

## COMBE MARTIN PARISH COUNCIL

Minutes of the meeting of Combe Martin Parish Council held at the Community Centre on Monday 14 October 2019 at 7pm.

Present: Cllrs Peter James (Chairman), Helen Mallinder, David Woodbury, Chris Wyer, Celia Withers, Andy Forgan, Martin Worth, Keith Wyer, and Lee Lethaby.

In attendance: County Cllr Andrea Davis, District Cllr Yvette Gubb, six parishioners, and the Parish Clerk (minute taker).

Cllr Peter James reminded Council members that the Remembrance Sunday Parade will muster at the Pack O' Cards on Sunday 10 November 2019 at 9.30am, moving off at 9.55am. The Service at the Parish Church will commence at 10.15am

### 211/19 **To receive, and reply to, matters raised by parishioners**

Parishioner one said that she had attended the last Combe Martin Water Watch meeting about bathing water quality and flooding and expressed her deep concerns about the Environment Agency and Devon County Council's apathy to the issues that she has raised about the river wall along Bowling Green Lane.

Cllr James said that the Parish Council was working hard to draw the attention of the relevant authorities to potential flooding issues in Combe Martin.

Parishioner two said that he had also attended the Combe Martin Water Watch meeting where he raised his concerns about the effectiveness of the silt traps at the top of Corner Lane. These works were carried out by Devon County Council (DCC). The parishioner also expressed his concerns about the footpath status of Corner Lane and access rights. The parishioner handed a photo over to Council Members of a van that had got wedged between the rocky hedges at the top of the lane; the photo indicating that the lane is too narrow for modern vehicles. The parishioner did thank the local authority for the works on Corner Lane but said that more needed to be done including a review of the access rights.

A member of the Combe Martin Water Watch group said that she had voluntarily and regularly been inspecting the silt traps at Corner Lane and said that they were holding up reasonably well in the current wet weather conditions. She mentioned that DCC were undertaking some modifications to the silt traps and this work has yet to be completed.

### 212/19 **Apologies for absence**

Apologies were received from Cllrs, Ian Lawton and Katherine Armitage. Cllr Helen Mallinder gave apologies as she had to leave the meeting early. Cllr John Hales was not in attendance.

### 213/19 **Declarations of Interest**

Cllr (Brian) Lee Lethaby declared an interest in agenda item 9.d.1 – appeal against planning enforcement notice, reference: APP/X1118/C/19/3228053.

Cllr Andy Forgan declared an interest in agenda item 9.a.1. – planning application, reference: 70493.

214/19 **To consider any requests for dispensations**

Prior to the meeting, Cllr Forgan had requested and was granted a dispensation in relation to agenda item 9.a.1. – planning application, reference: 70493.

215/19 **Finance:**

a) **To receive the reports on the monthly balances.**

The Finance Clerk circulated month end reports for August 2019 and provisional month end reports for September 2019 to Council members prior to this meeting.

**RESOLVED:** The month end reports for August 2019 were approved.

The provisional reports were noted and agreed. No questions were raised.

b) **To consider a donation to the Royal British Legion for the Parish Council Wreath on Remembrance Sunday.**

**RESOLVED:** To donate £35.00 to the Royal British Legion for the Parish Council Wreath on Remembrance Sunday.

c) **To note the decision to carry out emergency repairs to the river wall at the Community Centre.**

Council members formally accepted the decision having been informed of the action shortly prior to the repairs being undertaken.

216/19 **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 stabilisation works are carried out.

**B3229 Easterclose to Kentisbury Ford Road Closure**

The B3229 will be closed from 14 October 2019 to 20 December 2019 while construction works are carried out to repair a section of damaged and deteriorating highway. The works will be carried out under a road closure and will be reduced to traffic lights when possible.

**Community Insight survey**

This is running until 22nd December 2019 and is capturing a snapshot of life in Devon for our diverse communities.

DCC is asking people whether they: can get around easily, access green spaces, look after themselves, feel safe, and are able to access community resources and adult learning etc. DCC is also asking about people about their health and wellbeing

and social connectivity alongside views on fly tipping/cleanliness, decision making, whether they feel listened to, and whether they think council tax should increase.

The link to the survey: [www.devon.gov.uk/haveyoursay/consultations/community-insight-survey-2019/](http://www.devon.gov.uk/haveyoursay/consultations/community-insight-survey-2019/)

Initial results will be available early in the new year and will be shared with partners, including District Councils. Further analysis (age, disability, locality etc) will be available by the Spring.

### **Highway matters**

A delivery of 8500 tonnes of salt is due in the next few weeks to ensure by early October the salt barns are fully stocked at 23,500 tonnes. The gritters and snow blowers are all serviced and ready for action.

This year's surface dressing programme is now complete and consisted of approximately 1.06 million sqm and delivered by Kiely Bros Ltd. The programme commenced on 8 April 2019 and was divided into three main phases to maximise programme efficiency, network demand and client/contractor expectation.

### **5G issue**

One District Council approached DCC regarding a contract for the provision of Wifi in Dawlish Teignmouth and Newton Abbot. With the awareness of the concerns over 5G, DCC has ensured that its street furniture cannot currently be used for 5G, and cannot in the future without DCC's explicit consent.

### North Devon Council

District Cllr Yvette Gubb provided the following report.

### Museum Extension to Open for Half Term Events

The new Long Bridge Wing of the Museum of Barnstaple and North Devon officially opens this October 2019 half term and is hosting a number of events including a drawing festival, and a tea party in honour of all the story givers and community experts who have contributed stories to the social history gallery.

One of the first exhibitions planned for the new gallery will be an exhibition of Frederick Richard Lee, the only member of the Royal Academy from Barnstaple and a very popular landscape painter during the 19<sup>th</sup> century. He was the brother of local architect Thomas Lee, who designed Barnstaple Guildhall and Arlington Court.

### Rogue Landlords to Receive Fines in Bid to Improve Private Rental Standards

Rogue landlords who fail to improve poor standards for their tenants are to receive hefty financial penalties.

At a meeting of North Devon Council's Strategy and Resources Committee on 7 October 2019, Councillors decided that fines should be issued to landlords who put their tenants at risk, in a bid to improve standards in the private rental sector and protect some of society's most vulnerable residents.

The fines, which could be as much as £30,000, will be handed to landlords for housing offences where it thought that a financial penalty is a more appropriate course of action than prosecution. The size of the fine will be calculated on a case by

case basis using a matrix system, which considers factors such as the level of harm caused to the tenant and any neglect or recklessness on the part of the landlord.

217/19 **Vandalism and Police Report**

The Police newsletter for October 2019 was received.

Crimes reported in September 2019 were as follows:

**Combe Martin**

Violence with Injury	4
Violence without Injury	3
Other Theft	1
Criminal Damage	1

**Berrynarbor**

Violence with Injury	1
Violence without Injury	1
Other Theft	1
Criminal Damage	1

**East Down**

No crime recorded

218/19 **To approve as a correct record the Minutes of the meeting held on 9 September 2019**

**RESOLVED:** To approve as a correct record, the minutes of the Council meeting held on Monday 9 September 2019.

219/19 **Planning**

a. Applications:

1. **REFERENCE 70493 - ERECTION OF ONE DWELLING AT GARDEN OF SEA VISTA ROSEA BRIDGE LANE COMBE MARTIN**

Applicant – Mr and Mrs P Scott

Cllr Forgan declared an interest in this planning application.

Two parishioners raised their concerns about access rights on to Rew's Close and access along Rosea Bridge Lane, the impact of the proposed new dwelling on the main sewerage system, loss of habitat, the property's earth bank adjacent to the stream, and ongoing action regarding the old access bridge to the property.

**RESOLVED:** To inform the planning authority that this Council does not support the application and makes the following observations:

1). Access - this is via the narrow, unadopted and privately maintained Rosea Bridge Lane, which has restricted visibility at its junction with the A399. The lane is used by both vehicles and pedestrians, many of them children who use it as a route to and from school. The lane has no protected walkway, and it is felt that the increase in traffic would increase the potential for accidents and injury.

The narrow nature of the lane, with limited turning space, and access to the site via a bridge, would make delivery of construction materials difficult, without impeding access to neighbouring properties.

2). Sustainability - the application gives no indication of how Torridge and North Devon Local Plan (2018 - 2031) policies ST04 and ST05 would be met through the use of locally sourced sustainable materials, insulation, energy efficient heating and lighting, or the use of grey water.

3). Foul water disposal - concern has been expressed about the additional burden the proposed development would place on the fragile sewerage system in this area of Combe Martin.

4). A full Wildlife report is requested, as the proposal involves the removal of a shed, which may be utilised by bats.

2. **REFERENCE 66477 - RETROSPECTIVE PLANNING APPLICATION FOR RETENTION OF THE CONVERTED BARN FOR FULL RESIDENTIAL USE (AMENDED DESCRIPTION, NEW FORM AND CERTIFICATE AND ADDITIONAL INFORMATION) AT SILVER MINES FARM CORNER LANE**

Applicant – Mr and Mrs Wheeler

**RESOLVED:** To inform the planning authority that this Council supports the application but would like to draw the planning authority's attention to this Council's earlier response from April 2019.

3. **62/19/19/007 – PROPOSED ALTERATIONS AND EXTENSION TO DWELLING INCLUDING DEMOLITION OF OUTBUILDINGS AND ERECTION OF NEW**

Applicant – Mr and Mrs Hunt

**RESOLVED:** To inform the planning authority that this Council supports the application.

Any planning applications received after preparation of the agenda.

4. **REFERENCE 70569 – EXTENSION TO DWELLING AT KINGSTON LODGE, KINGSTON AVENUE, COMBE MARTIN, DEVON EX34 0AE**

Applicant: Mrs Yvonne Squires

**RESOLVED:** To give the Planning Sub-Committee delegated authority to respond to the application.

**b. Planning Decisions**

Application Nos:

1. 62/19/19/006. Planning permission approved. Noted
2. 70229. Planning permission approved. Noted.

**c. Planning Correspondence**

1. Public Consultation – Draft Supplementary Planning Documents (SPDs). North Devon Council and Torridge District Council are undertaking public consultation on the following draft SPDs:

- Draft Air Quality SPD;
- Draft Leadengate Design Guide SPD; and
- Draft Rural Workers' Dwellings SPD.

The purpose of these SPDs is to provide supplementary planning guidance to the North Devon and Torridge Local Plan 2011 – 2031. Representations on the draft SPDs must be made between Thursday 26 September and 4.45pm on Friday 8 November 2019. Full details about the consultation and how you may submit your response can be found on the North Devon Council and Torridge District Council's portal at: [consult.torridge.gov.uk](http://consult.torridge.gov.uk).

d) **Planning Appeals**

1. **APP/X1118/C/19/3228053 – ROCK HOUSE FARM, COMBE MARTIN, NORTH DEVON EX34 OJG**

Appellant's name – Mr Brian Lee Lethaby

Cllrs Lethaby and Martin Worth declared interests in this appeal. Cllr Lethaby left the room while the discussion on the appeal took place.

**RESOLVED:** To inform the Planning Inspectorate that this Council opposes the appeal.

220/19 **Reports by Representatives to Outside Bodies**

Combe Martin Village Hall

Cllr Worth provided a report on the Village Hall. He said that the Village Hall Committee was considering plans to refurbish the ladies toilets and the disabled persons toilet and remodel the bar area. The Village Hall Committee will provide the Parish Council with full details of these plans prior to the commencement of any work.

Combe Martin Museum

Cllr Helen Mallinder provided a report on the Museum. She said that the Museum was organising a volunteer recruitment day and had been forward planning for the winter months. From the 6 November 2019 until 24 March 2020, the Museum will open at 10.30am and close at 3pm. The Museum will close for the festive period on 12 December 2019 and reopen in the new year on 14 January 2020.

Coastal Community Team

Cllr James stepped back from the position of Chairman, and the Chairmanship was given to Cllr Forgan for this part, while Cllr James provided a report on Coastal Community Team activities.

Cllr James said that the work to repair the retaining wall on the beach will commence within the next ten days, but is subject to the weather conditions being good. Work to re-fashion the entrance onto the Scar making it wheelchair accessible and firm up the BBQ area is due to start in February/March next year. A date for work to start on the refurbishment of the Greenhill Steps has not yet been ascertained.

County Cllr Andrea Davis and four parishioners left the meeting at 8pm.

221/19 **Correspondence:**

1. Parishioner – request for three parking spaces at Kiln car park, for 6 months.

**RESOLVED:** To approve the parishioner's request for three car parking spaces at Kiln Car Park at a cost of £480.00 for six months.

2. Parishioner – concerns regarding the roll out of 5G. Concerns noted. The 5G issue will be revisited when Cllr Katherine Armitage returns to her Council duties in December 2019.
3. DEFRA – Date of 2019 bathing water classifications announcement. Noted. The 2019 bathing water classifications and statistics for England will be announced on Wednesday 13 November 2019.
4. Parishioner – concerns regarding the footbridge to West Challacombe Lane.

The footbridge does not belong to the Parish Council and the Parish Council had no part in its initial installation. However, as a result of safety concerns raised by local residents, the Parish Council did carry out some work on the footbridge several years ago. The access path leading to the footbridge is not an adopted footpath and is privately owned.

**ACTION:** It was agreed to approach DCC to ask for its advice on the footbridge including specification and whether it would consider adopting the path leading to the footbridge.

5. Parishioner – concerns regarding the amount of blocked drains in the village.

DCC is responsible for maintaining the drains on the public highway and operates a cleaning programme on an annual cycle. It will not attend drains outside of this programme unless specific criteria are met. However, DCC does have a Road Warden Scheme, which is essentially a formal agreement between DCC and a town or parish council, which enables the town or parish council to deliver minor works in or around the public highway including drain clearing (gully grating). The Road Warden Scheme allows communities to organise minor works either on or off the live carriageway and carry out minor works either on the live carriageway or away from the live carriageway. The scheme operates with volunteers who receive full training and funding is available to purchase tools and safety clothing.

**ACTION:** It was agreed that Council should investigate the Road Warden Scheme and talk to other local Councils who have joined the scheme about their experiences. Cllr Celia Withers volunteered to get in touch with Ilfracombe Town Council about its Road Warden Scheme and Lisa Tyekiff, member of the Combe Martin Water Watch group, volunteered to help with the project. Ms Tyekiff has experience of working with drains and drain clearing.

6. Combe Martin Business Association – concern regarding the water quality and risk of flooding in Combe Martin. Noted.

The Parish Council is working closely with the Combe Martin Water Watch Group and in 2017 did embark on a natural flood management programme of willow tree planting. Unfortunately, the programme did not take off because of a lack of support and unsuccessful funding bids.

Cllr Woodbury raised the issue of natural flood management at the Combe Martin Water Watch meeting.

It was noted that South West Water and the Forestry Commission provide funding for willow tree planting.

District Cllr Gubb and one parishioners left the meeting at 8.30pm.

7. Parishioner – concerns about a riparian neighbour. Noted.

The Clerk has referred the matter to Devon County Council.

*Any correspondence received after the agenda.*

8. Sarah Davey – offer of Christmas tree to the Parish Council.

Council members accepted Ms Davey's generous offer of a Christmas tree.

Cllr Helen Mallinder left the meeting at 8.35pm.

9. Combe Martin Water Watch Group request to the Parish Council to jointly sign a draft letter to the CEO of South West Water about the number of combined sewage overflow spillages into the river UMBER.

Council members agreed with the contents of the letter, but there was some concern among one or two of them about the inclusion of the last sentence which referred to media involvement. Council Members agreed that the letter's contents was a matter for the Combe Martin Water Watch group. Council Members also agreed that rather than be a joint signatory, Council would write its own letter to the CEO of SWW.

**ACTION:** Cllrs James and Woodbury agreed to draft the letter for the Council.

222/19 **Dog Bin**

To consider placing a dog bin on the pavement next to Buzzacott Close.

**RESOLVED:** To place a dog bin on the pavement next to Buzzacott Close following consultation with the local residents in that area.

223/19 **To confirm proposed dates for future meetings**

**RESOLVED:** To hold the next Parish Council Meeting on Monday 11 November 2019 at 7pm at the Community Centre.

224/19 **Parks and Open Spaces**

**Hollands Park**

**RESOLVED:** To renew the arrangements with Combe Martin Youth Football Club for the use of the grassed area where the basketball nets are.

Council Members noted the request from Combe Martin Football Club to replace two main doors and two windows in the clubhouse building and to link the request with the ongoing discussions about future arrangements.



225/19 **Footpaths**

Concerns about Corner Lane were raised earlier in the meeting.

226/19 **Health and Safety**

None.

227/19 **Car Parks**

Council Members agreed not to make any changes to the off-street parking regulations and tariffs at its car parks.

228/19 **Audit Committee**

**RESOLVED:** To approve the Audit Committee's recommendations set out in the minutes of the Audit Committee's minutes of 13 September 2019.

The minutes of the Audit Committee can be found on the Parish Council's website at: [www.combemartin-pc.gov.uk](http://www.combemartin-pc.gov.uk).

229/19 **Asset Management Committee**

**RESOLVED:** To approve the Asset Management Committee's recommendations set out in the Asset Management Committee's minutes of 2 September 2019.

The minutes of the Asset Management Committee can be found on the Parish Council's website at: [www.combemartin-pc.gov.uk](http://www.combemartin-pc.gov.uk).

230/19 **Strategy meeting**

**RESOLVED:** To approve the draft minutes from the Strategy meeting as a correct record of that meeting and the resolutions set out in the Strategy paper dated 1 October 2019.

The minutes from the Strategy meeting and full list of resolutions can be found on the Parish Council's website at [www.combemartin-pc.gov.uk](http://www.combemartin-pc.gov.uk).

231/19 **Flooding**

Cllr Katherine Armitage circulated a briefing note on the recent Combe Martin Water Watch meeting on bathing water quality and flooding prior to this meeting.

Several Cllrs attended that meeting and Cllr Woodbury spoke on behalf of the Parish Council. It was a very informative meeting. Since the meeting, the Environment Agency has shared a report with Cllr Woodbury, which he is currently reviewing.

Cllr Woodbury has undertaken to draft a letter to Devon County Council and the Environment Agency about the wall along Bowling Green Lane.

One parishioner left the meeting at 9.30pm.

232/19 **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"**

233/19 **Steps onto Beach**

Council Members considered the email from the Local Community Advisory Service, and an old photo of the area showing what appears to be a gate at the top of the steps.

The Parish Council does not own the steps. As custodian of the beach, the Parish Council has no objection to a rail being erected if this will make the steps safer.

At 10.05pm, Standing Order 1.16 was suspended.

234/19 **Parade Building**

**RESOLVED:** To enter into a new lease arrangement with the leaseholder and consult the community on the freehold.

**RESOLVED:** To give the legal working group delegated authority to finalise the arrangements for the Parade building.

235/19 **Car Parks**

**RESOLVED:** To accept the increase in charges for cash handling.

236/19 **Personnel Committee**

**New NJC Pay Spines**

**RESOLVED:** To implement the new NJC Pay Spines in line with North Devon Council and backdate the changes to 1 April 2019.

**Support for the Clerk's Professional Training**

**RESOLVED:** To approve the Personnel Committee's recommendation to provide additional admin support while the Clerk undertakes professional training.

The meeting closed at 10.17pm.

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Chairman