

## COMBE MARTIN PARISH COUNCIL

Draft minutes of the meeting of Combe Martin Parish Council held at the Community Centre on Monday 12 August 2019 at 7pm.

Present: Cllrs Peter James (Chairman), Ian Lawton (Vice Chairman), David Woodbury, Chris Wyer, Katherine Armitage, Martin Worth, Andy Forgan, and Keith Wyer.

In attendance: District Cllr Yvette Gubb, twenty-one parishioners, and the Parish Clerk (minute taker).

County Cllr Andrea Davis arrived at the meeting at 7.20pm.

The meeting was opened with prayers.

### 164/19 **To receive, and reply to, matters raised by parishioners**

The Chairman of the Combe Martin Water Watch Group (CMWWG) spoke about CMWWG's proposal to move sand on Combe Martin beach to fill a pond of freshwater created by the river, and the urgent need to carry out the work and impact on the bathing water quality sampling results.

District Cllr Yvette Gubb raised concerns on behalf of a parishioner about pruned vegetation being left in the river UMBER near the Community Centre. Any debris left in the river has the potential to cause blockages and flooding.

Two parishioners repeated their concerns about the strength of the wall along Bowling Green Lane when the river UMBER is running high. A request was made for a meeting with the Parish Council, the Environment Agency, Devon County Council and the Combe Martin Silver Mine Research and Preservation Society to discuss flooding issues.

The Combe Martin Silver Mine Research and Preservation Society is working with the CMWWG and sharing information on mining activities and maps.

### 165/19 **Apologies for absence**

Apologies were received from Cllrs, Celia Withers, Helen Mallinder, and John Hales. Cllr Lee Lethaby was not in attendance.

### 166/19 **Declarations of Interest**

Cllr Katherine Armitage declared an interest in item 19 of the agenda.

### 167/19 **To consider any requests for dispensations**

Cllr Armitage was granted dispensation in relation to item 19 of the agenda.

### 168/19 **5G Awareness Presentation**

Will Wilson, a medical scientist, gave a short presentation on 5G. His report highlighted 5G technology, concerns raised by some experts about the impact of 5G on human health, and the need for more research to be carried out by Government. Mr Wilson suggested that the precautionary principle should be applied to this new technology.

County Cllr Andrea Davis arrived at the meeting at 7.20pm.

169/19 **Finance:**

a) To receive the reports on the monthly balances.

**RESOLVED:** To approve the reports on the monthly balances including the list of invoices to be paid.

b) To consider the Parish Clerk's proposal to replace the three office computers with three new or re-furbished computers.

**RESOLVED:** Council approves:

- The proposal to replace the three office computers with three new or re-furbished computers; and
- A virement of the budget to fund the computer replacement by allocating the full budget amount from the office furniture/equipment cost centre to the IT equipment/hardware cost centre.

Three parishioners left the meeting at 7.35pm.

170/19 **County and District Councillors' reports**

Devon County Council

County Cllr Andrea Davis provided the following report:

*Forthcoming carriageway stabilisation works at Lions Rump South on the A399 south of Brayford – a complete road closure is provisionally programmed in for 4<sup>th</sup> to 30<sup>th</sup> November 2019 while the stabilisation works are carried out.*

*Devon and Somerset Fire and Rescue Service – Service Delivery Operating Model Proposal.* Cllr Davis advised that it was very important for local residents to respond to this consultation as the risk impact to the level of fire service cover in Northern Devon is high.

North Devon Council

District Cllr Yvette Gubb provided the following report.

Shopkeepers in North Devon are being encouraged to enter a competition which celebrates the creativity of independent retailers on the UK's high streets and the role they play in building local communities. The Best Small Shops competition is free to enter – you can nominate your business through [www.bestsmallshops.co.uk](http://www.bestsmallshops.co.uk).

171/19 **Vandalism and Police Report**

The Police newsletter for August 2019 was received and circulated to Council members prior to this meeting.

Crimes reported in July 2019 were as follows:

**Combe Martin**

Violence with Injury	6
Violence without Injury	2
Other Theft	1
Criminal Damage	2
Public Order Offences	1

**Berrynarbor**

Other Theft	1
Criminal Damage	1

**East Down**

No crime recorded

172/19 **Minutes**

**RESOLVED:** To approve as a correct record, the minutes of the Council meeting held on Monday 8 July 2019.

173/19 **Planning**

a. Applications

**1. 62/19/18/002 –PROPOSED REPLACEMENT DWELLING. (AS PER ADDITIONAL INFORMATION AND AMENDED PLANS).**

**HEATHERHOLM, COMBE MARTIN, DEVON**

Applicant - Mr and Mrs Verney

**RESOLVED:** To advise the Planning Authority that Council has approved the previous planning application relating to these proposals and supports this application.

**2. REFERENCE 66895 – RESERVED MATTERS APPLICATION FOR ERECTION OF FIVE DWELLINGS (OUTLINE PLANNING PERMISSIN 63453) AT LAND ADJACENT TO 24 SPURWAY GARDENS COMBE MARTIN**

Applicant - Mr Andy Ley

**RESOLVED:** To advise the Planning Authority that Council has considered this application and makes the following observations:

1. To avoid a repeat of the kind of flooding problems experienced in Corner Lane, Combe Martin, Council recommend that a significant proportion of the impermeable hard standing be changed to a permeable surfacing. Council would recommend that responses to the proposed drainage system be urgently sought from the Environment Agency and South West Water.

2. In line with the Dark Night Sky Friendly policy, Council recommend that the external lighting be substantially reduced to provide the minimum necessary down lighting.

3. Each house has potential space for four cars giving a potential of twenty more cars using the road through Spurway Gardens. Council ask that the local residents' views be taken into account when the planning decision is made.

4. Council would strongly recommend that the Local Plan policies ST 02 (d) and (f), ST 03 (f) and (g), ST 05 (a), (c) and (d) be explicitly addressed in the detail of the design of the dwellings. For example the orientation of the dwellings creates an ideal opportunity to incorporate photovoltaic panels. Also the provision of rainwater storage and the recycling of “grey” water would reduce pressure on water supply and drainage.

**3. REFERENCE 70229- REMOVAL OF CONDITION 1 (OCCUPANCY RESTRICTION) ATTACHED TO PLANNING PERMISSION 58204 TO ALLOW FULL RESIDENTIAL OCCUPANCY AT COMBE VIEW SHUTE LANE COMBE MARTIN**  
Applicant – Mr Teal and Mrs Wyatt-Teal

Cllr Martin Worth declared an interest in this planning application.

The applicant and neighbours of the applicant made representation about this planning application at the meeting and Council members had sight of their correspondence sent in prior to this meeting.

**RESOLVED:** To advise the Planning Authority that Council has considered this application and has no objection to the removal of condition 1 (occupancy restriction) attached to planning permission 58204. However, Council is concerned about an alleged planning error that has led to this application. This has made it difficult for Council to effectively address the planning application and raises questions about the application of the rules and regulations that govern the planning process.

County Cllr Andrea Davis left the meeting at 8pm.

**b. Planning Decisions**

Application Nos -

1. 62/19/19/002 – Planning refused.
2. 62/19/19/003LB – Planning refused.
3. 62/19/19/004 – Planning approved.

**c. Planning Appeals (if any)**

None.

**d. Planning Correspondence**

1. Email from parishioner in respect of planning app 70229 – noted.

*Any planning correspondence received after the preparation of the agenda.*

Email from parishioner addressed to Exmoor National Park Authority expressing concerns about a development in the North Challacombe area. Noted.

**174/19 Reports by Representatives to Outside Bodies**

None.

**175/19 Correspondence:**

Parishioner – Parking issues at Barton Gate Lane and request to extend the yellow hatched area. **AGREED:** To discuss the possibility of extending the hatched area at the Parish Council Strategy Meeting.

Parishioner – Suggestion to place a sign on Combe Martin beach about dogs on Newberry beach. **ACTION:** To ask the Museum whether it would put up notices about dog exercising at Newberry beach on its noticeboard.

Parishioner – Querying ownership of land at Umber Close. Information from the Land Registry has been acquired. However, further investigation is needed to clarify the situation.

Environment Agency – New regulations about abstracting water from ground or surface water sources. Noted.

Save our Hospital Services – Public Engagement campaign on Hospital Services. Local residents are encouraged to have a say in the future healthcare provision in North Devon. It was agreed to reiterate the Council's concerns about the proposals. **ACTION:** The Chairman's previous letter should be sent, with an updated introduction.

Village Hall Community Group – Letter of thanks. Noted

Parishioner – Potential voids at the Parade. **ACTION:** To send parishioner a copy of the interim review of Newberry Parade undertaken by Cllr David Woodbury.

Combe Martin Community Group Shop – Grant request for a transferable parking permit for shop volunteers. Cllrs Keith Wyer and Martin Worth expressed interests. **RESOLVED:** To check the renewal date of the existing permit and make a section 137 grant for a new permit.

Devon and Cornwall Police – Operation Snap initiative. Noted.

Climate Emergency Network – Request for volunteers. **AGREED:** To discuss issue at the Parish Council Strategy Meeting.

*Any correspondence received after the preparation of the agenda*

Parishioner request for a copy of Standing Orders. **RESOLVED:** To grant request and put a copy of Standing Orders on Council's website.

Request to place a Commemorative bench at the top of Cobblers. Cllr Worth declared an interest. **RESOLVED:** To grant the request to place a commemorative bench at the top of Cobblers, Combe Martin.

New Chair and Deputy Chair of Exmoor Consultative and Parish Forum. Noted.

North Devon Council weekly grants and community newsletter. **AGREED:** Cllr Peter James to register the Council's interest for a grant from the Postcode Trust.

Parishioner – letter of concern about licencing arrangements for George and Dragon Pub. Noted.

Parishioner – Parish Council office appearance. Noted.

176/19 **To confirm proposed dates for future meetings**

**RESOLVED:** To hold the next Parish Council Meeting on Monday 9 September 2019 at 7pm at the Community Centre.

Cllrs James, Withers, and Forgan gave their apologies for the September meeting.

**RESOLVED:** To hold a Parish Council Strategy Meeting on Monday 16 September 2019 at 7pm at the Community Centre

177/19 **Motion**

To propose that this Council develops a policy towards planning applications in the village that emphasises the urgent need to focus on sustainability. Proposer - Cllr Andy Forgan. Seconded by Cllr Chris Wyer.

**RESOLVED:** To approve Cllr Forgan's Motion to develop a policy towards planning applications in the village that emphasises the urgent need to focus on sustainability.

178/19 **Combe Martin Football Club**

To note the ongoing discussions with Combe Martin Football Club about the arrangements for the use of the Hollands Park facilities and recommendations to replace the boiler and carry out temporary repairs to the clubhouse roof.

**RESOLVED:** To approve the recommendations to replace the boiler in the clubhouse and carry out temporary repairs to the clubhouse roof.

179/19 **Parish Council Advice Surgery**

Report on success of first trial Parish Council Advice Surgery held on Monday 5 August 2019.

Several parishioners turned up to the first trial Parish Council Advice Surgery to raise a variety of village issues. Three Councillors were in attendance to listen to those concerns. Cllr Wyer and the Clerk are to meet to discuss dates for future surgeries, which will be held at the Parish Council office.

180/19 **Flood Prevention Action Plan**

To note meeting with parishioner about the wall along Bowling Green Lane. Noted.

Briefing note of meeting with Peter Heaton-Jones MP and updated actions required.  
On behalf of the Council, Cllr David Woodbury met with Peter Heaton-Jones MP to discuss flooding issues at the MP's advice surgery in Combe Martin. The meeting was very positive and the MP's office is taking up the issues raised with the relevant authorities.

181/19 **Parks and Open Spaces**

None.

Two parishioners left the meeting at 9.05pm.

182/19 **Beach**

Combe Martin Water Watch Group proposal to move sand on Combe Martin beach to divert the river flow past the weir.

**RESOLVED:** To approve the Combe Martin Water Watch Group's (CMWWG) proposal to move sand on the beach on the condition that the necessary paperwork is in place and permissions from the relevant authorities have been sought. To make a S137 grant of £200.00 to CMWWG towards the costs of moving the sand.

District Cllr Gubb and one parishioner left the meeting at 9.12pm.

183/19 **Footpaths**  
None.

184/19 **Health and Safety**

To purchase a portable hearing loop for use at Council meetings.

**RESOLVED:** To investigate the condition and transferability of the hearing loop currently held in the office, and subject to the outcome of that inspection, to investigate the cost of a (new) portable hearing loop.

185/19 **Asset Management Committee**

To note Councillor Ian Lawton's appointment as Chairman of the Asset Management Committee. Noted and approved by full Council.

To approve the recommendations made by the Asset Management Committee at its meeting held on Tuesday 6 August 2019.

**RESOLVED:** To approve the following list of recommendations made by the Asset Management Committee in relation to the Council work store, draft project development policy, Community Centre office relocation proposal, and levelling of the grassed area where the basketball nets are at Hollands Park.

- That Council proceeds with a work store that is 60' x 30' x (14' to eaves).
- To position the Council work store to the east of the football club building.
- To provide the Football Club with storage space in the Council work store.
- To submit a pre-planning application to North Devon Council for the Council work store.
- To approve the draft Project Development Policy and update Standing Orders to reflect the new policy.
- To put the plans for levelling the grassed area where the basketball nets are to football pitch level and the office relocation to the Community Centre on hold until the Council has held its strategy meeting to ascertain its future priorities.

Turners Property Management Ltd – Request to place information boards at managed property.

**RESOLVED:** To approve Turner's request to place an information board inside the managed property, but no to an external plaque.

Update on the Community Centre river wall damage.

The Clerk is liaising with North Devon Council's Conservation Office and Senior Engineer, and the building contractor on the materials to be used to effect a repair.

186/19 **Hollands Park Sub-Committee**

To note the minutes of the meeting of the Hollands Park Sub-Committee with Hollands Park Residents held on 24 July 2019.

**ACTION:** The minutes should be submitted to the Asset Management Committee for approval prior to being presented to full Council.

The remaining parishioners left the meeting.

187/19 **Exclusion of Press and Public and Restriction of Documents.**

**RESOLVED a. That, under section1(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 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"**

188/19 **Combe Martin Beach**

Health and safety concerns about the concrete steps onto beach from Cross Street.

**RESOLVED:** To seek advice from the Council's insurer.

189/19 **The Parade Building**

To consider the report summarising Council's initial response to the leaseholder's proposals for the Parade building.

Full Council approved the report and for a copy to be sent to the leaseholder.

The meeting closed at 9.40pm.

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Chairman