

Haccombe-with-Combe Parish Council

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Minutes of a Meeting of the Parish Council held in the Village Hall, Combeinteignhead on 1 February 2023 at 7.30pm

Present: Councillors Humble (Chair), Boarer, Bulleid, Cooper-Smith, Evans, Hussey and Pattinson

Also present: District Cllr Haines

Clerk: Suzanna Hughes

010223.01 RESIGNATION AND APOLOGIES FOR ABSENCE

- 1.1 Members received the resignation of Cllr Bunce. He was thanked for his contribution as both a Parish Councillor and as the Parish Paths Co-ordinator.
- 1.2 Apologies were received from:
 - Cllr Brampton
 - Cllr Relf
 - County Cllr Dewhurst

010223.02 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.

010223.03 OPEN FORUM

There were no members of the public present.

010223.04 POLICE REPORT

- 4.1 Crime Report:
No report.
- 4.2 Councillor Advocate Scheme:
Cllr Hussey advised that the next PACT meeting is on Friday 10 February at 1pm.

010223.05 DISTRICT AND COUNTY COUNCILLORS' REPORTS

District Cllr Haines advised that TDC has agreed to consult on the draft Local Plan. The Plan is due to be submitted to the government in July, the Examination in Public is expected to take place in November and, if all goes according to plan, it will be adopted in May 2024. The Council tax proposal is currently out for discussion. The current proposal is to increase it by £5.54 (2.99%) for an average Band D property. TDC will make a decision on 21 February.

010223.06 DELEGATE REPORTS

The Chair attended the Wildlife Warden event where someone was addressing the group about hedges and trees.

She was unable to attend the meeting in Christow re the planning and enforcement issues raised by Doddiscombsleigh Parish Council.

010223.07 MINUTES

Members received the minutes of the Parish Council meeting held on 4 January 2023 and authorised the Chair to sign them as a true and accurate record of that meeting.

010223.08 FINANCE

8.1 Expenditure

Members approved the following payments:

Payment type	Payee	Details	Amount
DD	Opus Energy*	Hearn Field electricity (Jan)	£116.19
DD	Clerk	Salary (Jan)	£393.57
DD	Stoke-Coombe Magazine	Full page advert (Hearn Field)	£80
DD	KJ Howard Civil Engineering Ltd (Hydro-Rod)	Emptying of septic tank (Hearn Field Pavilion)	£180

* NB. fixed contract ends on 13/3/23

Opus Energy has provided a quotation for a 12 month fixed contract. It was agreed that other quotations should be sought. Cllr Hussey also offered to seek some advice from Fuad Al-Tawil.

8.2 Income

Members noted income (29 December 2022 – 27 January 2023):

Received	Received from	Details	Amount
Jan	Lloyds	Interest	£5.33
Jan	Bonfire	Cash	£26
Jan	Various	Pavilion	£72
Jan	Woodshed Coffee Bar	Hire	£314.67

Members discussed the arrangement with the Woodshed Coffee Bar. It was agreed that the Chair and Cllr Hussey should arrange to meet with the Woodshed Coffee Bar to review current the arrangement.

8.3 Bank Balances at 27 January 2023

Current account	Savings account	Sea Wall account	Total
£18,567.24	£12,475.47	£5,828.74	£36,871.45

010223.09 PLANNING

9.1 New applications/appeals/notifications

None

9.2 Decisions

9.2.1 22/01859/LBC & 22/01860/HOU – Old Rectory, Haccombe
Replacement of modern conservatory roof with new lightweight solid roof and roof lights

Members noted that TDC has granted conditional planning permission.

9.2.2 22/01536/FUL – Land at Ngr 289664 71750, Combeinteignhead
Proposed agricultural building

Members noted that TDC has granted conditional planning permission.

9.3 Update on enforcement matters, including:

- Teignview Cottage
The clerk continues to chase the Enforcement Officer but there has still been no response.
- Land in Combeinteignhead relating to 22/01635/AGR (which was refused)
It was noted that, following the last meeting, the clerk had written to the Enforcement Officer regarding the three caravans sited in the field and whether there is an intention to seek their removal now that their intended use

is no longer required. No response has been received from the Enforcement Officer.

- Little Park
The clerk advised that there has been no further update from the Enforcement Officer following his advice which was reported in December's meeting stating that the structure is permitted providing it complies with the definition of a caravan and is ancillary to the permitted use of the land. However, it was also noted that other engineering and groundworks are taking place and that this should also be flagged up to the Enforcement Officer.
- Lower Osier Court
There was no further update.
- Higher Osier Court
It was noted that residents are still reporting a noise nuisance from Higher Osier Court. It was agreed to write to the Enforcement Officer asking him to check whether the sound insulation conditions of the planning approval have been complied with.

It was also suggested that the Council should also explore whether the Planning Inspector's site visit was carried out according to the rules. It is apparent that the Planning Inspector spoke to the appellant but it is unclear who else was invited to attend and speak at that meeting. It was agreed that the clerk should write to the Planning Inspectorate to seek this information.

District Cllr Haines also offered to contact the Enforcement Officer for an update on all of these outstanding matters.

9.4 Teignbridge Local Plan 2020-2040 Consultation (comments invited between noon 23 January – noon 13 March 2023)

It was agreed to defer this until the March meeting.

010223.10 CAR PARK

Members considered a further quotation for felling the hawthorn tree in the car park. The quote, from Carl Napper, for £325 was accepted. It was agreed that the tree was not an immediate threat to the adjacent building and therefore it would be acceptable to take no further action until the Conservation Area approval has been granted.

010223.11 HEARN FIELD

11.1 Members received the minutes of the Hearn Field Committee meeting.

With regard to the contract with the theatre company, it was noted that a clause has been added to the contract which states that if the Committee cancels the event after 31 January, there will be a charge of £1700+VAT. The only exception to this is if they cancel for bad weather or Covid. It was proposed by the Hearn Field Committee that the Parish Council approves the signing of the contract as the risk of cancellation was very low. This was agreed.

Cllr Hussey advised that the gate post at the bottom of the drive needs replacing. Cllr Boarer has offered to carry this out. The cost was approved.

11.2 Village Show

Plans are afoot for a village show which will take place on Sunday 28 May on Hearn Field. A document had been circulated to members in advance of the meeting detailing the proposals. The Committee seeks the support of the Parish Council and has requested a small budget from Reserves (with the potential to repay those funds). After a discussion, a budget of £900 was agreed which will help with the up-front costs. There was also a discussion about a live band in the evening. This was not approved as members were concerned that this may cause issues around the number of attendees and how this is managed given that this number has to be restricted to

500 to comply with the TENS. A more informal music arrangement would be more acceptable.

11.3 Coronation

Cllr Evans informed members that a couple of residents had approached the Committee about whether there were any plans to hold a community event to celebrate the Coronation. The Hearn Field Committee had discussed this and it was agreed that there would not be an event for this. The Parish Council supported this decision.

010223.12 CLIMATE AND ENVIRONMENT

Cllr Hussey advised that at Saturday's Combe Breakfast a number of people from the Climate Group will be present to do an activity.

He has received a letter back about Power Allotments; they will respond in 6 weeks about the sites which have been put forward.

010223.13 HIGHWAYS AND FOOTPATHS

The Chair advised that with Cllr Bunce having resigned from the Parish Council, it has lost its P3 co-ordinator. A volunteer from the community, Faye Hussey, has agreed to take on the role.

In the meantime, the Chair has walked the public rights of way and has completed the survey which is required by DCC by 13 February. In her view, all of the paths have passed and no specific work/funding is required. She proposed that an annual maintenance grant is requested.

010223.14 CORRESPONDENCE

Members received and noted a letter which has been drafted following a meeting in Christow regarding TDC planning and enforcement.

010223.15 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

It was agreed to add the Emergency Plan to the March agenda.

010223.16 ITEMS FOR INCLUSION ON SOCIAL MEDIA, PARISH MAGAZINE, NOTICE BOARDS ETC

Cllr Hussey advised that the Hearn Field advert has been amended and sent to the Parish Magazine.

010223.17 DATE OF NEXT MEETING

17.1 The date of the next meeting was agreed as 1 March 2023.

17.2 It was agreed that the Annual Meeting of the Council would be held on 10 May (i.e. after the elections)

17.3 It was agreed to give some thought to the date and format for the Annual Parish Meeting for a decision in March.

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Chair