

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 November 2023 at 7.30pm

Present: Councillors S Pattinson (Chair for this meeting), A Cooper-Smith (after item 4.1), J Evans, R Hussey, C Lockton & M Wakefield

Also present: County Cllr Dewhurst and one member of the public

Clerk: Suzanna Hughes

011123.01 APOLOGIES FOR ABSENCE

Apologies were received from:

- Cllr Humble
- Cllr Martin
- Cllr Brampton
- Cllr O'Regan
- District Cllr Taylor

011123.02 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.

011123.03 OPEN FORUM

Rev Prebendary John Good invited members to attend the Remembrance Services in Combeinteignhead and Netherton. He also emphasised that members and residents of the parish are always welcome at All Saints' Church.

011123.04 POLICE REPORT

4.1 Crime Report:
No crime report received.

Cllr Cooper-Smith joined the meeting.

4.2 Councillor Advocate Scheme:
Cllr Hussey advised that the following PACT meetings have been scheduled: 15 December, 31 January, 28 February and 29 March. These will take place at Hearn Field at 11am. PCSO Bunce will also attend a couple of upcoming breakfasts in the Village Hall.

011123.05 DISTRICT AND COUNTY COUNCILLORS' REPORTS

County Cllr Dewhurst gave a report – copy attached.

District Cllr Taylor was unable to attend the meeting but sent the following report:

'Sadly, myself and fellow Councillors attended the funeral of Sheila Cooke, the ex-Parish and District Councillor. She was an incredible lady, who dedicated herself to good causes and campaigned passionately on many issues close to her heart.

It has been a busy planning month for major developments but nothing local to this parish.

Good news received yesterday that the Government have back tracked, pardon the pun, on the closure of ticket offices. The whole of the Council were unanimous in their condemnation of that policy.

Another great result for the hard work and dedication of the South Devon Alliance Councillors, Janet Bradford, Richard Dawes and Liam Mallone, who campaigned to save the Alexander Theatre. The setting up of the Campaign group and forming a CIC, finally paid off. The shipping container cinema has finally been ditched in favour of refurbishing and reinventing the Alexander and the market. Watch this space.

Queen Street pedestrianisation is following up behind the Alexander Theatre. The removal of parking and restricted traffic movement is not supported by any of the consultations. Despite a noisy protest at full council, by traders, the Lib Dem's block voted not to debate it in the chamber. If anyone's tells you it is supported please can you ask them to provide the evidence because I am yet to see it! Fully supported was a 20mph limit, wider pavements and more greenery!

They also voted not to debate my motion about 106 affordable housing and viability assessment. The fact is that although developers are contracted to build affordable housing, at a later stage they ask for amendments on the grounds of profit that it is no longer viable to build them. These matters never come back to planning and are dealt with by officers. I recently battled to save 3 units but I was only able to win because I have an experienced QS in the family.'

011123.07 MINUTES

Members approved and authorised the Chair to sign the minutes of the Parish Council meeting held on 4 October 2023 as a true and correct record of that meeting.

011123.08 FINANCE & GOVERNANCE

8.1 Expenditure

Members approved the following payments:

Payment type	Payee	Details	Amount
DD	Ecotricity	Hearn Field electricity (October)	£289.99
Online	Clerk	Salary (October)	£375.95
Online	Argos Fire Protection	New fire extinguisher	£65.34
Online	M Wakefield	Cleaning of Hearn Field Pavilion (2 hours)	£40
Online	RBL	Poppy wreath	£20
Online	SJ Newton Electrical	Electrical work – Hearn Field Pavilion	£777
Online	PKF Littlejohn	External audit	£252
Online	Argos Fire Protection	Fire extinguisher service	£59.40

8.2 Income

Members noted the income (1 – 27 October 2023):

Received	Received from	Details	Amount
Oct	Woodshed Coffee Bar	Income and contribution to electricity (£80)	£500
Oct	Private bookings	Hire of Hearn Field	£60
Oct	Lloyds	Interest	£11.54

8.3 Bank Balances at 27 October 2023

Current account	Savings account	Sea Wall account	Total
£27,049.02	£12,551.67	£6,343.43	£45,944.12

011123.09 PLANNING

9.1 New applications/appeals/notifications

None

9.2 Decisions

- 9.2.1 23/01792/HPA – 3 Sackery, Combeinteignhead
Notification of prior approval for a single storey extension to dwelling extending 4 metres beyond rear wall, maximum height 3.5 metres, height to eaves 2.5 metres
Members noted that TDC has given prior approval.
- 9.2.2 23/00443/FUL – Teign View Barn, Shaldon Road, Newton Abbot
Demolition of barn, conversion and extension of existing stables to three holiday units and creation of new access track
Members noted that TDC has granted conditional planning permission.
- 9.2.3 22/01938/CLDE – Charlecombe Farm, Combeinteignhead
Certificate of Lawfulness for non-compliance with occupancy restriction 4 on permission 88/2091/19/1
Members noted that TDC has determined that it has not been demonstrated that the applicant has occupied the dwelling in breach of the restrictive condition continuously for a period of more than 10 years
- 9.2.4 23/00800/LBC – The Wynyates and Little Paddock, Home Farm Barns, Haccombe
Internal alterations to join two dwellings into one
Members noted that TDC has granted conditional consent.
- 9.2.5 23/00670/LBC – Flat 12, Haccombe House, Haccombe
Removal of internal stud wall separating kitchen and lounge and new studwork partition in existing bathroom to create separate utility area
Members noted that TDC has granted conditional consent.

9.3 Enforcement matters

- 9.3.1 Updates on issues previously raised:
- 1 Albert Cottages
No further update.
 - Teign View Cottage
No further update.
 - Land associated with 22/01635/AGR
The Enforcement Officer has been trying to liaise with the owner but without success. He is planning to visit the site to see what is occurring and will update the Council after this.
 - TPOs
No response.
 - Little Park
No response.

The clerk will continue to chase TDC's Enforcement Officer for responses/ comments on all issues previously raised.

011123.11 CAR PARK

Cllr Pattinson presented options for repainting the white lines:

Plastic strips – 20 strips + burner - £254.70 including VAT
4 wheel striper + 12 cans of heavy duty paint - £185.25 including VAT
Contractor (QMS) - £650 + VAT (minimum half day rate)

Members agreed to proceed with the contractor as it was believed that this was a longer-term solution and would be a more professional job.

011123.11 TREES

This item was deferred until December pending receipt of three quotations.

011123.12 SERVICE OF REMEMBRANCE

Cllrs Evans, Brampton and Lockton will attend the service in Combeinteignhead at 9.30am. Cllr Evans will do a reading.

Cllr Pattinson will attend the service in Netherton at 2pm. He will also sweep the leaves and tidy the area on the day before the service.

011123.12 HEARN FIELD

Members received the following report:

Bonfire Night 5 November

For information: The 460 bonfire night tickets sold out very quickly. Bonfire night is the current focus of the HF Committee. Julia has convened the last team planning meeting, distributed the Risk Assessment document, and the bonfire build is well under way. An extra foam fire extinguisher has been procured and a fire safety assessment of the Pavilion arranged for 4 November.

Covid Recovery Funds

For information: Following the last Hearn Field Committee, the members have begun forwarding their responses to the Chair. After the bonfire night we'll reconvene in working parties and with community engagement.

Outdoor Theatre

For information: The bookings team is negotiating contracts with six theatre companies while at the same time attempting to secure dates in the calendar before other venues do. Each company has a slightly different business formula requiring different commitments, as follows:

Miracle Theatre - 70/30 split with a £1,300 minimum guarantee.

Handlebards Theatre require a £500 deposit in advance, and propose a 75/25 split with a £950 guarantee.

Proposal for consideration: That the HF Theatre group negotiate contracts with oversight from the HF Chair, and with a guarantee limited by the Parish Council. After discussion, it was agreed to limit this guarantee to £2000 across all performances.

Woodshed Cafe

For information: The current business arrangement is a 50/50 profit share between the cafe and the Parish Council after accounting for all costs including electricity and excluding rent. As we approach two years of trading Martin and Sue have asked for a review of this arrangement.

Proposal for consideration: That the review be delegated to the HF Chair with support from the 'HF four' group (Cllr Humble, Cllr Hussey, Cllr Evans and Liz Deane). Any recommendations from the review be subject to PC consideration and approval. This was agreed.

Pavilion Safety

For information: The Pavilion has an improved safety baseline following completion of the remedial works required by the Electrical Installation Condition assessment (notified September PC meeting), and a fire risk assessment to be completed before bonfire night.

Pavilion Maintenance

Cllr Wakefield has agreed to take on cleaning the Pavilion as needed (@ £20 per hour) not including areas associated with the cafe e.g. the outside toilet.

Proposal for consideration: Work will be undertaken with the approval of the HF Chair, a record of hours kept, and hours submitted monthly to the clerk via the HF Chair. This was approved.

Grounds Maintenance

Approval requested: The October meeting approved spending up to £500 for the mower service and parts. Devon Garden Machinery now have the machine and indicate it will cost about £800. This additional cost was approved.

011123.13 CLIMATE AND ENVIRONMENT

No report.

011123.14 HIGHWAYS AND FOOTPATHS

Giles Cooper-Smith has agreed to take over the role of Snow Warden.

011123.15 CORRESPONDENCE

Cllr Hussey received further correspondence from a resident of Haccombe pursuing the installation of a dog bin in the Haccombe Valley. This has been rejected previously by TDC. It is now suggested that the Council considers installing a dog bin near the telephone box in Netherton as the 'gateway' to the valley. It was agreed that Cllr Hussey should contact Rob Harvey (TDC's Community Environment Warden) to seek his support for a dog bin in this location.

011123.16 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

011123.15 ITEMS FOR INCLUSION ON SOCIAL MEDIA, PARISH MAGAZINE, NOTICE BOARDS ETC

None

011123.16 DATE OF NEXT MEETING

It was agreed that the next Parish Council meeting would be held on 6 December at 7.30pm.

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Chair

County Councillor's Report 1st November

Devon are going to dispose of, or re-purpose, some of the properties and land considered surplus to requirements, in order to reduce costs and become a stronger and more sustainable council.

Members of the Cabinet were asked to back plans that will see the disposal of some of the properties we own, including the prestigious former Judges Lodgings, Larkebeare House, Exeter.

Other properties considered surplus to our requirements include: Compass House, Exeter, currently used by Devon Partnership NHS Trust; Ivybank, Exeter, office space used by one of our services; Land adjacent to County Hall in Matford Lane; St Georges Road Youth Centre, Barnstaple and Pottington Industrial Unit, Barnstaple.

The Council are currently responsible for properties with estimated annual running costs of around £8 million, and a maintenance liability in excess of £20 million, excluding schools. They own, lease or occupy in excess of 1,000 assets (buildings or parcels of land), including 364 schools; 500 land assets; 65 farms and around 300 operational buildings, including offices, children's centres, youth centres, recycling centres, day centres, respite centres, and contact centres.

It has been identified that since the pandemic, many of our staff, like employees everywhere, have adopted a hybrid model of working, dividing their time between working from an office and from home. And on average that our offices are only 20 to 30 percent occupied each day.

We have already made moves to reduce our expenditure, looking to lease out office space in the recently refurbished Lucombe House at County Hall.

It's thought that the sale of property and land could generate capital receipts of around £6 to £10 million, depending on planning approval, and reduce revenue costs by around £300,000 per year. It will also avoid backlog maintenance costs of around £3 to 5 million.

Thousands of Devon residents who are struggling with the cost of living can get extra support this winter. Earlier this year DCC secured £10m from the fourth round of the Government's Household Support Fund to cover the period from April 2023 until March 2024

The money comes with conditions on how it can be allocated and is to support households in most need – those that are struggling to pay for food, energy, water bills and other related essentials. It is also intended for those that may not be eligible for other government support.

So far under this fourth round of the scheme, we've deployed over £5 million supporting more than 38,000 households across Devon.

And now with winter approaching, Devon are working with our Team Devon partners (district and city councils) and other community organisations to provide the most vulnerable residents with rapid short-term financial support.

The homeless, low income families, those who are suffering from ill health and ethnic minorities are just some of the many groups who will benefit from schemes including free school meal holiday vouchers, hardship payments, pre-payment and credit energy meter support, community grants and funding for minor energy efficiency measures.

We're also working with the Devon Community Foundation to provide grants to voluntary sector organisations supporting communities that don't always get the help they need. Their 'Food, Fuel and More' grant scheme was well received this year and will re-open this winter.

The scheme will offer large grants of up to £25,000 to organisations that support homeless people or people in temporary or insecure housing. Groups supporting households with disabled residents or those suffering ill-health which has a direct impact on household income and an ability to meet food and energy bills, are also encouraged to apply, along with organisations that support Asian, black, traveller, Gypsy, Roma and ethnic minority communities who are not accessing support through other channels. They will also be operating a small grants scheme of up to £2,000 for smaller community initiatives.

A record funding award for Bikeability cycle training in Devon means that more than 11,000 children will be able to improve their skills on two wheels next year. The grant of just over £484,000 for 2024/25 is the highest amount Devon have ever received for Bikeability in the 17 years we've been delivering it.

Earlier this year Devon achieved the milestone of 100,000 Bikeability trainees. It was also named among the top ten local authorities for providing Bikeability for Year Six school pupils, with figures from the Bikeability Trust showing that more than 8,500 or 71% of Year Six pupils across the county were trained between April 2022 and March 2023.

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