COMBE MARTIN PARISH COUNCIL

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

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

Ian Lawton, Celia Withers.

In Attendance: County Cllr Andrea Davis, District Cllr John Lovering, 5 members of the public, Parish Clerk.

180/16 **Public Session**

a David Cottingham - objected to planning application number 62019 on the following grounds:

* additional traffic would be detrimental to the existing brick approach road
* the proposed dwelling would overlook neighbour's properties
* the proposals would increase the traffic movements from the driveway of

Rodwell House to an unacceptable level

* Spurway Gardens road is already congested with vehicles parking on the sides of the road.

b Harun Hkar - asked for permission to park a mobile food vehicle in Kiln Car Park on Thursdays throughout the year, between 4pm and 8.30 to 9pm. This would serve Mediterranean cuisine.

181/16 **Resignation of Councillor**

Cllr Lin Wheelan has tendered her resignation as a councillor with effect from

13 November, 2016. North Devon Council's Elections Office has been advised and

the necessary notices will be displayed shortly.

RESOLVED to:

a write to Mrs Wheelan, thanking her for her contributions as a parish councillor.

b advise villagers of the vacancy in the December Shammickite

c if there is no call for an election, to co-opt for both this vacancy and the existing vacancies at the February meeting.

182/16 **Apologies for absence**

Apologies for absence were received from Cllr Helen Mallinder and PCSO Ade Drury.

183/16 **County and District Councillors Reports**

a Devon County Council

*Consultation on DCC Services*

Cllr Andrea Davis reported that Devon County Council has launched a consultation seeking residents’ views on public services, in order to help influence the Council’s budget decision-making next year. The questionnaire is available on the DCC website and asks what people's priorities are for their communities. It asks whether

spending on some services should be protected, or whether people think budgets could be reduced to a greater or lesser extent.

It also asks people whether they think communities can play a bigger role in running some local services; and whether they personally would be willing to be involved, or are already involved, in any aspect of helping their local community to support itself.

And finally, it asks whether people would be willing to pay more council tax in order

to protect public services.

Over the summer, DCC asked residents what they thought of Devon as a place to

live. The results are on the Council’s website. Respondents have good access to

countryside, can lead active lives and they care about their environment.  People

can contribute to community life and they felt safe.

However, transport, infrastructure, affordable homes, and job opportunities were considered poorer. Lack of affordable housing was the single most important issue,

followed by jobs and wages.

The consultation can be found on DCC's website or at: <https://new.devon.gov.uk/haveyoursay/consultations/budget-201718/>

Paper copy are available from DCC’s Customer Service Centre on 0345 155 1015.

The budget consultation is open until 6 January 2017.

*Projected overspend*

DCC is predicting an overspend of £7.5 million by the end of March 2017 if steps

are not taken to address the matter. The projected overspend is mainly due to an overrun of £5.2 million on adult social care. There has also been a relentless, upward pressure on demand for adult services with Devon being home to a higher proportion of people aged over 65 – and especially over 85 – than is typical.

Additional costs have come from added responsibilities such as the introduction of the Care Act and paying workers delivering care in the community and in care homes the National Living Wage.

*Pavement parking powers to protect pedestrians*

DCC is calling on Government to revisit proposals that would give the authority more powers to deal with motorists [parking on pavements](http://services.parliament.uk/bills/2014-15/pavementparking.html). In December 2015 the House of Commons withdrew a motion for a bill to end Pavement Parking. Powers to deal with obstruction of pavements currently rest with the Police but, in the last 12 months there have been 788 complaints made about pavement parking in Devon.

*Extension of 'No Waiting at Any Time' Order at West Challacombe Lane*

Cllr Davis has requested an extension to the ‘No waiting at any time’ Order for West Challacombe Lane as obstructive parking in the area often prevents large vehicles, eg fire appliances and refuse trucks, from accessing some properties. She asked

that any letters regarding this are sent to Mr Ian Roberts for County Solicitor,  
 Devon County Council, Legal Department, County Hall, Topsham Road, Exeter EX2 4QD.

b North Devon Council

*NDC Peer Review*

Cllr John Lovering reported that North Devon Council has carried out a Peer Review facilitated by a team from the Local Government Association. The team worked with NDC's staff over four days and found that staff have a positive attitude but there are capacity issues following the cuts in the grant from central Government in recent years. Staff are willing to embrace change, have good ideas and NDC provides a good core service. A draft LGA report of the review will be provided shortly.

*New chapel at North Devon Crematorium service of dedication*

Cllr Yvette Gubb reported that a service of dedication has been held at the new chapel at North Devon Crematorium. On Saturday, 12 November, 2016, the Bishop of Exeter performed an Ecumenical (Christian) dedication service at the crematorium’s new 250 seat Rowan chapel, followed by a commemorative tree planting, light refreshments and an opportunity to view the facilities.

The new chapel links to the existing crematorium building and is designed to accommodate large services. The original chapel has also been refurbished and is still available for smaller, more intimate services. The project was funded by the North Devon Crematorium Joint Committee, which is made up of North Devon and Torridge District councillors.

*Closure of toilets at the Cove, Ilfracombe*

A toilet block at the Cove in Ilfracombe will close at the end of November, 2016. The closest alternative toilets are located at the Pier in Ilfracombe. NDC has been reviewing the usage and cost of council-owned public conveniences across the district. Use of the toilets on Cove Road has been gradually declining and vandalism at the toilet block is an on-going problem. In 2015/16 the toilets cost the council £19,375, which includes £6,000 cleaning costs.

*New seating and information area next to Verity sculpture, Ilfracombe*

Work begins this week to re-landscape the area around the Verity sculpture to provide a larger viewing platform, seating, lighting and an information lectern.

Damien Hirst’s 20 metre sculpture, Verity, was loaned to North Devon Council by For Giving CIC in 2012. Since then it has become a popular draw for tourists and this work will further enhance the Pier area and improve the visitor experience.

*RMB Chivenor to close by 2027*

NDC is saddened by the news that its local air base RMB Chivenor will close by 2027. The Ministry of Defence has decided to close its North Devon base. From 2027 operations will continue from the Devonport base in Plymouth.

184/16 **Police and Vandalism Reports**

a Police Report

  PCSO Drury sent her apologies as she is not able to attend the meeting, being on a rest day and having family commitments.  She will endeavour to be at the December meeting.

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

1 Assault – ABH

1 Send threatening communication

1 Theft by employee

1 Common Assault

1 Criminal Damage to Motor Vehicle

1 Burglary non dwelling

b Vandalism report

Barriers at Parade moved and placed across the main road.

Car park machine at Cormelles has had its coin slot and return slot superglued.

185/16 **Minutes of the last meeting**

RESOLVED that the Minutes of the meetings held on 12 October, and 25 October, 2016, be confirmed and signed as a true record.

186/16 **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.

61823 - ERECTION OF BRIDGE TO PROVIDE NEW VEHICULAR ACCESS AT SEA VISTA, ROSEA BRIDGE LANE

Applicant – Mr Peter Scott

RESOLVED to recommend that the application be APPROVED.

61999 - ERECTION OF ONE AFFORDABLE DWELLING AT LAND TO REAR OF GRASMERE HOUSE, KING STREET

Applicant – Mrs Pauline Taft

RESOLVED to advise the planning authority that this Council has the

following concerns regarding this application:

a This Council welcomes the provision of affordable housing, but has concerns that the supporting documentation (Assessment of Access, Item 6) refers to the accommodation being holiday accommodation. The planning authority is requested to clarify this point.

b If the application is for affordable housing, the planning authority is asked

to make it a condition of any planning permission that the dwelling remains as affordable housing.

c The proposed dwelling is situated on ground which is supported/retained by a bank of gabian baskets. The planning authority is asked to satisfy itself that the gabian basket structure is capable of supporting this additional load.

62019 - ERECTION OF DWELLING AT RODWELL HOUSE, VICTORA STREET

Applicant – Mr A Charlesworth

RESOLVED to make the following observations:

a The use of SUDS is welcomed.

b The planning authority is asked to satisfy itself that there will be no overlooking of neighbouring properties.

c If it is possible, the applicant is asked to consider creating an alternative access to the site, directly from the main road. Firstly, the current proposals will increase the traffic onto a shared access which may not be suitable to accommodate the extra load. Secondly, traffic flows in Spurway Gardens are being hampered by the amount of on-street parking throughout Spurway Gardens.

62061 - EXTENSION AND ALTERATIONS TO DWELLING AT QUARTERDECK

SEASIDE

Applicant – Mr and Mrs S and N Pullen

RESOLVED to advise the planning authority that this Council is responding as an adjoining landowner, and not as a statutory consultee.

This Council has the following concerns regarding this application:

a Flooding - This application is for a dwelling at the top of Combe Martin Beach. During spring high tides when the wind blows directly into the bay, the waves will break over the Quarterdeck, and in the past the occupants have had to be evacuated.

b The application includes provision of storage for boats. At present there is no permission from the landowner for access onto the Beach for such craft.

c It is noted that the Flood Risk Assessment states 'With regard to foul drainage, this is currently a private system which will be upgraded' and 'The foul drainage appears to connect to the mains'. Given that this property adjoins the head of Combe Martin Beach and any effluent discharging onto the Beach would have a detrimental effect upon the Bathing Water quality,

the planning authority is asked to consult the Environment Agency and/or South West Water to ensure that the foul drainage meets current standards and that no contamination of the Beach or bathing water occurs.

b Exmoor National Park's planning approval

62/19/16/003 - Installation of telecommunications pole (11m high) and equipment at Girt Down Farm

187/16 **Correspondence**

a The following items were NOTED:

Exmoor Consultative and Parish Forum - agenda for meeting 17 November 2016

b Residents from Western Garden – Street light request

The two letters from residents at Western Gardens and the quotations from SSE were NOTED. RESOLVED to have both the lamps of the lights at Western

Gardens and Kiln Lane replaced.

c Mr Harun Hkar - Request to sell food from a catering van in Parish Council Car Parks

Mr Hkar stated that he would be happy to adapt his starting times at different times of year, as some car parks are still full in summer in late afternoon/early evening. He would leave the area in a clean and tidy condition.

RESOLVED to establish the legalities under Civil Parking Enforcement regulations of permitting trading in car parks and to refer the matter to the Interim meeting.

d North Devon Coast AONB - Bioblitz, March 2017

There were no objections to the North Devon Coast AONB holding a Bioblitz event on Combe Martin Beach on 14 March, 2016, and using a part of the car park for an activity tent. Vehicles parking in the car park will be expected to pay for their parking.

e Communities Prepared – Helping Communities Prepare for the Unexpected

RESOLVED to accept the offer of assistance with community resilience.

f CAB - Request for donations

RESOLVED to advise CAB that this Council has no budget for donations in this

financial year so it is unable to make a donation.

g Devon Wildlife Trust - Devon Willow Tit project

There were no objections to DWT using Adderstable Woods as part of their project.

h Devon and Somerset Fire and Rescue Service - Village Hall

The report was NOTED, and is to be referred to the Village Hall Management Committee. The Fire and Rescue Service is to be advised that the VHMC is

responsible for the maintenance of the Village Hall.

i County Cllr Andrea Davis - On-Street Parking Order amendments

RESOLVED to write to DCC to support the proposals to make part of West Challacombe Lane no parking at any time, in view of the problems being experienced there.

j Environment Agency and Defra - Bathing water quality results

The final Bathing water quality results for 2016 have been classified as Sufficient. The EA has been testing the River Umber to identify any areas where the quality deteriorates, but there have not been any major spikes in the last few months.

188/16 **Matters arising from the minutes of the last meeting**

a Min 157/16c - Affordable Housing Survey

There were no objections to the final draft of the letter and survey. The amount of the grant was NOTED, and it was AGREED that the surveys should be posted rather than delivered.

b Min 160/16j - Hydro resources - date for a meeting

RESOLVED to invite the hydro resources speaker to the February meeting, and the 361 Energy Community Interest Company speaker to the February Interim meeting.

c Min 162/16i – Payment to British Gas

It was NOTED that the cheque had been paid to British Gas as the direct debit would not collect the arrears because the account was being transferred from household to business.

d Min 165/16b – Sale of toilets - Skirhead

District Cllr Yvette Gubb had discussed the sale of Skirhead toilets with Helen Bond

of NDC's Legal Unit and it is understood that North Devon Council may be willing to share the proceeds of any sale. In these circumstances, it would be a criteria of the sale that there is evidence of Council having obtained as much money as possible

for the property, eg by selling by sealed bids. It was AGREED to put this on the agenda for the Interim meeting.

e Min 165/16b - Sale of toilets - Parade

RESOLVED to advise prospective purchasers of the following:

1 *Boundary of property to be sold* -

* The toilets themselves, including the meters cupboard on the side, following solicitor's advice regarding the exact boundary on depth of walls.
* The part of the car park directly above and following the same footprint of the toilets underneath the car park.
* The garden area between the toilets and the A399, including the surrounding wall, subject to an agreement for Council to have an electricity meter within this area if necessary to provide separate supplies for the toilet block and Council's lighting

2 This Council is not willing to allow the area on the opposite side of the path at

the top of the cliff to be used for designated seating.

3 This Council does not wish to sell off any more of the car park than is occupied by the footprint of the building.

4 Vehicular access to the area over the toilets will be on the seaward side of the tarmac area, the exact location to depend on the revised layout of the car park.

5 The Armco barrier has to stay where it is to protect the footway below as well as vehicles. It will be the responsibility of the purchaser to decide how to separate the purchased area from the remainder of the car park.

6 The property will have an electric supply installed.

7 The Chairman will investigate the query about a possible drain serving the run- off water from the car park running under the toilet block.

8 The water supply to Wabasso café will be separated from the supply to the toilet block.

9 Council will review the location of the dog bin with a view to moving it downhill

providing this is practical.

f Min 171/16b - Repairs policy for slate seats at the Parade

It was NOTED that District Cllr John Lovering would pay for the current repairs to the slate seats at the Parade. The manufacturer will invoice this Council who will then invoice Cllr Lovering.

RESOLVED that Cllr Yvette Gubb shall inspect the seats at the Parade to establish which have been fitted with dowels.

g Min 174/16 – Christmas Lighting - trees Cllr Ian Lawton advised that Rod Donovan was happy to donate two Christmas trees to Combe Martin. The trees will need to be felled and transported, so it will be necessary to obtain assistance for Council's workman when he has to do this.

RESOLVED to:

i write and thank Mr Donovan for his generous donation of the trees.

ii approach someone in the village to ask them to help Council's workman to fell and erect the two trees.

189/16 **Eberleigh House** **Flat - Responses to consultation in the Shammickite**

Nine emails/letters had been received, including one from Combe Martin Museum.

Two had objected to the proposals and seven had been in favour of converting the flat into two smaller flats and were in favour of this Council borrowing money to fund the works.

RESOLVED, in view of the very supportive comments in the letters in favour of the project, to make an application for Loan Sanction to authorize such borrowing. Exact details of the loan will be agreed once the tenders have been considered and the exact cost is established.

190/16 **Parade wall**

a Appointment of an engineer to assess the extent of the area at risk

RESOLVED:

i that Cllr Yvette Gubb would speak to NDC's Engineers Unit to see if they would be willing to assess the area of the car park by the wall and advise where it is safe to rebuild the new railings in a written report.

ii to ask Martin Worth to provide a quotation to demolish the dangerous section of wall.

iii if this is acceptable, to have the wall demolished and use the resulting debris to pack underneath the arch at the entrance to the car park, with a retaining wall, to add strength to the arch.

RESOLVED as a matter of urgency to:

i to ask Miranda Wrycroft when she will be closing during the winter period.

ii to close the walkway from just beyond the ramp up to the car park to just before Wabasso Café.

iii to close off the section of car park affected by the wall.

The Chairman and Vice-Chairman are granted Power to Act to have the wall taken down as a matter of urgency.

Planning

NDC's planning officer had advised that, in view of the Conservation Officer's comments, NDC wishes to have horizontal railings used at the Parade. NDC needs exact scale drawings of the railings to be used, which would form part of the conditions of any planning permission.

RESOLVED that, if the planning permission is subject to the railings being horizontal, it will be necessary to comply with NDC's request to alter the application to horizontal railings. The Chairman and Vice-Chairman be granted Power to Act to choose the specific railings in time for the details to be sent to the planning officer by 25 November, 2016.

191/16 **Committee reports**

Personnel Committee, October 2016

Minutes of the Personnel Committee meeting held on Friday, 27 October, 2016, were ADOPTED. The meeting with all staff has been held.

192/16 **Dates of meetings**

Interim Council meeting - Wednesday, 30 November, 6.30pm

Audit Committee - January, 2017 - date to be confirmed

Finance meeting - Tuesday, 6 December, 6.30pm

Working Group to progress new workperson's store - The Working Group will be Cllrs Peter James, Wendy Druce and Yvette Gubb, with Ray Druce assisting where necessary and a co-optee from the Football Club Committee.

193/16 **Finance**

a Balances

|  |  |  |  |
| --- | --- | --- | --- |
| Balance b/fwd |  |  |  |
| at 1 October 2016 |  | 169239.96 |  |
|  |  |  |  |
| less outstanding chqs |  | 330.80 |  |
|  |  |  | 168909.16 |
| **Income** |  |  |  |
| Rents | 1050.00 |  |  |
| Car parks | 6282.00 |  |  |
| Com Centre | 108.42 |  |  |
| Interest | 0.96 |  |  |
| Seat Donations | 600.00 |  |  |
| Seacott Flat Water | 23.34 |  |  |
| Wabasso Water | 445.04 |  |  |
| Photocopying | 2.40 |  |  |
| Coach Park Donations | 3.00 |  |  |
|  |  |  |  |
| **Total income** | **8515.16** |  |  |
|  |  |  |  |
|  |  |  |  |
| **Expenses** | 19219.75 |  |  |
|  |  |  |  |
| Balance carried forward |  |  | 158204.57 |
| plus outstanding chqs |  |  | 13613.57 |
|  |  |  |  |
| **Balance in bank** |  |  |  |
| as at 31 October 2016 |  |  | 171818.14 |
|  |  |  |  |

b Car Park takings - gross of VAT

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | **2013** | **2013** | **2014** | **2014** | **2015** | **2015** | **2016** | **2016** |
| **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** |  |  |
| **December** |  | 1,724 | **1,944** | 1,900 | **2,260** | 2,253 | **3,373** |  |  |
| **January** |  | 853 | **1,513** | 1,423 | **1,923** | 1,545 | **3,260** |  |  |
| **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** |  | **77,497** | **87,927** | **80,339** | **91,434** | **83,118** | **96,145** | **85,006** | **98,863** |
|  |  |  |  |  |  |  |  |  |  |
| **Annual Total** |  | 85,415 | **99,400** | 91,654 | **106,819** | 93,936 | **113,903** | 85,006 | **98,863** |

c Payments

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

d Sandbags

As North Devon Council is no longer providing sandbags for emergencies, RESOLVED to order 1000 sandbags at a cost of 16p per bag plus VAT, from the

supplier used by the Environment Agency, as this was by far the cheapest quotation.

The meeting closed at 9.34pm.

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Chairman