

# COMBE MARTIN PARISH COUNCIL

Minutes of a meeting of Combe Martin Parish Council held at the Community Centre on Monday, 14 August, 2017, at 7pm.

Present: Cllrs Peter James (In the Chair) Julia Clark, Wendy Druce, Yvette Gubb, Doug Seymour, Celia Withers, David Woodbury, Chris Wyer.

In Attendance: District Cllr John Lovering, 2 parishioners, Parish Clerk.

The meeting was opened with prayers.

## 97/17 **Apologies for absence.**

Apologies were received from Cllrs Ian Lawton, Helen Mallinder and County Cllr Andrea Davis.

## 98/17 **County and District Councillors' Reports**

### Devon County Council

County Cllr Andrea Davis had advised that she has arranged planning training for parish councillors at Kentisbury Parish Council. RESOLVED that Cllrs would let the Clerk know if they wished to attend the training.

The amendments to the On Street Parking Order have been completed and include an extension of the double yellow lines at West Challacombe Lane/Shackhayes. RESOLVED to ask DCC to erect warning signs at the entrance to Five Turnings regarding possible obstruction of the access by parked vehicles.

### North Devon Council

Cllr John Lovering reported that the Leader of North Devon Council, Des Brayley, had sent out invitations to businesses to attend an event on tourism.

The proposed improvements to the A361 to provide more capacity have been welcomed but North Devon Council would also like an urban dual carriageway around Barnstaple as well as dual carriageway between Bideford and Tiverton.

The dangers of tombstoning have been highlighted following several incidents at Ilfracombe Harbour.

99/17 **Police and Vandalism Report**

PCSO Ade Drury will no longer be able to attend parish council meetings on a regular basis, but will attend if it is possible. This is a decision taken by the police. In order to provide information on a regular basis, a monthly newsletter is being produced, which will include the crime figures for the last month. This initiative was welcomed and it was AGREED to include the crime figures in the Parish Council minutes and copy the newsletter onto the noticeboard and website.

Crimes reported in July 2017 were:

Violence with Injury 2  
Violence without injury 1  
Other theft 1

The safety matting at Hollands Park had been ripped up again. RESOLVED to follow up the quotations for replacement safety matting at Hollands Park.

100/17 **Minutes of the last meeting**

RESOLVED that the Minutes of the meetings held on 10 July, 2017 and 24 July, 2017, be confirmed and signed as a true record, subject to deleting the third bullet point of Minute 75/17.

101/17 **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.

62976 - CHANGE OF USE OF DWELLING TO BED AND BREAKFAST WITH OWNERS ACCOMMODATION (PART RETROSPECTIVE) - NEWBERRY BEACH LODGE, NEWBERRY ROAD

Applicant - Mr Christopher Galloway

RESOLVED to respond to the planning authority stating that it is not clear why the amended plans include Greenwood House in the application.

Cllr Peter James declared an interest in the following application. Cllr Julia Clark chaired the meeting for this item.

63055 - ERECTION OF 3 DWELLINGS (AMENDED PLANS) AT LAVERCOMBE FARMHOUSE, VICTORIA STREET

Applicants - Messrs Bruce and Paul Wyborn

RESOLVED to advise the planning authority that this Council has no objections to the proposed development.

Cllr Wendy Druce declared an interest in the following application.

63232 - RETROSPECTIVE APPLICATION FOR: (1) SITING OF KAYAK DISPLAY STAND, (2) INSTALLATION OF TWO EXTERNAL SHOWERS TO TOILET/STORAGE BLOCK & (3) SITING OF MOBILE UNIT TO PROVIDE

CHANGING FACILITIES AT OUTDOOR SHOP & KAYAK CENTRE,  
BOROUGH ROAD

Applicant - Mr Vince Irwin

Mr Irwin was invited to comment on the application, which he did.

RESOLVED to advise the planning authority that this Council has no objections to the proposed development, especially as the provision of showers mitigates the loss of the showers at Kiln toilets and the effluent from the facilities will go into the mains sewers.

63453 - OUTLINE PLANNING PERMISSION FOR 5 DWELLINGS - ALL  
MATTERS RESERVED - AT LAND ADJACENT 24 SPURWAY GARDENS

Applicant - Mr Ron Ley

The email from Mrs Parker regarding to access to the site and the parking of cars at the entrance to Spurway Gardens was NOTED.

RESOLVED to advise the planning authority that this Council has no objections to the proposed outline development, as there will be an opportunity to comment on details at a later stage and the site was moved to within the development boundary some years ago.

63485 - CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE IN RESPECT  
OF SITING OF CARAVAN AT THE CARAVAN, KNAPP DOWN FARM

Applicant - Mr Robyn Seldon

Mr Seldon was invited to comment on the application, which he did.

RESOLVED to advise the planning authority that this Council has no objections to the proposed development.

63233 - ERECTION OF STORAGE BUILDING - HOLLANDS PARK, CHAPEL  
LANE

Applicant - Combe Martin Parish Council

As this Council is the applicant, it will not be responding to the consultation.

63438 - APPLICATION TO MODIFY A PLANNING OBLIGATION UNDER  
REGULATION 3 OF THE T&CP (MODIFICATION AND DISCHARGE OF  
PLANNING OBLIGATIONS) REGULATIONS 1992 ATTACHED TO  
PLANNING PERMISSION 41096 IN RESPECT OF UPDATING OF  
WORDING WITH REGARD TO THE MORTGAGEE EXCLUSION CLAUSE  
at 3 HOME PLACE, BUZZACOTT LANE

Applicant - Devon and Cornwall Housing Ltd

RESOLVED that the Planning Committee Chairman will ask the planning authority for details of the change of the wording and for clarification of what will be the effect. The Planning Committee is granted Power to Act to respond to this application when the information is received.

63517 - CONVERSION OF ONE AGRICULTURAL BUILDING TO FORM ONE  
UNIT OF HOLIDAY ACCOMMODATION - PARKLANDS FARM, RIDGE  
HILL

Applicants - Mr and Mrs Prideaux

RESOLVED to advise the planning authority that this Council has no objections to the proposed development, subject to the planning authority satisfying itself that the application complies with the Exmoor National Park's Dark Skies Policy as it is so near the Park.

62/19/17/004 - PROPOSED REAR INFILL EXTENSION TOGETHER WITH NEW PITCHED ROOF AND REPLACEMENT DOORS AND WINDOWS - MOORLANDS, ROAD FROM STONEY CORNER TO RHYDDA BANK CROSS, HOLDSTONE DOWN

Applicants - Mr and Mrs Baxter

RESOLVED to advise the planning authority that this Council has no objections to the proposed development, especially as it will reduce the light spillage from the property and the extension is not visible.

62/19/17/003 - PROPOSED EXTENSION AND ALTERATIONS TO COASTAL PATH COTTAGE - AMENDED PLAN AND DESCRIPTION

RESOLVED to give the Planning Committee Power to Act to respond to this application.

b Consultations sent by email

RESOLVED to write to North Devon Council expressing concerns that:

- i the new system of sending planning consultations by email makes it very difficult as this Council does not have the resources to print large size plans.
- ii notifications of amendments rarely provide enough information to ensure clarity about what has been amended.

c North Devon Council's planning decisions

APPROVAL

62959 - Erection of replacement garage and decking area at Tresco, Hangman Path

REFUSAL

63056 - Erection of dwelling at land adjacent to 1 Highfield Gardens

102/17 **Matters arising from the minutes of the last meeting**

a Min 44/17c - Coastal Communities Team update

The Coastal Communities Team Executive met in July to discuss the projects. Lorna Jones continues to work on the funding and it has been agreed to work more closely with the Tourism Association. The signage project is progressing well and fund raising will be carried out to raise the cost of £2,130 plus VAT. The strawberry project is in hand and Peter Wilkinson and Peter James will be forming a new group to work on Adderstable Woods.

A public meeting will be held on 8 October between 2pm and 5pm in the Village Hall to feed back the progress to date. Further ideas will be invited and villagers encouraged to volunteer.

b Min /17 - Emergency First Aid Course

The Emergency First Aid course has been booked for Tuesday, 26 September, 2017 in the Community Centre.

c Min 71/17f and 90/17b - Eberleigh House flats - progress report

Cllr Doug Seymour's emails showing photographs of the progress were NOTED. The works are going well and are on target. Smoke alarms will be wired in, and fire extinguishers will be the Parish Council's responsibility to fit. One flat is being

painted whilst the other flat is being plastered. A minor problem with the levels for the first floor soil pipe have been resolved with the help of the Museum, and the carpets and vinyl for the flats have been chosen.

d Policy on letting Eberleigh House flats

Cllr Yvette Gubb reported that she had not carried out the actions agreed at the last meeting as this would provide tenants who are eligible for affordable rents. This Council has borrowed monies to renovate and improve the flats and now needs to obtain open market rents for the flats in accordance with the grounds on which the decision was based.

RESOLVED to:

- i employ a letting agent to find suitable tenants but to prioritise applicants with a local connection to Combe Martin as this Council wishes to provide accommodation for the people it was founded to serve.
- ii ensure that whoever lives in the properties will not use them as second homes.
- iii when an agent is employed, to obtain a valuation for selling one or both flats, as well as a revised insurance valuation, to inform and make sure that this Council is taking the best financial decisions.
- iv hold an open day and invite villagers to see the flats.
- v on the open day to invite villagers to register an interest in being tenants.

e Min 75/17g - Twinning anniversary

M Bernard Oblin, former Maire of Cormelles le Royal has died recently and this Council's condolences have been sent to his family. Cllr Peter James met the chairman of the Cormelles twinning association and has agreed to compile a list of participants. It has been agreed to:

- revive the twinning in the long term, and this will be self-funding
- twinners from Combe Martin will visit Cormelles le Royal over the weekend of 22/24 September, 2017 to celebrate the 40th anniversary
- an item is being put in the Shammickite to invite participants.

f Min 84/17b - Riverbank

RESOLVED to:

- check the agreement for the right of way at Woolamsland.
- check whether the footpath is included in the DCC Definitive Map Review
- ask the workmen for ideas to put in place a 'quick fix' on the riverbank beside the bridge at Woolamsland.
- Put up stakes and a handrail where the gap is.

g Min 89/17a Email from Ken Mullins

It was AGREED that the reply drafted by the Chairman could now be sent to Mr Mullins.

h Min 89/17b - DDCCRC Volunteers

RESOLVED that Cllr Peter James would ask the DDCCRC volunteers to carry out the following tasks up to the previously agreed cost:

- remove the Himalayan Balsam from the River Umber banks
- remove the mats of vegetation in the Umber
- go down the Umber removing overhanging branches and plant life
- clear the gulleys and drains along the main road
- remove seaweed from the Beach

- clear the overgrowth which is hanging over the footpath at the pavement between Lynton Cottage and the entrance to Spurway Gardens
- clear the weeds on the main road,
- clear the ivy from the beds at Adams Hay
- Cormelles Car Park - trim trees by riverbank
- trim the trees on the riverbank at Blackmore Ham
- remove debris from the Umber

Cllr Yvette Gubb declared an interest in the following item.

i Min 90/17a - Bowls Club

The Chairman had not yet prepared the report as resources had not been allocated to the research.

The Clerk declared an interest in the following item and left the room.

j Min 90/17e - new building at Hollands Park and works to Clubhouse

The Chairman gave a report on the progress of the new Workman's Store, the delay in registering the planning application, and an associated report on the Football Club Building. Following debate, an action plan was agreed, RESOLVED that the Chairman be given Power to Act to pursue the action plan, and report further to the September meeting.

103/17 **Payments**

The cheques were approved following recommendation by the Chairman and Cllr Doug Seymour. It was AGREED that sufficient work had been carried out at Eberleigh House to enable Southcombe Construction to be paid for the third stage payment.

104/17 **Remainder of Agenda business**

RESOLVED that, due to the lateness of the hour, the remainder of the agenda items would be considered at a meeting to be held on 30 August, 2017, at 7pm in the Community Centre.

The meeting closed at 10.04pm.

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Chairman