided before the event.

285/15 **Dates of Meetings**

Interim meeting - 23 March 2016 at 6.30pm in Community Centre

286/15 **Finance**

a Balances

£ £

|  |  |  |  |
| --- | --- | --- | --- |
| **Balance b/fwd** |  |  |  |
| at 1 February 2016 |  | 109479.31 |  |
|  |  |  |  |
| less outstanding chqs |  | 1050.00 |  |
|  |  |  | 108429.31 |
| Income |  |  |  |
| Rents |  | 450.00 |  |
| Car parks |  | 1810.00 |  |
| Com Centre |  | 70.00 |  |
| Bishops Tawton Tap Monies |  | 773.41 |  |
| Interest |  | 1.29 |  |
| **Total income** |  | **3104.70** |  |
|  |  |  |  |
| **Expenses** |  | 15042.36 |  |
|  |  |  |  |
| Balance carried forward |  |  | 96491.65 |
| plus outstanding chqs |  |  | 1050.00 |
|  |  |  |  |
| **Balance in bank** |  |  |  |
| as at 29 February 2016 |  |  | 97541.65 |

b Car Park takings - gross of VAT

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | **2012** | **2012** | **2013** | **2013** | **2014** | **2014** | **2015** | **2015** |
| **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** |  | 7,749 | **9,394** | 4,649 | **6,094** | 6,948 | **8,253** | 8,713 | **10,643** |
| **May** |  | 7,280 | **8,110** | 8,117 | **9,937** | 8,053 | **11,238** | 9,085 | **10,676** |
| **June** |  | 9,275 | **12,175** | 9,175 | **11,085** | 10,050 | **12,305** | 10,343 | **15,443** |
| **July** |  | 8,681 | **10,251** | 15,497 | **17,177** | 16,380 | **18,266** | 14,660 | **16,630** |
| **August** |  | 16,928 | **17,933** | 26,407 | **27,467** | 23,512 | **24,796** | 22,436 | **23,127** |
| **September** |  | 13,655 | **14,540** | 9,286 | **11,016** | 10,285 | **11,325** | 10,810 | **12,160** |
| **October** |  | 5,606 | **6,116** | 4,366 | **5,151** | 5,111 | **5,251** | 7,071 | **7,466** |
| **November** |  | 2,226 | **3,306** | 1,497 | **2,657** | 2,747 | **3,572** | 0 | **580** |
| **December** |  | 1,176 | **1,506** | 1,724 | **1,944** | 1,900 | **2,260** | 2,253 | **3,373** |
| **January** |  | 973 | **1,373** | 853 | **1,513** | 1,423 | **1,923** | 1,545 | **3,260** |
| **February** |  | 1,501 | **1,861** | 1,004 | **1,144** | 1,460 | **1,715** | 1,554 | **2,114** |
| **March** |  | 3,487 | **5,087** | 2,840 | **4,215** | 3,785 | **5,915** |  |  |
|  |  |  |  |  |  |  |  |  |  |
| **Total Year to Date** |  | **75,050** | **86,565** | **82,575** | **95,185** | **87,869** | **100,904** | **88,470** | **105,472** |
|  |  |  |  |  |  |  |  |  |  |
| **Annual Total** |  | 78,537 | **91,652** | 85,415 | **99,400** | 91,654 | **106,819** | **88,470** | **105,472** |

c Payments

The payments as set out on the attached sheet were approved following recommendation by the Chairman and Cllr Julia Clark.

# 287/15 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’.

288/15 **Pensions Auto enrolment**

It was NOTED that staff A004 and A006 had expressed a wish to join the pension scheme and this was welcomed.

289/15 **Election/referendum**

There were no objections to the member of staff working at a polling station for the Commissioner's election and EU referendum in their own time.

290/15 **Working Party Report, 1 March, 2016 - Part 1 Eberleigh House**

Part 1 of the report of the Working Party meeting held on 1 March, 2016, was ADOPTED. The appendix will be considered at a later meeting.

At present the flat on the top two floors of Eberleigh House is arranged as a four bedroom flat but has no exterior facilities. Estimated costings had been sought:

a from an estate agent on the likely resale value of the building in its present condition,

b from a solicitor on the cost of selling the property whole or converting the top part to a leasehold,

c from a builder on the likely cost of renovating the flat or converting it into two flats.

d the cost of borrowing from the Public Works Loan Board.

Members agreed that two smaller flats were likely to better satisfy the housing needs of people in Combe Martin than a four bedroom flat on the first and second floors.

Having considered all the options of whether to sell Eberleigh House, with or without the Museum, to re-let the flat or convert it into two flats before re-letting, it was RESOLVED to apply for planning permission to convert the flat into two flats and, subject to permission, to borrow sufficient funds to carry out the works before re-letting the flat.

291/15 **Matter arising from the last meeting - Min 270/15 - Wabasso Cafe update**

The letter from the tenant was noted and the proposal AGREED. The matter will be kept under review.

292/15 **Correspondence - Combe Martin Museum**

The reply to this Council's letter and further request regarding the lease of the Museum was noted. Disappointment was expressed that Council's earlier letter had not been respected and it was AGREED to reply clearly repeating Council's earlier decision.

The meeting closed at 9.51pm.

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Chairman