



Draft minutes of the meeting of Combe Martin Parish Council held at the Community Centre on Monday 9 March 2020 at 7pm.

Present: Cllrs David Woodbury (Chairman), Chris Wyr (Vice Chairman), Katherine Armitage, Helen Mallinder, and Keith Wyr.

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

The meeting was opened with prayers.

PART A:

53/20 Apologies

Apologies were received from Cllrs Andy Forgan and Celia Withers, and from County Cllr Andrea Davis.

54/20 Declarations of interest

Prior to the meeting, declarations of interests were received from Cllrs David Woodbury and Katherine Armitage.

Cllr Woodbury declared a personal interest in planning application 70696: Erection of convenience store (with ATM and associated plant and machinery) and diversion/re-alignment of road (amended plans) at Hanson Garage, Castle Street, Combe Martin, item 17 of the agenda.

Cllr Armitage declared a personal interest in the Combe Martin Water Watch Group's requests to carry out sand re-profiling on the beach and to ask the Parish Council for a grant to carry out the work; item 14 of the agenda.

55/20 To consider any requests for dispensations.

Cllr Armitage was granted a dispensation to speak on the Combe Martin Water Watch Group items.

56/20 Motion on Recording/Filming at Council Meetings

The issue of open and accountable local government in relation to recording at public meetings was raised by a member of the public in correspondence with the Parish Council. The Parish Council would like to thank the member of public for bringing the matter to the Council's attention.

Councils and other local government bodies are required to allow any member of the public to take photographs, film and audio-record the proceedings, and report on all public meetings. Combe Martin Parish Council understands that some members of the public

attending its meetings may not wish to be filmed, photographed or recorded. The Fremington Parish Council Protocol sets out rules for these activities.

RESOLVED: To adopt the Fremington Parish Council Protocol on Recording/Filming at Council Meetings.

57/20 Public Participation Period

A member of the public expressed their frustration about the river UMBER photos posted on the What's on Combe Martin Facebook page. The member of public said that the residents of Bowling Green Lane were not happy with the photos and that they added pressure to what was already a stressful situation. The member of the public requested that the Council Member responsible for the post to refrain from the activity.

Cllr Woodbury said that the Parish Council did not post or authorise the posting of the photos on Facebook and there was no evidence to suggest that the Council Member who had posted the photos was acting in their official Councillor capacity. There are no rules against a Councillor posting something on Facebook as an individual. However, Council recognises that the distinction is not always clear. The concerns raised by the member of the public were noted.

The Council Member responsible for the post apologised to the member of the public for their action. They had not meant to cause any distress; their focus had been pointing out the condition of the river wall to the relevant authorities.

A member of the public asked for an update on the Definitive Map Review of Combe Martin. Information about the Definitive Map Review of Combe Martin including its findings and conclusions can be found on the Devon County Council website at:

www.devon.gov.uk/haveyoursay/consultations/combe-martin-definitive-map-review-informal-consultation/.

A member of the public left the meeting at 7.15pm.

A member of the public, Martin Worth, acting in his capacity as a member of the Parish Council's Office Relocation Working Party, said that he had been doing some research about the Community Centre and access to it from the highway, and presented Cllr Woodbury with a report. Cllr Woodbury thanked Mr Worth and said that he would give the report his consideration.

The public session closed at 7.25pm.

58/20 Finance

RESOLVED: To approve the following February 2020 financial reports:

- The monthly payments and receipts.
- The monthly summary balances and bank reconciliation.
- The car park receipts.

59/20 County and District Councillors' Reports

To receive the reports from the County Councillor and District Councillor.

North Devon Council

District Cllr Gubb provided the following report:

Local Electricity Bill could bring power to the people

Councillors have backed a move to lobby Government to open up opportunities for the local generation and supply of green energy.

At North Devon Council's Full Council meeting in January, councillors resolved to support the reintroduction of the Local Electricity Bill. If made law, the Bill could make it financially viable for community energy groups to become registered energy suppliers. This decision follows the council's commitment to tackle climate change as it signed up to a joint Devon-wide climate change declaration last year.

More information on the Devon Climate Declaration can be found on the [Devon Climate Emergency website](#). More Information on the Local Electricity Bill can be found on the [Power for People website](#).

Consultation for new antisocial behaviour Public Spaces Protection Order

A public consultation is to be carried out by North Devon Council on plans to introduce a Public Spaces Protection Order (PSPO) in a number of North Devon towns and villages, following a rise in complaints about antisocial behaviour.

The proposed PSPO will target nuisance behaviours such as street drinking, drug use, public urination and aggressive begging (using intimidating language or actions, or begging within five metres of a pay point or cash machine) in Barnstaple, Ilfracombe, Braunton, Croyde, Woolacombe and Combe Martin.

The PSPO has been designed with the aim of enabling the council to manage street-based antisocial behaviour more proactively. If it goes ahead, a breach could result in the issue of a £100 fixed penalty and failure to pay the penalty will result in court proceedings.

The proposed PSPO is available in full at www.northdevon.gov.uk/consultations. The consultation is open between 13 March and 27 April.

Devon County Council

Potholes

The increase in potholes over the winter has been significant and Highways have been working hard to deal with them. However, the safety defects of some potholes has been considerable and these potholes have had to be given priority. This has prompted an increase of annoyed customers, however it is the correct decision to prioritise the work in this way, and the teams are clear that they want to return to the Doing What Matters work, once the safety defect levels have dropped.

Works Programme Information

This has now gone live on the webpages at: www.devon.gov.uk/roadsandtransport/live-roadworks-information/.

Coronavirus advice

Devon County Council (DCC) understand that its residents and visitors may have concerns about coronavirus. DCC would like to reassure everyone that the government and NHS are well prepared to deal with this virus.

DCC is monitoring the situation closely and coordinating with [Public Health England](#).

Visit the [NHS website](#) for the latest information and advice and the current situation in the UK or you can follow Public Health England's [Facebook page](#) or [Twitter feed](#) for the latest updates, information and advice.

Useful links

[Latest Government advice](#)

Regularly updated information for the public on the outbreak, including the current situation in the UK and advice about the virus and its symptoms, as well as statements from the Chief Medical Officer on confirmed cases in the UK.

[PHE blog: novel coronavirus – what you need to know](#)

PHE is addressing common questions on its Public Health Matters blog.

[PHE blog: what is contact tracing?](#)

One of the ways in which PHE seek to protect the public from infectious diseases like novel coronavirus (COVID-19) is contact tracing. In this blog Nick Phin, Deputy Director at PHE's National Infections Service, answers some questions about how this works.

[Advice sheet on home self-isolation](#)

What to do if you are told to self-isolate.

[PHE Campaign Resource Centre: novel coronavirus](#)

PHE has launched a UK-wide public information campaign to advise the public on how to slow the spread of coronavirus and reduce the impact on NHS services. Its Campaign Resource Centre holds materials which can be used by councils for distribution to their communities.

[Coronavirus – what you need to know](#)

PHE has created a page of FAQs, that will be updated regularly.

[If you do have any concerns or questions please visit the NHS website for further information.](#)

Devon County Council Budget 2020/21

Devon County Council recently approved its budget with more money for vulnerable children, adult social care and roads and drainage.

More than £43 million extra will be pumped into vital services with an additional £23.7 million for adult care and health, £11.5 million more for children's services and £2 million more to help deal with drainage issues on the road network.

In total the council's spending will rise by £43.1 million from £498 million in 2019/20 to just over £541 million.

The average Band D council tax bill for Devon's services will rise by 3.9 per cent to help pay for it – that's 1.9 per cent for general services and 2 per cent dedicated solely to adult care.

It means the Band D bill will rise by £55.17 to £1,439.46 – the equivalent of £1.06 a week extra.

The budget provides significant additional resources to adult social care, children's services and highways which are the things that matter most to Devon residents. Although there has been a small increase in support from the Government, we need the certainty of future income to protect services.

Improvements on A3123 Berry Down Cross

A road improvement scheme is due to start on the A3123 at Berry Down Cross. The road will be closed for five days from Monday 16 March 2020 and is due to re-open by Saturday 21 March 2020.

The closure will stretch from Smythen Cross to Berry Down Cross, and will also take in the section of the A3123 from the junction with Long Lane to the junction with Dudmoor Lane junction. A diversion will be signed via the B3230 to Chambercombe, A399 Watermouth and Combe Martin and then the A3123, and vice versa, although local traffic may find alternative routes.

A 40mph speed limit is being introduced as part of the scheme and new signs will be installed to highlight the change.

60/20 Police

The monthly Ilfracombe Neighbourhood Police Newsletter for February 2020 was received prior to the meeting.

Crimes reported in February 2020 were as follows:

Combe Martin

Violence without Injury	2
Burglary Dwelling	1
Vehicle Offences	1

Berrynarbor

Violence with Injury	1
Violence without Injury	2

East Down

None

61/20 Minutes

RESOLVED: To approve as a correct record the minutes of the meeting held on Monday 10 February 2020.

62/20 To confirm proposed dates for future meetings

RESOLVED:

- To hold the next Parish Council Meeting on Monday 6 April 2020 at 7pm at the Community Centre.
- To hold the Annual Parish Meeting on Monday 11 May 2020 at 7pm at the Community Centre.
- To hold the Annual Parish Council Meeting on Wednesday 13 May 2020 at 7pm at the Community Centre.

63/20 Motions relating to the Village Hall

RESOLVED: To approve the Village Hall Community Group's proposal to widen the door to the ladies toilets to enable wheelchair access.

RESOLVED To approve the recommendations contained in the Clerk's confidential Briefing Note on the Village Hall lease obligations dated 28 February 2020.

Three member of the public left the meeting at 7.50pm.

64/20 Motion on the Council's Improved Co-Option Procedure

RESOLVED: To approve the improved Co-Option procedure for co-opting new Councillors on to Combe Martin Parish Council. Whenever the need for co-option arises, Combe Martin Parish Council will widely advertise the vacancy to seek and encourage 'expressions of interest' by a specified date from anyone in the Parish who is eligible to stand as a Parish Councillor

65/20 Motion on the Council's Proposal for a Work Store

RESOLVED: To remove as much as possible the Parish Council items stored behind the Museum.

RESOLVED: Subject to finding a satisfactory and alternative facility for the Parish Council's manual workforce, the Clerk to arrange the removal or relocation of the container from the Coach/Car Park.

66/20 Motions on the Combe Martin Water Watch Group's Requests to carry out sand re-profiling on Combe Martin Beach and funding

Cllr Armitage had declared an interest in these items at the start of this meeting.

RESOLVED: To allow the Combe Martin Water Watch Group (CMWWG) use of the beach on the 1st or 6 May 2020 for the purpose of sand re-profiling.

RESOLVED: To allow the CMWWG permission to carry out two sand re-profiling exercises on the beach over summer 2020 with a provision that the group may request a third if the results of the first two exercises produce good results. The Parish Council agreed to provide a Section 137 grant to help cover the costs of the contractor hired to carry out the sand re-profiling to the value of £200 per hire.

67/20 Reports by Representatives to Outside Bodies

The Community Shop, Combe Martin

Cllr Keith Wyer said that the Community Shop was considering applying for charitable status.

68/20 Correspondence (copied to all Council Members)

1. **RESOLVED:** To approve the two requests by the Christians together in Combe Martin group to hold a BBQ on the beach on Sunday 12 April 2020, and a chain of prayer by the Band Stand on Cobbler's Park on 30 May 2020.
2. **RESOLVED:** To approve Combe Martin Museum's request for a transferable parking permit for their volunteers to use.
3. Noted - Correspondence (two letters) from a member of the public on this Council's Repetitive and or Disruptive Behaviour policy.
4. Noted - Combe Martin Football Club's request to replace windows and doors in the clubhouse building. **RESOLVED:** To ask the Hollands Park Lease Sub-Committee to take this forward as part of the wider discussions with the football club.
5. Noted - USL (contractor working on behalf of BT Openreach) proposed road closure at West Challacombe Lane on 16 June 2020.

69/20 North Devon Council – Planning Applications

North Devon Council, the determining Authority, has asked for comments from this Parish Council on the following planning applications:

Planning application 71193 was brought forward on the agenda as two members of the public were waiting to speak on it.

71193 Proposal: Reserved Matters Application for erect of 5 dwellings (outline planning permission 63456 (App/X1118/W/18/3197384) for 5 dwellings all matters reserved) at Land Adjacent 24 Spurway Gardens, Combe Martin.

Applicant: Mr A Ley

Mr Ley and his colleague were in attendance at the meeting. Mr Ley explained the changes that were being proposed. In respect of the new build next to number 24 Spurway Gardens,

the windows are being moved to a higher level to protect privacy on both sides. The small recess area will also be concealed with a privacy screen.

Cllr C Wyer expressed her concern about the number of Velux windows on the south elevation that were being proposed and the amount of light that they would potentially produce. The building plot is near an area where the dark night skies policy operates. Cllr Woodbury suggested seeking a view from North Devon Council about the Velux windows. There was a discussion about ways of reducing the light from the windows and Cllr Wyer suggested that automated dusk-to-dawn blackout blinds be fitted to all the Velux-style roof lights. Mr Ley and his colleague said that they would look for a technical solution.

Cllr Woodbury raised an issue with the applicant's submission and the wording used to describe the relationship between the applicant and the Parish Council, which was misleading. Mr Ley agreed that the wording used was not appropriate.

RESOLVED: To inform the planning authority that this Council supports the planning application subject to a condition being imposed that automated dusk-to-dawn blackout blinds be fitted to all Velux-style roof lights, to support protection of the nearby Exmoor Dark Sky Reserve.

Two members of the public left the meeting at 8.30pm.

70493 Proposal: Erection of one dwelling (amended block plan and FRA at Gardens of Sea Vista Rosea Bridge Lane Combe Martin.

Applicant: Mr and Mrs P Scott

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

The Council's note the inclusion in this application of a comprehensive Flood Risk Assessment.

However, many issues indicated in Council's previous response (dated 16 October 2019) have not been addressed in the present application, and remain matters of concern.

70696 Proposal: Erection of convenience store (with ATM and associated plant and machinery) and diversion/re-alignment of road (amended plans) at Hanson Garage, Castle Street, Combe Martin.

Applicant: Landmark Estates

Cllr Woodbury declared an interest in this planning application and passed the Chairmanship to the Vice Chairman, Cllr Chris Wyer, and sat in the audience.

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

IMPACT on the A399: Ongoing concerns from the Highways Department of Devon County Council suggest the impact on the A399 may be unacceptable. The Parish Council share these concerns, and are not convinced that the amended plans will be effective. Further, access to the one disabled parking space proposed in this application will not be available during deliveries to the store (Policy DM06 (12.52) of the North Devon and Torridge Local Plan)

AMENITY: The proposed opening hours of the Co-Op store are 6.00am to 11.00pm, including Sundays and Bank Holidays. Presumably the proposed illuminated signage will be lit during hours of darkness for the whole time, adversely impacting the amenity of neighbouring residential properties and the nearby Exmoor Dark Sky Reserve and the AONB. (Please refer to NDTLP Policies DM02 (2)(d), and DM01 (12.3)(b)).

Inevitably, noise will be generated by vehicles and machinery associated with the operation of the store, which is also likely to have an adverse impact on the amenity of neighbouring residential properties (NDTLP Policy DM01 (12.3)(c)).

IMPACT ON LOCAL SERVICES: The Parish Council has grave concerns about the impact through competition on existing local convenience store businesses, and the possibility of loss to the community of valued services which these provide, and which this application does not intend to wholly replace. These services include postal and banking facilities, and fuel supplies for private and commercial vehicles. The loss of these services locally would have a consequent adverse environmental impact, through the need to travel to access them elsewhere. (NDTLP Policy DM02).

The Parish Council does not believe the anticipated gain in local employment by the construction of this store will be achieved, if the competition it creates results in a loss of jobs through the closure of existing stores. This development will also result in the loss of the existing employer, who currently operates Hanson's Garage on the site.

The Parish Council values the archaeological legacies of the past in Combe Martin, which continue to be discovered when development takes place. A full WSI has been requested by the Historic Environment Team at Devon County Council, which has not been provided to date. The Parish Council requests that this matter be addressed in accordance with the Historic Environment Team's wishes.

This site has the potential to be developed for much-needed affordable residential accommodation. Suitable sites, and affordable housing, are both in very short supply in Combe Martin, and the permanent loss to further commercial use of such a significant space would be a matter of deep regret for the community.

71004 Proposal: Part retrospective application for erection of wall and fencing at Keltne, Shute Lane, Combe Martin.

Applicant: Mrs D Redmore

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

There is insufficient information in the planning application about the structural safety of the proposed wall and the volume of earth it will hold.

The Parish Council is also concerned about the impact of the wall on the neighbouring property as the proposed scale is quite obtrusive.

71053 Proposal: Approval of details in respect of discharge of condition 2 (extraction equipment) attached to planning permission 70265 Retrospective Application for Change of Use from Dwelling (Use Class C3) to Bed and Breakfast (Use Class C1) at Lion House, Victoria Street, Combe Martin.

Applicant: Mr A Bates

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

71178 Proposal: Variation of condition 2 (approved plans) and 3 (materials) attached to planning permission 65424 to allow a change to the roof covering at Highview, King Street, Combe Martin.

Applicant: Mr Richardson

RESOLVED: To delegate authority to Cllr Chris Wyer to make enquiries of the North Devon Council Planning Department about the change to the roof covering that is being proposed as it is not clear from the application. Once the information is obtained, Cllr Wyer to have delegated authority to make a decision on the proposal on behalf of full Council.

Exmoor National Park – Planning Applications

Exmoor National Park, the determining Authority, has asked for comments from this Parish Council on the following planning applications:

62/50/20/004 Proposal: Reinstatement of railway line, creation of cutting and embankment previously removed together with new railway bridge. (Amendment to approved application ref 62/50/16/001). Location in field North of the A39 West of Holwell Wood, and Land on Access track to Rowley Barton.

Applicant: Lynton and Barnstaple Railway Trust

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

70/20 North Devon Council – Planning Decisions

70937 - Treetops Buzzacott Lane Combe Martin Ilfracombe Devon EX34 0NL – Approved.

71153 - Street Record Rows Lane Combe Martin Devon – Approved.

71/20 Park and Open Spaces

Noted – The Chapel Lane resident for the damage to the wall at Hollands Park has agreed to fix it and is liaising with their insurance company.

72/20 Footpaths

The Parish Paths Partnership Finance Forms have been submitted to Devon County Council together with the survey of the footpaths. The Parish Council would like to record their thanks to Mr Ian Lawton for carrying out the footpaths survey.

73/20 Health and Safety

The Street lamps from Borough Road going up Seaside Hill are not working. These have been reported by the Parish Council to the lighting contractor and belong to Devon County Council and are their responsibility to repair/replace.

Part A of the meeting closed at 9pm. District Cllr Gubb and one member of the public left the meeting.

74/20 Exclusion of Press and Public

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”.

PART B:

75/20 Motion relating to the Parade Toilets

RESOLVED: To withdraw from the sale of the Parade toilets and seek legal advice on the best way to handle the withdrawal.

Part B of the meeting closed at 10pm.

Chairman of Combe Martin Parish Council