

Haccombe-with-Combe Parish Council

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Minutes of a Meeting of the Parish Council held in the Village Hall, Combeinteignhead on 7 September 2022 at 7.30pm

Present: Councillors Humble (Chair), Boarer, Brampton, Bunce, Bulleid, Evans, Hussey, Pattinson and Relf

Also present: District Cllr Haines and one member of the public

Clerk: Suzanna Hughes

070922.01 APOLOGIES FOR ABSENCE

- Cllr Cooper-Smith

070922.02 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

Members were reminded of their responsibility to continually update their Notice of Registerable Interests and to declare any disclosable interests, including the nature and extent of such interests they have in any items to be considered at this meeting. Members were reminded that unforeseen requests for a Dispensation to be considered at this point only if there was no way a member would have been aware of such before the meeting.

There were no declarations of interest or requests for dispensation.

070922.03 OPEN FORUM

No comments.

070922.04 POLICE REPORT

4.1 Crime Report

PC Orchard submitted a report for August: there were no crimes recorded and two incidents logged.

In his report, PC Orchard asked if information regarding Avian Flu could be disseminated as this is on the rise.

4.2 Councillor Advocate Scheme

Cllr Hussey advised that the last PACT meeting was in July. The police have been made aware that young people have been gathering at Hearn Field. Generally, there have been no problems but a couple of matters have been flagged up over the summer and the police will keep an eye on this. The next PACT meeting is on 16 September.

070922.05 DISTRICT AND COUNTY COUNCILLORS' REPORTS

District Cllr Haines reported that he had attended an Extraordinary Meeting of the District Council yesterday to discuss the plans for the cinema in Newton Abbot. The meeting was adjourned pending further details around finance and other issues. There is an important time-frame and the project is dependent on a government grant which has a deadline in 2024. TDC has been asked for a further £600k. There is a meeting of the Local Plan Working Group next week to finalise the details in respect of sites; the draft plan is due to be published in December and will go out for consultation.

070922.06 DELEGATE REPORTS

Cllr Evans requested that everyone looked at their Councillor profile on the website to check they are up to date.

070922.07 MINUTES

Members received the minutes of the Parish Council meeting held on 6 July 2022 and authorised the Chair to sign them as a true and accurate record of that meeting.

070922.08 PLANNING

8.1 New applications/appeals/notifications

- 8.1.1 22/01512/CAN – Willow House, Combeinteignhead Plant World, St Marychurch Road, Coffinswell
Fell one willow tree

Members had no objections to this application. Members requested a more suitable replacement.

- 8.1.2 22/01635/AGR – Home Farm, Road from Coombe Cottage to Higher Charlecombe Farm, Combeinteignhead
Agricultural building for the storage of machinery, materials and feed

Members discussed this application at length after which members agreed to OBJECT to it for the following reasons:

- As far as members of the Parish Council are concerned, and to their knowledge locally, Home Farm does not exist.
- A search of Companies House shows that this is not a viable, agricultural business and there is no evidence of a farm. There is no viable reason to store machinery, materials and feed in this location.
- The link up with land in Starcross makes no sense in terms of sharing machinery etc. There is no business plan which shows a cohesive business relationship/joint venture between the applicant and the Starcross landowner.
- What the applicant is asking for now is hugely more than they were asking for before when they claimed to have two adjacent pieces of land. They are now asking for a rendered building which has windows all around it (agricultural purpose?), it has a bigger floorspace and is intrusive in the landscape, from the Teign Estuary and in this area of undeveloped coast. The grid reference in this application is also different from the previous one even though it is the same field.

8.2 Decisions

- 8.2.1 22/01147/TPO – Teign View Barn, Shaldon Road, Combeinteignhead
Prune tree of various species where overhanging to clear path and building

Members noted that TDC has issued a SPLIT DECISION:

Consent REFUSED for some of the operations described in the application (non-specific specification)

Consent GRANTED to carry out works to large oak, small oak and silver birch

- 8.2.2 21/02665/HOU – Gulmswell, Combeinteignhead
Replace roof, replace windows and addition of some new opening, re-render external render finish, new rainwater goods, single storey side extension, new porch to replace existing, widening of gateway, addition of shed in garden

Members noted that TDC has granted conditional consent.

- 8.2.3 22/00717/CLDE – Charlecombe Farm, Combeinteignhead
Certificate of Lawfulness for non-compliance with occupancy restriction on permission 89/0857/19/2

Members noted that TDC has certified that the use as described was not lawful as the evidence does not demonstrate on the balance of

probability that the applicant has occupied the dwelling in breach of the restrictive condition continuously for a period of more than 10 years

- 8.2.4 22/01571/EXMPTC – Oakford House, Shaldon Road, Combeinteignhead
Remove fallen section of one Holm oak and carry out remedial works to remainder of tree to make safe

Members noted that TDC has advised that these works are exempt.

- 8.2.5 22/01154/FUL – The Clever Little Farm, Land off Bridleway, TQ12 4SH
Change of use of land for siting of two pods for use as tourist accommodation and associated infrastructure

Members noted that this application has been withdrawn.

8.3 Update on enforcement matters, including:

- 8.3.1 21/00381/ENF & 21/01721/AGR – Land at Combeinteignhead
Addressed above at item 8.1.2.

- 8.3.2 Teignview Cottage
District Cllr Haines reported that the Enforcement Officer has written to the owner for confirmation as to whether the works on the new walls are to recommence and be completed. It was agreed that no further action would be taken until the next meeting by which time it was hoped that further progress will have been made.

- 8.3.3 Higher Osier Court
Cllr Bunce had circulated additional information to members about activities at Higher Osier Court. The outcome of the appeal was awaited and was believed to be imminent following the Planning Inspectors visit to the site last week.

In the meantime, further enquiries would also be made regarding the extent of the original planning consent at Higher Osier Court as it is believed that works are being carried outside the area of the planning consent.

- 8.3.4 Lower Osier Court
Activities continue in this location including storage and construction. Sound clips have been taken to record noise levels and the rubbish, including asbestos, has still not been cleared. It was agreed to write again to the Enforcement Officer for an update on action relating to Lower Osier Court. There are still concerns that non-storage works are being carried out.

070922.09 FINANCE & GOVERNANCE

9.1 Expenditure

The following payments were approved:

Payment type	Payee	Details	Amount
DD	Opus Energy	Hearn Field electricity (July/Aug)	£202.90
DD	Clerk	Salary (July, Aug, Sept)	£1108.31
Online	PKF Littlejohn LLP	Limited assurance review of accounts 2021/22	£240
Online	Source for Business	Hearn Field water	£23.37
Online	Ron Gibbs	New locks – Hearn Field	£34
Online	E Bowden	Pole saw and fuel (from P3 funds)	£898
Online	E Deane	Theatre food and keys	£88

9.2 Income

Members noted the income received (30 June – 2 September 2022):

Received	Received from	Details	Amount
July, Aug	Lloyds	Interest	£0.20
June, Aug, Sep	Woodshed Coffee	Hire	£1250
7 July	Illyria Theatre	Hire	£366.60
July, Aug, Sept	Hearn Field bookings	Hire	£1067.50

9.3 Bank Balances at 2 September 2022

Current account	Savings account	Sea Wall account	Total
£17,822.54	£12,464.90	£5,828.74	£36,116.18

9.4 Small Grant Scheme 2022/23

It was agreed to advertise the scheme and invite applications to be considered in November's meeting.

070922.10 CLIMATE AND ENVIRONMENT

10.1 Cllr Hussey reported that the group was unable to meet over the summer and their next meeting is on 26 September. Details have also been circulated about another event which members might attend on 29 September.

10.2 Members received an invitation to attend a Zoom event, Power Allotments, a new collaboration between Devon Energy Collective and Regeneration on 13 September. Cllr Hussey advised that he will be attending this.

070922.11 CAR PARK

Members agreed that motorhomes, campervans and caravans are not accepted in the car park. The formal process for enforcing this was then discussed. Whilst the current signage states 'light vehicles only' it was agreed that a sign expressly excluding motorhomes, campervans and caravans should be added to the existing sign. Cllr Evans agreed to draft suitable wording for a sign. It was further agreed that 'All vehicles to park within the white lines' should also be added. It was agreed that the motorhome which is currently contravening the rules of the car park would be issued with a request for it to be removed from the car park within 7 days. Cllr Evans agreed that she would also publish a post on Facebook reminding the community of the car park's terms of use. A link to the Parish Council's website, where full conditions of its use can be found, would also be added to the post.

070922.12 HEARN FIELD

12.1 The Chair of the Hearn Field Committee submitted a written report as follows:

Key Safe

The ability to access keys to the Pavilion from the key safe continues to work well. Similarly the combination lock on the gate. A new lock with only 3 available keys, has been fitted (by Ron Gibbs) to the Woodshed as there have been some incidents of the door being left unlocked. A further lock has been put on the gate behind the pavilion to discourage intruders.

Water leak and SWW

A leak appeared in the middle of the car park during August. SWW were called out and identified that it was coming from a pipe that serves Tidlands but runs from the main car park entrance across the carpark to the property. The new owner was contacted and was extremely helpful and brisk in his response. The leak was fixed the following day. However in the course of this SWW identified that our current meter and stop tap on the other side of the road is very old and not fit for purpose. They returned and dug up the road and

re-sited our meter and mains tap at the car park entrance. This is now easily accessible and will be marked to avoid confusion with Tidelands supply. This was all done for no charge.

Electric supply at gate

Cllr Boarer has repaired the electric point at the top gate.

Woodshed meeting

A meeting was held to talk through logistical and other issues arising from the development of the coffee shop in the bar area . Notes from the meeting are attached. The total revenue from the coffee shop to the HF to date is hedge cutting. It has been suggested that in line with conservation initiatives being encouraged in relation to wildlife , the hedges should not be cut until the spring (but before nesting time). The views of the PC will be welcomed in relation to this.

Car park and gate/fence

We have had a great many trade vans and trucks related to local building work parking in our car park. This takes up space needed for our genuine users. There was also considerable damage done to the gate post and fence which could not have been done by a car. Contact is being made with the builders to insist that they park elsewhere. The gate /post will be repaired in early October when Andy Barnes, who repaired the other gates, is available. In the meantime a volunteer has cut back the hedges and strimmed the grass at the entrance.

Theatre performances

These have been quite well attended and enjoyed by all. The revenue from these is very good with no financial risk to the PC. We are forming a small group of volunteers to work together to choose and run theatre events for 2023.

Tug of war

A group from Combe and Stoke have got together to resurrect the old annual Stoke v Combe Tug of War. They have organised teams and this will take place on Hearn Field on Saturday 17th September at 3pm. They are aware that The Open Studios will be operating from the pavilion at that time. The clerk was asked to confirm whether the Parish Council's insurance would cover this event or whether the organisers would need their own public liability cover.

Bonfire night

Cllr Evans has agreed to organise this again this year and will be asking the PC for funding for ordering of fireworks. We are extremely grateful to her for her efficient management of this event and our volunteers.

Members agreed to purchase the Ultimate Bonfire package for £2244 (including VAT).

Hearn Field meeting

This will take place on Thursday 15 September and will be held at the Village hall due to Open studios occupancy of the Pavilion.

Cllr Boarer suggested that the energy usage at Hearn Field should be monitored due to the increase in electricity prices.

Cllr Evans proposed that matters relating to the hedge cutting and a request for a memorial bench are dealt with by the Hearn Field Committee next week.

070922.13 EMERGENCY PLAN REVIEW

The Chair suggested that members provide Cllr Bulleid with any missing information for review next month.

070922.14 HIGHWAYS AND FOOTPATHS

Cllr Bunce circulated a written report which was noted:

I have spoken to Jonathan Rowland this morning and a work team will be cutting through and removing the two trees that have fallen across bridleway 12 which leads from Haccombe to the St. Marychurch road. Work will be completed today.

I have inspected and trimmed a lot of the footpaths and bridleways since our last meeting and have found no major problems.

As you know, this is the time of the year that land owners cut their hedges and tidy up after the summer. I will be inspecting again at the end of the month and report back at our next meeting if anything needs to be done before winter sets in.

I have not received any reports from land owners or from the public regarding work that needs doing. Most of the work is being done by owners of the land themselves, which is their responsibility.

As agreed, I have purchased a new pole saw which will be very useful for high branches especially on bridleways. It is a Stihl petrol driven pole pruner HT135.

070922.15 CORRESPONDENCE

15.1 Members noted emails from David Halpin including a request for information about 21/01721/AGR and 21/00381/ENF. It was agreed that this information, as requested, should be supplied.

15.2 Members received a request for a dog waste bin in Haccombe Valley. It was agreed to contact the dog warden and ask them to visit the area, assess the need for a bin and suggest alternative measures for reducing dog waste.

070922.16 MEMBERS' ITEMS FOR INFORMATION OR GENERAL DISCUSSION, FOR INCLUSION ON FUTURE AGENDAS AND/OR ITEMS REQUIRING URGENT ATTENTION

Members are reminded that they have not received the statutory notice of this business to be transacted and should therefore recognise that any decision made may be taken to be unlawful if challenged in the future

None

070922.17 ITEMS FOR INCLUSION ON SOCIAL MEDIA, PARISH MAGAZINE, NOTICE BOARDS ETC

The Chair suggested that there may be items which could be extracted from notices sent from TDC relating to fly-tipping, dog fouling etc. Cllr Evans agreed to look whether there was anything relevant.

070922.18 DATE OF NEXT MEETING

It was confirmed that the date of the next Parish Council meeting is Wednesday 5 October 2022 at 7.30pm in Combeinteignhead Village Hall.

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Chair