

## COMBE MARTIN PARISH COUNCIL

Minutes of the meeting of Combe Martin Parish Council held at the Community Centre on Monday 11 November 2019 at 7pm.

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

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

### **237/19 To receive, and reply to, matters raised by parishioners**

The first parishioner to speak said that she had been attending Parish Council meetings for the last twenty-one months and each time she has expressed her concerns about the structural integrity of the river wall along Bowling Green Lane as a flood defence. To date, the parishioner feels that the relevant authorities have done nothing to address the issues that she has repeatedly raised.

The Chairman, Cllr Peter James, said that the Parish Council (PC) has sent several letters to the relevant authorities highlighting the various concerns of residents about the threat of flooding in the village. The PC continues to campaign on behalf of the community to get answers and incite action.

The second parishioner to speak said that he had written to Therese Coffey MP about the flood risk in Combe Martin (enclosing a report) and received a response from the Environment Agency (EA). The parishioner handed out copies of the response to council Members and said that the letter does not address the immediate issues and that it is disgraceful that an EA flood management programme of works will not start in Combe Martin until at least 2023 when funds become available. Action is required now to prevent a similar catastrophe that is currently happening in Yorkshire where riverbanks have burst flooding local communities.

The third parishioner to speak read out a statement that he had written about the made ground at the Parade. Various complex reports have been commissioned by the PC about the made ground and the area is under constant review.

Cllr Ian Lawton made a request to bring forward item 18 on the agenda as the holiday owner that he had met was in attendance. It was agreed to bring forward item 18 to this part of the agenda.

### **238/19 Barton Gate Lane**

Cllr Lawton reported on parking issues at Barton Gate Lane. He said that there had been several instances of vehicles parking on or near the first bend in Barton Gate Lane, which have unintentionally caused an obstruction and prevented refuse lorries and utility vehicles from being able to access the rest of the lane and carry out their

duties. Cllr Lawton met with a holiday homeowner whose customers' park in Barton Gate Lane to discuss these issues and find solutions. The holiday homeowner is aware of the access issues and although he already highlights this information to his customers, he will make the information clearer.

One parishioner left the meeting at 7.35pm.

**239/19 Apologies for absence**

Apologies were received from County Cllr Andrea David and Parish Cllrs, Katherine Armitage and Helen Mallinder. Cllr John Hales was not in attendance.

**240/19 Declarations of Interest**

Cllr Martin Worth declared an interest in planning application no. 70617.

Cllr Lawton declared an interest in planning application no. 70696.

**241/19 To consider any requests for dispensations**

None.

**242/19 Finance:**

To consider the quote to repair/replace the defective lighting unit/column along Hangman Path.

**RESOLVED:** To approve the quote to repair/replace the defective lighting unit/column along Hangman Path.

**243/19 County and District Councillors' reports**

Devon County Council

County Cllr Davis sent her report in advance of this meeting.

**Preliminary designs have been drawn up for a road safety scheme on the A3123 in North Devon.**

The £2.2 million scheme for the A3123, which connects the North Devon Link Road to Woolacombe and Ilfracombe, is receiving Safer Roads Funding from the Department for Transport, following a successful bid from Devon County Council.

Original plans which proposed to improve the section from Lynton Cross and Hore Down Gate to Two Potts, Berrydown, have had to be modified as a number of services would have had to be relocated which would have exceeded the available budget.

The updated design at Lynton Cross places priority of the junction back with the A3123, but still provides a safe crossing point for the B3230. It also gives the County Council the opportunity to close the Hore Down Gate to Two Potts road and remove accidents from these junctions.

As part of this project, several safety measures will also be introduced at Berrydown. These will include vehicle actuated signs and chevrons, new high friction surfacing, illuminated cats' eyes and a new 40mph speed limit.

### **Nominate Devon's recycling heroes**

Devon residents and communities are once again being called on to nominate their unsung recycling heroes, whose efforts have helped the county remain one of the greenest in the UK.

The Seventh Recycle Devon Thank You Awards will be held on Friday 6 March 2020. Nominations for the eight categories, including those for schools, businesses, and community groups, can be submitted on the Recycle Devon website from 17 October to 29 November 2019.

### North Devon Council

District Cllr Yvette Gubb said that as a result of the forthcoming General Election, North Devon Council was in Purdah. In the period immediately before an election or referendum there are restrictions on the use of public resources and activities of civil servants. This pre-election period is also known as the 'period of sensitivity' and often referred to as 'purdah'.

### 244/19 **Vandalism and Police Report**

The Police newsletter for November 2019 was received and circulated to Members prior to this meeting.

Crimes reported in October 2019 were as follows:

#### **Combe Martin**

Violence with Injury	1
Violence without Injury	3
Non Notifiable Offences	4

#### **Berrynarbor**

No crime recorded

#### **East Down**

No crime recorded

### 245/19 **To approve as a correct record the Minutes of the meeting held on 14 October 2019**

**RESOLVED:** To approve as a correct record, the minutes of the Council meeting held on Monday 14 October 2019.

### 246/19 **Planning**

a. Applications:

**REFERENCE 66705 - DEMOLITION OF EXISTING AND ERECTION OF NEW DWELLING (ADDITIONAL INFORMATION: ECOLOGY/PERCULATION TESTS/EXISTING AND PROPOSED ELEVATIONS) AT ORCHARD DENE, WESTERN GARDENS, COMBE MARTIN EX34 0EY**

Applicant – Mr Bick

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

This application came before the PC approximately two months ago.

- There is still lack a location plan for the proposed building;
- There appears to be a ground water problem so a proposed soak away would probably not work;
- There is a much better Ecological Impact Assessment than previously, however the District Sustainability Officer has detected some serious flaws in it; and
- None of the PC's previous concerns have been addressed so we would refer the applicant to our original correspondence.

**2. REFERENCE 70617 EXTENSION TO DWELLING AND GARAGE TOGETHER WITH CREATION OF WORKSHOP/HOBBY ROOM IN GARDEN AT VALLETTA 5 SUNNYSIDE COMBE MARTIN EX34 0JH**

Applicant – Mr Ian Johnstone

Cllr Worth had declared an interest in this application and left the room while the discussion took place.

The applicant was in attendance. There was a short discussion about parking and the applicant confirmed that he had come to an agreement with his neighbour about this issue.

**RESOLVED:** To inform the planning authority that this Council support the application and makes the following observations:

- That any external lighting should be Dark Night Sky Friendly; and
- The PC would urge the applicant to consider installing photovoltaic panels.

Cllr Worth returned to the meeting.

**3. REFERENCE 70696 ERECTION OF CONVENIENCE STORE (WITH ATM AND ASSOCIATED PLANT AND MACHINERY) AND DIVERSION /RE-ALIGNMENT OF ROAD AT HANSON GARAGE CASTLE STREET COMBE MARTIN EX34 0JE**

Applicant – Landmark Estates

Cllr Lawton had declared an interest in this application and left the room while the discussion took place.

A representative for the Landmark Estates was in attendance. The representative was asked why Landmark Estates had made an application for a convenience store when there is a shortage of housing and parking and several other convenience stores in the village. Concerns were raised about the impact of the proposed convenience store on the local Petrol Station.

The representative said that Landmark Estates has been looking at the site for at least eighteen months. There is some electrical infrastructure running under and over the location, which would be very cost prohibitive to remove, and one of the reasons for the proposal to build a single storey convenience store. Landmark Estates did submit a pre-planning application which included a structure on top of the proposed convenience store, but this came back negative in terms of overlooking existing properties.

There have been previous planning applications submitted for housing at this location. The representative said that he would look at those.

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

- The PC questions whether the village needs more competition between convenience stores or whether it would reduce the viability of all of them; and
- It strongly recommends the installation of permeable hard-standings and parking areas to help alleviate the run-off problems in the village.

Cllr Lawton returned to the meeting.

One parishioner left the meeting at 8.10pm.

**4. REFERENCE 70718 APPLICATION TO CORRECT ERRORS IN CONSENT 66617 AND 65/50/16/001 (EXMOOR NATIONAL PARK) REINSTATEMENT OF RAILWAY LINE – CREATION OF BRIDGE AND CUTTING PREVIOUSLY REMOVED AT OLD STATION HOUSE INN, KENTISBURY BARNSTAPLE EX31 4NW**

Applicant – Lynton and Barnstaple Railway Trust

One Cllr abstained from voting.

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

**5. REFERENCE 70291 INSTALLATION OF AN 18 PANEL/6KW GROUND MOUNTED SOLAR PV SYSTEM (AMENDED PLANS AND DOCUMENTS) AT BLUE BAY HIGHER REWS CLOSE COMBE MARTIN FOOTPATH 33 COMBE MARTIN EX34 0DU**

Applicant – Mr John Webber

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

Any planning applications received after preparation of the agenda.

**REFERENCE 62/19/19/008 PROPOSED CHANGE OF USE OF AGRICULTURAL BUILDING TO TWO HOLIDAY LETS AT COLLINGS BALL SHUTE LANE COMBE MARTIN**

Applicant: Mr and Mrs Turner

It was agreed to request an extension to the consultation period for responding to this application.

b. **Planning Decisions**

Application Nos:

1. 70265. Approval of planning permission. Noted.
2. 70325. Approval of planning permission. Noted.

c. **Planning Correspondence**

None.

d) **Planning Appeals**

1. APP/X1118/C/19/3231836 **AND** 3231837

Appellants name – Mr Roger Turner and Mrs S Turner

Two Cllrs abstained from voting.

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

Two parishioners left the meeting at 8.20pm.

247/19 **Reports by Representatives to Outside Bodies**

**Combe Martin Primary School**

Cllr Lawton provided a report. He said that he had recently attended a meeting of teachers and children to discuss school matters. The children from classes 2 to 6 had been chosen to represent their class at the meeting.

248/19 **Correspondence:**

1. Combe Martin Football Club – letter of thanks. Noted.

2. Parishioner – Corner Lane. Any comments from Cllrs to be sent to the Clerk.  
**ACTION:** To draft letter to parishioner thanking him for his comments.
3. Parishioner – request to site a bus shelter on Adams Hay. It was agreed to add the bus shelter to the PC's strategic plan and investigate the feasibility of providing a bus shelter on that site or elsewhere on the High Street.

*Any correspondence received after the agenda*

4. Exmoor Consultative and Parish Forum – Agenda for meeting on Thursday 14 November 2019. Noted.
5. Lynton and Lynmouth Town Council – Requesting financial support to fund a potential Judicial Review of the Devon and Somerset Fire and Rescue Service proposals. **ACTION:** To ask Lynton and Lynmouth Town Council to send details of the grounds that they are putting forward for a judicial review as not all council Members are on Facebook. There was a discussion about the appropriateness of using public money to fund this sort of activity against another public body.
6. Devon Communities Together – Council Emergency Plan Preparation and Big Energy Saving Network Programme. Noted.

#### **249/19 To confirm proposed dates for future meetings**

##### **RESOLVED:**

To hold the next Parish Council Meeting on Monday 9 December 2019 at 7pm at the Community Centre.

Cllr Lawton gave his apologies for this meeting.

To hold the next Asset Management Committee meeting on Monday 2 December 2019 at 7pm at the Community Centre.

District Cllr Gubb and two parishioners left the meeting at 8.45pm.

#### **250/19 Parks and Open Spaces**

##### **Hollands Park**

##### **Council Work Store**

Cllr James provided an update on the Council work store. He said that the PC had been in touch with the Fields in Trust charity about siting the Council work store at Hollands Park. The charity has sent the PC some useful information on its policies and Cllr James intends to draft a letter to the charity for its consideration.

##### **Preliminary report on FA inspection of the football pitch**

The FA recently carried out an inspection of the football pitch at Hollands Park and has compiled an initial report to see how support can be offered in improving the standard of the pitch and level of maintenance across the area. It is a very positive report and the PC will work with the football club on its recommendations.

251/19 **Footpaths**

None.

252/19 **Health and Safety**

None.

253/19 **Strategy**

Council Members identified project owners and working parties to take forward the PC's strategic plan.

254/19 **Motion for Minute Taker**

**RESOLVED:** To advertise for two people (on a rota basis to ensure cover) who are prepared to take the minutes at the monthly Council meetings and provide a complete set of 'draft' minutes for the Clerk.

255/19 **Barton Gate Lane**

This item was discussed earlier in the meeting. See Minute ref: 238/19 for Cllr Lawton's report on parking issues.

256/19 **Action Plan**

The Community Land Trust are meeting on Thursday 21 November 2019.

Several residents have been in touch with the Chairman and the office to express their concern about the proposed dog bin location in Buzzacott Lane and to say that they have not yet been consulted. The consultation will happen in due course.

Cllr Lee Lethaby and one parishioner left the meeting at 9.20pm.

257/19 **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"**

258/19 **Parade Building**

Discussions about the leaseholder's proposals for the Parade building are ongoing.

259/19 **Personnel Committee**

The Chairman of the Personnel Committee, Cllr David Woodbury, gave a report on staff issues and Councillor and staff relations.

As a matter of health and safety, it was agreed to investigate a workplace security system to protect office staff in emergency situations.

260/19 **Confidential Action Plan**

The sale of the Parade toilets is still ongoing.

The meeting closed at 9.40pm.

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Chairman