

# Haccombe-with-Combe Parish Council

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## Minutes of the Parish Council Meeting held in the Village Hall, Combeinteignhead on 5 June 2024 at 7.30pm

**Present:** Councillors G Humble (Chair), J Evans, R Hussey, C Lockton, S Pattinson and H O'Regan

**Also present:** PCSO Saul Bunce and his colleague who is currently on placement and 9 members of the public

**Clerk:** Suzanna Hughes

### **050624.01 APOLOGIES FOR ABSENCE**

Apologies were received from:

- Cllr H Martin
- Cllr M Wakefield
- Cllr S Brampton
- Cllr A Cooper-Smith
- District Cllr J Taylor
- District Cllr J Radford
- County Councillor J Bradford
- County Councillor A Dewhurst

### **050624.02 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION**

There were no declarations of interest or requests for dispensation.

### **050624.03 OPEN FORUM**

As a follow-up to the last meeting, Liz Deane stated that following her offer to facilitate communications within this parish, she has endeavoured to reach out to those households who are most impacted by Hearn Field activities. To this end, she has spoken to most who wrote letters objecting to the Premises Licence application and has now moved on to almost everyone whose homes border the field. The Village Show also gave a good opportunity to canvass opinions more widely. The majority response is that people are generally happy with the management and current number and nature of activities on the field. However, those who were concerned about the Premises Licence would like further reassurance in order that the community can move forward positively. They ask therefore that the Parish Council assures them that there is no intention to apply for a Premises Licence in the future unless there were to be full, community consultation and engagement and a majority mandate for this. The idea of a consultation event was welcomed by everyone.

Friends of Hearn Field Group are pleased to see on the agenda that an open meeting is proposed and consultation is going to be most welcomed. It is hoped, therefore, that a date for this meeting can be agreed this evening and that everyone can move on and get on with running Hearn Field in this community.

A resident thanked the Parish Council for their input in addressing his concerns about activities at 2 Holywell Cottages. It was noted that their application for a Certificate of Lawfulness has been rejected and there has been a level of tidying up.

A resident pointed out that if TDC don't take enforcement action within four years, planning becomes lawful. He was particularly concerned about the development at Little Park.

### **050624.04 POLICE REPORT**

In the period, 1 -31 May 2024, there were 6 recorded offences in the Haccombe-with-Combe area: Burglary x 2, Vehicle crime x 1, Violence more serious x 1, Road Rage x 1 and a Road Traffic Accident x 1. These crimes include part of Newton Abbot (same Beat Code). There was only 1 burglary (house) in this parish.

PACT meetings are held once a month at Hearn Field. The next meeting is Friday 21 June at 10.30am.

#### **050624.05 DISTRICT AND COUNTY COUNCILLORS' REPORTS**

County Cllr Dewhirst was unable to attend the meeting but reported that he had spoken to PROW Officer, Johnathan Rowland, about the abandoned car. He has taken responsibility for this (even though abandoned cars are the District's responsibility) and hopes that it will be moved by a local resident in due course. Sadly Johnathan is leaving Devon for personal reasons - he will be greatly missed. *The Chair advised that the car has now been towed away.*

It was noted that Cllr Dewhirst had presented the prizes at the Village Show for which the Council was most grateful.

District Cllr Taylor was unable to attend the meeting but reported that new Chairs have been selected for all the committees. They are all Liberal Democrats, including Overview and Scrutiny. It was strongly recommended that the Leading party should not be marking their own homework. This resulted in both SDA, Conservative and Independent Councillors walking out in protest.

Queen Street has begun, despite a solicitor's letter to both TDC and DCC. It looks like there will end up being a legal challenge.

I remain on the Planning Committee and Standards. Cllr Radford is on Audit Scrutiny and Overview and Scrutiny.

#### **050624.06 DELEGATE REPORTS**

None

#### **050624.07 MINUTES**

- 7.1 Members approved and authorised the Chair to sign the minutes of the Annual Meeting of the Parish Council held on 1 May 2024.
- 7.2 Members approved and authorised the Chair to sign the minutes of the Extraordinary Meeting of the Parish Council held on 16 May 2024.

#### **050624.08 FINANCE & GOVERNANCE**

##### **8.1 Expenditure**

Members approved the following payments:

<b>Payment type</b>	<b>Payee</b>	<b>Details</b>	<b>Amount</b>
Online	Clerk	Salary (May)	£391.77
Online	Drew Peters	Folding trestle tables & stakes for Apple Shy game	£743.94
Online	Tony Lidington	Village Show 'try your strength' machine	£350
Online	R Hussey	Reimbursement for Ron Vaulter Memorial Tree Plaque (funded through a donation from the Shaldon Kestrel Cycle Club)	£137.82
Online	R Hussey	Reimbursement for refreshments for Ron Vaulter memorial (funded through a donation from the SKCC)	£12.75
Online	R Hussey	Reimbursement for Barrier Tape (Village Show)	£36.89
Online	R Hussey	Reimbursement for mower fuel	£45.80
Online	E Deane	Reimbursement for mower fuel	£30.83
Online	Jacob Farley	Emergency work to HF toilet	£95
Online	M Wakefield	Hearn Field cleaning (3 hours @ £20 per hour)	£60
Online	Source for Business	Hearn Field water	£54.14

Online	JHB (UK) Ltd	Car park markings	£780.00
Online	C Bouchard	Village show and Theatre expenses	£53.73

## 8.2 Income

Members noted the income (29 April – 31 May 2024):

Received	Received from	Details	Amount
May	Lloyds	Interest	£13.50
May	HMRC	VAT reclaimed from 2022-23	£1766.78
May	Sum Up	Village Show	£474.37

## 8.3 Bank Balances at 31 May 2024

Current account	Savings account	Sea Wall account	Total
£18,394.41	£12,647.20	£6,913.33	£37,954.94

## 050624.09 PLANNING

### 9.1 New applications/appeals/notifications

None

### 9.2 Decisions

None

### 9.3 Enforcement matters

9.3.1 The following updates were received from TDC's Enforcement Officer:

- **Teign View Cottage**

I noted from a recent drive past the site that the working are continuing on the construction of the walls. As such it is not a matter I can look at as being an untidy site. However, should the works stop again for a long period in the future then please let me know and I will look at the matter again then.

- **Land associated with 22/01635/AGR**

As the time period to resolve this one has now past to help understand the current situation he intends to view the site from the same position that the most recent photograph was taken. A resident has agreed to accompany him.

- **Little Park**

I can confirm that I did manage to recently visit the site to assess the current situation. As it appeared that there are various works that have been carried out that require planning permission a letter was sent to the owner giving two months to resolve the matters. I will review the matter again at the end of June 2024.

- **2 Holywell Cottages**

Following an initial complaint as it appeared the site was again becoming untidy I contacted the owners to take steps to tidy the land. In addition as it appeared that a pipe was being laid and possible works to provide an area of hardstanding were being carried out I also advised the owners that such works would require planning permission. Following contact with the owners I carried out a further site visit recently and noted that the pipe had been removed and no hardstanding had been laid. With regards to the appearance of the site, although there were a number of cars and other items on the land it did appear to be tidier than seen from previous visits. In this instance I appreciate that the land is being used to store a number of vehicles and other items but as it does appear to be within the same title deed as the main house such a use would not require planning permission. With regards to any items being stored on land by an adjacent owner I understand separate proceedings are being taken. Furthermore,

given that the appearance of the site has improved I do not consider that there is any further action that can be taken under the planning legislation.

The clerk advised that she had written to Mitchells and Butlers regarding the destruction of a wildlife site on their property (Coombe Cellars). There has been no response. It was agreed that the clerk should also contact the manager of Coombe Cellars.

It was noted that there had been no updates regarding 1 Albert Cottages. It was agreed to thank Mr Hobbs for his updates and to ask him for an update on 1 Albert Cottages.

#### 9.3.2 New issues:

- **Frog Cottage, Combeinteignhead**

It had been noted that work to demolish a breccia wall and create an access on to the highway had been carried out a Frog Cottage (formerly Sally's cottage) without the relevant planning consent. The property is thought to be listed and is within the Conservation Area. It is believed that the owners were made aware that planning consent would be required before they undertook the work. It was also agreed to inform Highways of the work as a potentially dangerous vehicular access has been created.

### **050624.10 HEARN FIELD**

The matters raised in the open forum were addressed first.

With regard to a potential reapplication for a Premises Licence, Cllr Hussey proposed that the Council accepts what was put forward in the open forum, i.e. that there is assurance from the Council that there is no intention to apply for a Premises Licence in the future unless there were to be full, community consultation and engagement and a majority mandate for this. This was unanimously agreed.

With regard to a proposed consultation event, it was agreed that this will be held in the autumn as a drop-in event giving residents maximum opportunity to attend and engage and where opinions can be gathered, date to be agreed.

The Chair of the Hearn Field Committee, Cllr Hussey, delivered the following report:

A big thank you to the volunteers and supporters who worked so hard to prepare, deliver and tidy after the Village Show last month. A very special mention for Charlotte Bouchard and Annie Drew who dedicated so much time to getting us organised and arranging the entertainments. We understand that this takes a toll on personal and professional life, so we'll be receiving a full report at the July 2024 Parish Council meeting.

For information: The event that dedicated a tree in Ron Vaulter's memory was well attended. It included many fond memories of his warmth and contributions to our community. A plaque was unveiled with the observation: "Some live in a community, others like Ron build them".

The funding for the tree and plaque was generously forwarded by Michael Seabrook and Dominic Round who are ex members of the Shaldon Kestrel Cycle Club with local connections. About £150 remains should a replacement tree or other work be required in the future.

Proposal: That Covid funds be used to purchase a plaque to commemorate the 2022 Platinum Jubilee of Elizabeth II, and placed under the Field Maple planted on that occasion. To read: "This tree was planted [by the community] on (insert date) 2022 to commemorate the Platinum Jubilee of Her Majesty Queen Elizabeth II". Cllr Hussey will carry out some further research and will come back to the next meeting.

Proposal: That the HF Chairman take advice and then purchase modest signs for the field entrance (to be mounted on the fence) to read "Hearn Field" with the Parish logo above. It might be considered appropriate to use Covid funds for this purchase. It was agreed to delegate spending of up to £100 for 2 x A3 signs. Graphics will be shared with everyone before purchasing.

For information and proposal: The two properties immediately adjacent to the Pavilion have been given the HF Chairman's phone number in the unlikely event there are any issues while Reach Outdoors are there. Proposal: That this be extended to all properties near to the Hearn Field for their use at any time. This was agreed and would be reviewed in the autumn.

For information: The salt spreader, formerly stored in the HF grounds shed, has been relocated.

For information: The toilets at the Pavilion have required emergency work costing £95.

Cllr Hussey shared information about upcoming theatre events.

The Chair advised that there have been some incidents of disposable BBQs being used on the field which is contrary to the conditions of use. Members were asked to remind users of this if seen using a BBQ.

#### **050624.11 HIGHWAYS AND FOOTPATHS**

*Residents are encouraged to report all potholes:*

<https://www.devon.gov.uk/roads-and-transport/report-a-problem/report-a-pothole/>

Members received a report from the Parish Paths Co-ordinator, Faye Hussey:

Faye has met with the Chair, Gill Humble, and DCC Footpaths Officer, Johnathan Rowlands, to start the handover for the role of footpath officer for the parish. Some of the paths were walked and a few tasks identified. These included clearing a buddle and removing ivy from the bridge on the Lower Netherton path. Landowner Peter French will need contacting to discuss the run off in the field near Combe Cellars. There will also need to be remedial work at the gateway at the bottom of that field due to the erosion this causes. Johnathan has delivered paper copies of the maps showing the footpath and another meeting will be organised to walk the remaining paths. Roger Bunce needs contacting to see if he is still willing to do footpath maintenance for the parish. Peter Bullied has very kindly strimmed the path between Shaldon Road and Lower Netherton. The rubbish at the bottom of Hackney Lane has now been cleared.

#### **050624.12 CORRESPONDENCE**

Clerk to notify councillors of relevant correspondence not already emailed for information or not otherwise dealt with above, including:

12.1 Members noted that two requests have been made from residents to inspect the accounts under the Local Audit and Accountability Act 2014 Sections 26 and 27 The Accounts and Audit Regulations 2015 (SI 2015/234). Arrangements have been made to facilitate this.

12.2 Members received a request from a resident to add the following item to a future agenda:

*To discuss scheduling an open meeting for Friends of Hearn Field Group and all interested parishioners to meet with the Hearn Field Committee (and/or Parish Council) in order to collaborate on the development of a framework and principles of use of the Hearn Field.*

This had been agreed at item 10; a date will be agreed at the next Hearn Field Committee meeting.

12.3 Members receive a second request from a resident/Friends of Hearn Field Group & Others also asking for a meeting or meetings 'to allow Friends of Hearn Field Group and Others to participate in the production of a Hearn Field protocol which stipulates the type of bookings, the number of bookings, the access arrangements, the TENS licenses applications, the contact details for personnel who are in charge for each booking and any other details that are considered necessary for the smooth running of the field whilst maintaining the right for parishioners to enjoy the field and their homes.'

This had been agreed at item 10.

- 12.4 Members received correspondence from a resident/Friends of Hearn Field Group & Others requesting responses to questions raised. Having dealt with some of these questions earlier in the meeting, it was agreed that the only outstanding question related to the publishing of minutes of all Working Groups. After discussion, it was agreed that these meetings are very informal and minute-taking would be onerous for those Working Group members. Further, these Working Groups have no decision-making powers.

A suggestion was made that the Parish Council becomes a member of the Open Spaces Society. Cllr Hussey proposed that he looks into it and reports back at the next meeting.

- 12.5 Members received an email and report from the Editor of the Parish Magazine. The Parish Council is supportive of the Parish Magazine and will continue to use it when appropriate. It was noted that there is a lot of advertising from Combe but less content as there are less organisations in Combe than in Stoke. It was suggested that the Parish Council could take a quarter page to promote contact/website details. It was also agreed to speak to Pat Cutts about sharing the Village Hall page.

**050624.13 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*

Cllr Evans sought approval from members to purchase the fireworks for this year's display. This was agreed.

**050624.14 ITEMS FOR INCLUSION ON SOCIAL MEDIA, PARISH MAGAZINE, NOTICE BOARDS ETC**

It was agreed to post the Peter Pan posters on the noticeboards and to co-ordinate a suitable advert/article for the parish magazine to raise the profile of Combeinteignhead.

**050624.15 DATE OF NEXT MEETING**

The next meeting will be held on 3 July 2024 at 7.30pm in Combeinteignhead Village Hall.