

Draft minutes of the Combe Martin Parish Council meeting held  
on 13<sup>th</sup> February 2023 at 7pm at Combe Martin Community Centre.

Present: Cllrs. T Seldon (Chair), C Galloway, R Watkins, D Woodbury and M Worth.  
Also in attendance: County Cllr Davis, District Cllr Gubb, 2 members of the National Trust,  
Andrew Wyer (Clerk) and 25 members of the public.

Prior to the meeting the National Trust gave an update on their work at West Challacombe. In summary, this involves a move away from traditional farming agricultural use of the land and an increase of wooded areas, increased public access and greater concern for linking natural habitats. The members of the public who spoke were largely supportive of the plans generally but with specific concerns about privacy and security from properties backing onto the land affected. The National Trust confirmed that contractors were due to create the no-access area in April/May, which would include gates and signage, not just fencing.

After half an hour, the National Trust agreed to move into the adjacent room to meet individual property owners to discuss their issues directly, rather than delay the Council meeting. All but 2 members of the public then left the room.

320/22 Apologies – Apologies were received from Cllrs Corner, Coomber, D Richards, Lethaby, M Richards, Walker.

321/22 Declarations of Interest – No declarations were made.

322/22 Public Participation – The Council received an offer to help it with things like calculating its carbon footprint etc and tackling the climate change emergency, which it accepted. There was also a question about trees in Hollands Park and the Council's attention was drawn to two dead trees near the SWW pumping station.

323/22 Minutes – It was RESOLVED that the draft minutes from the Parish Council meeting held on Monday 9<sup>th</sup> January 2023 were correct and they were then signed.

324/22 Clerks Report – The report was NOTED.

325/22 Council representatives – Cllr M Richards had submitted a report as Council representative to the Museum. The report was read out by the Clerk. [Report](#)

326/22 County & District Cllr reports – County Cllr Davis had distributed her report ahead of the meeting. [Report](#)

District Cllr Gubb reported NDC were putting £2m into buying additional temporary accommodation. Temporary and emergency housing remain a significant issue within the NDC area.

327/22 Police Report – This was NOTED. [Report](#)

328/22 Planning (NDC Applications) – It was RESOLVED to support the following applications:

[76481](#) - Installation of two rapid electric vehicle charging Stations at Car Park, Glen Lyn, Borough Road, Combe Martin, EX34 0AN

[76632](#) – Variation of condition 3 (external finishing materials) attached to planning permission 76138 (extension to dwelling) to allow for installation of UPVC windows and doors at 4 Park Lane, Combe Martin, Ilfracombe, Devon, EX34 0LL.

329/22 Planning (Exmoor NP Applications) – It was RESOLVED not to comment on the applications from outside the Parish. In addition, the Council did not comment on its own application (62/19/23/001)

[62/50/22/007](#) - Rowley Moor Farm, Kentisbury, Barnstaple. Proposal: Variation of conditions 2,4,5,6,7,8,9,11,12,16,17,18 for approved application 62/50/16/002 (Proposed erection of engine shed (1749Sqm), formation of railway sidings and change of use of agricultural barn to railway workshop) to enable the staged approach to construction and operation of the project.

[62/50/22/008](#) - Site of the former Blackmoor Gate Hotel. Proposal: Variation of conditions 2,4, 5,6,7,8,9,11,13,16,17,18,19 and 20 for approved application 62/50/16/003 (Proposed change of use of site of former hotel to railway car park with 162 car parking spaces and pedestrian underpass to station. As per amended plan 11.05.16 and amended plans and details submitted 30.01.17 including further information in respect of Environment Statement. As per additional information 02.03.17 and 17.01.18) to enable the staged approach to construction and operation of the project.

[62/50/22/009](#) - Site of current public car park, Blackmoor Gate, Barnstaple, Devon. Proposal: Variation of conditions 2,4,5,6,7,8,9,11,12,13,16,17 and 20 for approved application 62/50/16/004 (Proposed demolition of public toilets and shelter, relocation of public car park, erection of new toilets and interpretation building together with provision of public car park. As per additional information and plan dated 09.03.16 and amended plans and details submitted 30.01.17 including further information in respect of Environmental Statement. As per additional information 02.03.17 and 17.01.18 (amended description) to enable the staged approach to construction and operation of the project.

[62/50/22/010](#) - Beacon Down Depot, Parracombe, Devon  
Proposal: Variation of conditions 3,4,5 for approved application 62/50/17/002 (Proposed temporary use of part existing highways depot as Materials Recycling Centre in connection with reinstatement of phase IIA of the Lynton and Barnstaple Railway) to enable the staged approach to construction and operation of the project.

[62/50/22/011](#) - Land between Killington Lane and Blackmoor Gate, Parracombe, Barnstaple, Devon.

Proposal: Variation of conditions 2,4,5, 6, 8,9, 10,11,13,16,19,20,21,22,23,24, 25,26,27,29,30,36,37,39 and 41 for approved application 62/50/16/001 (Proposed re-instatement of railway line and ancillary development. As per amended plans 11.05.16 and amended plans and details submitted 30.01.17 and amended plans, additional plans and information dated 01.11.17 including further information in respect of Environmental Statement. As per additional information dated 16.01.18) to enable the staged approach to construction and operation of the project.

[62/19/23/001](#) – Combe Martin Beach

Proposal: Replacement of existing access steps onto Combe Martin beach.

330/22 Planning (NDC Decisions) – It was RESOLVED to note the following decision:

[75855](#) – Approved -Extensions to dwelling at Revel, Rews Close, Combe Martin, EX34 0DW

[76239](#) – Approved - Variation of condition 2 (approved plans) attached to planning permission 75610 - (Demolition of garage, shed and conservatory) at Bristol Channel View, Woodlands, Combe Martin, EX34 OAS

[76372](#) - Approved – Conversion of stable block and garage to dwelling, ancillary to the main house and grounds. Stable at Jevington Hall, Combe Martin, EX34 ONS

[76373](#) – Approved – Listed building application for conversion of stable block and garage to dwelling, ancillary to the main house and grounds. Stable at Jevington Hall, Combe Martin, EX34 ONS

[76389](#) – Approved – Extension to dwelling at Suncrest, Park Lane, Combe Martin, EX34 OLL

76666 – Approved - Tree works at Old Engine Tenement, Pound Lane, Combe Martin, EX34 OLT

331/22 Planning (Exmoor NP Decisions) – There were no decisions to note.

332/22 Finance – It was RESOLVED to approve the list of payments to be made plus 2 additional invoices (C&S Roofing and S&B Services), totalling £10318.14. It was further RESOLVED to note the list of payments made, receipts received and the January Dashboard report. The Clerk was asked to contact the Football Club and remind them about the strict purchasing rules Parish Councils have to follow.

333/22 Hollands Park playing field – It was RESOLVED to wait to see if this enquiry develops and if it does, to email Councillors and the Football Club as appropriate.

334/22 Correspondence – The correspondence was NOTED.

335/22 Date of next Council meeting – 13<sup>th</sup> March 2023

Date of next ALM meeting remained unresolved given the number of Councillors not at the meeting.

- 336/22 Exclusion of Press and Public – It was RESOLVED to exclude the press and public from the following agenda item as it was likely to reveal confidential information.
- 337/22 Personnel Committee meeting – The Clerk gave an update on the decisions and outcomes of the Personnel Committee meeting.