

Minutes of the meeting of Mortehoe Parish Council held in the Council Chamber, The Esplanade, Woolacombe, on Monday 15th December 2014 at 7.00 p.m.

Present: M Wilkinson, G Webb, S Woodman, (Chairman), D Duffield, D Barron, J Richards and K Cook

Also Present: Councillor Davis (D.C.C.); Councillor Barker (N.D.C) and 5 members of the public

Clerks: Mrs Keiff and Mrs Hocking

237/2014 Apologies for absence: Councillor Lamb and P.C. Kirk

238/2014 Public Speaking Time -

J Kift Re Planning Application 58334 Highcroft Farm Shaftsborough Lane - Mr Kift spoke in support of the application and stated his families need for permanent accommodation at Highcroft which had been farmed by his family for generations. Mr Kift outlined the plans to convert the redundant milking parlour and showed members additional photos of similar conversions undertaken by the architect.

Mr B O 'Reilly - Re: Planning Application 58405 Mortestone

Mr O'Reilly spoke in support of his application and gave a brief resume of history of previous applications for this area of his property. Mr O'Reilly explained the difficulties of maintaining such an exposed building and felt that the proposal would enhance the existing building.

Mr C Clement – Re: Planning Application 58324 Combesgate House – Mr Clement outlined the reasons for his opposition to the proposal and the impact of the proposed extension on the amenities of his family and the Conservation Area. He also presented members with additional photo montages of the existing property and proposed extensions which he felt were an accurate representation of the possible impact on the area.

239/2104 Police Report – The clerk informed members that P.C. Kirk had reported that there had been no reported crimes in the past month compared to 3 reported in the same period.

240/2014 Declaration of interests:

The council declared a personal interest in application 58324 Combesgate House - as the applicant was known to the council and the clerk had registered an objection to the proposal.

Planning Application 58324 Combesgate House - Councillors Wilkinson and Cook declared a personal interest in this application as a friend of the applicant.

The clerk - declared an interest in Planning Application 58342 as an objector to the Application.

241/2014 Minutes:

It was ***Proposed to*** approve as a correct record and sign the minutes of the Parish Council Finance Meeting held on November 18th 2014 at 6.30 p.m. at the Council Chamber.

Seconded. PASSED UNANIMOUSLY.

It was ***Proposed to*** approve as a correct record and sign the minutes of the Parish Council Meeting held on November 18th 2014 at 7 p.m. at the Council Chamber. ***Seconded. PASSED UNANIMOUSLY.***

242/2014 . County Council Report

Highway Consultation – Councillor Davis informed members of the results of the recent consultation which had received 498 responses. Although the results have yet to be fully collated, it seemed likely that there would be a reduction in the neighbourhood teams and the closure of picnic areas.

Government Grants – were due to be announced shortly. Devon County Council faces a £50 million reduction in its budget .

Broadband in the area - members asked for help from Councillor Davis in clarification on the availability of the new fast broadband in the area.

Thanks – were expressed to Councillor Davis for her help in alleviating the local flooding spots at Mullacott and regular road flooding near to the turning for Lee.

Caravan Sign – members reported damage to the sign and pole and requested help from Councillor Davis to replace the sign in time for the 2015 season.

243/2014. Planning

58334 Conversion of agricultural building to form one dwelling (relocation of residential use from caravan to barn) at The Caravan & adjacent Barn, Highcroft Farm, Shaftsborough Lane, Ilfracombe.

Members felt that there was both a proven need for additional accommodation on the farm as well as a proven record of agriculture at Highcroft. *Proposed APPROVAL. Seconded. PASSED UNANIMOUSLY.*

58415 Variation of condition 3 (occupancy restriction) attached to planning permission 57953 to allow extended holiday lets at Narracott Hotel, Beach Road, Woolacombe

Members had no objection to this proposal. *Proposed APPROVAL. Seconded. PASSED 1 ABSTENTION.*

(The clerk drew members' attention to copied letters)

58324 Extensions to and conversion of 2 flats to form 3 flats at Combesgate House, The Esplanade, Woolacombe.

Councillor Wilkinson read out a letter from the applicant to members and distributed additional photos provided by the applicant.

Members agreed to hold a site meeting on Tuesday December 16th at 11 a.m.

58405 First floor extension to dwelling at The Mortestone, Chapel Hill, Morteheoe.

Whilst members were sympathetic to the maintenance problems at the property in its very exposed location, they also pointed out the very prominent position of the building on the coastal path and its visibility from Morte Point. Members were interested to hear the views of both the National Trust and the A.O.N.B on the visual impact of the proposed plans.

Members felt that these views should be taken into account before any decision was made. They also felt that the glassed areas of the proposed plan should be non reflective to reduce its visual impact. *Proposed APPROVAL subject to these conditions. Seconded.*

PASSED. 1 OBJECTION.

(The clerk read out two letters of objection to the proposal)

58128 Demolition of existing dwelling & erection of replacement dwelling (amended plan) (additional information) at Bracken Corner, North Morte Road, Morteheo.

Members felt that the additional information provided did nothing to change their opinion of the proposed plans and expressed the opinion that the proposed building compromised the visual integrity of the surrounding landscape and expressed considerable concerns at the plans. They felt that:

1. The building was out of keeping within the landscape and the design was inappropriate in the rural setting within an A.O.N.B and Coastal Preservation Area.
2. They felt that the sheer scale and bulk of the proposed building represented an over intensification of the plot.
3. Members were concerned at the very narrow access to Bracken Corner and discrepancies over the boundary as identified by neighbours at the entrance to the property.

Proposed REFUSAL. Seconded PASSED UNANIMOUS

58496 Alterations and extension to bungalow with parking below at 69 Chichester Park, Woolacombe.

Members had no objection to this proposal. ***Proposed APPROVAL. Seconded. PASSED UNANIMOUSLY.***

Planning Permission Received:

58146 Erection of two balconies at Lundy House Hotel, Morteheo

58424 Application for a non material amendment to planning permission 56883 in respect of re-sitting of building at Sandy Lane Court, Sandy Lane, Woolacombe.

Planning Permission Refused: None

244/2014 District Council Report

New Recycling Vehicles – Councillor Barker reported on the introduction of the new improved vehicles across the district.

Review of Recycling Facilities – would be taking place in 2015

Joint Plan for Torridge and North Devon – Councillor Barker reported on the departure of Kate Little from North Devon Planning office to Torridge District Council. The joint plan is due in spring 2015

Fullerbrook Wind Farm – a recent investigation into noise levels at the site revealed that 7 out of 8 of the turbines tested had failed to meet the required noise levels. The management had been given until December 17th to put forward plans to reduce the noise levels.

Planning The Nook – N.D.C. had recommended refusal on the plans.

Parade House – further talks had taken place and the results of a daylight and sunlight survey had recently been submitted.

245/2014 Questions for the National Trust - None

246/2014 Correspondence: i) Letter R Bass Re: Friends of the Assault Training Centre – *members regretted that they were not in a position to help with the funding of the scheme but were supportive of the project and suggested that the organisers work in*

conjunction with Mortehoe Museum to stage exhibits in 2015.

ii) Letter from Mr J Scobling Re: Trimming of Trees – *Members expressed willingness to participate in future meetings between Highways and the residents of this part of Woolacombe to discuss possible options.*

iii) North Devon Marathon June 28th 2015 – *members were pleased to grant permission and congratulated Mr Oliver on the success of the event this year.*

iv) Letter from Mrs S Kybert – *members congratulated Mrs Kybert on her many years service at the Tourist Information Centre and hoped that she would enjoy her retirement.*

247/2014 Register of Outstanding Matters

Anti-social Behaviour Crime and Police Act 2014- the clerk reminded members of the advice given earlier this year on the possible use of this new act to help prevent anti-social behaviour and illegal street trading in the centre of Woolacombe. Further advice has been sought from Safer North Devon on the matter.

Crown Estates Lease, Beach Trading and Greensward Agreement – has been returned to the office with the necessary corrections made and sent back to Mr Triggs. **See, Hear Bus on Wheels** – will be visiting Woolacombe on December 11th and 12th February. Details of the charity facility have been distributed to the Luncheon Club .

School Building work and South Street – A number of complaints have been received regarding the revetment work recently undertaken to replace the bank and shrubs which were removed to allow an access path for the building contractors. A request to the school has been submitted for the turfing of the bank.

Commemorative Tree Planting – The clerk reported that, amongst the trees sent for planting last month was a Monkey Puzzle Tree which the National Trust deemed unsuitable for Meadow. It has now been planted as part of the Monkey Puzzle Avenue at Arlington and recorded as a commemorative tree from Mortehoe Parish Council in memory of the fallen from the 1st W.W. *Members suggested that a permanent sign be placed at the tree to commemorate the close links between the Trust and Mortehoe.*

The National Trust - have secured all the trees with stakes and protection against deer and rabbits. They have also mulched the base of the trees. As part of the grant conditions, the council are required to erect an information notice in the area to acknowledge the organisations involved in the scheme.

248/2014 Mortehoe Car Park

Background - The clerk reminded members of the original aims of the car park which was provided for residents in the village with no parking facilities. An additional parking space was required by the National Trust (in the provisions of agreement) for the owners of Town Farm. There are 14 spaces in the car park (depending on the size of vehicles and parking manoeuvres). The clerk reported that 3 people who met the criteria for the car park had requested a permit this year but were too late as all the permits had been sold.

Members agreed that priority should be given to residents in the village rather than holiday businesses who could make alternative arrangement through the District Council.

249/2014 Combesgate Toilets

The clerk reported that North Devon Council have forwarded details of the design of their 'Charter' toilets for members to consider in any plans to convert the present facilities. It was agreed that Councillor Richards, the clerk and groundsman would look again in the New Year at the plans made a couple of years ago for a possible conversion.

249/2014 Marine Drive Car Park

The clerk reported on the prices obtained last year from Western Power for the supply of power to the hut and toilets with additional quotes for supply only with the Council completing the ground works.

A second quotation was provided for the provision of entry and exit barriers to the Car Park and ticket machines.

Members agreed to discuss the matter further with the National Trust at their annual meeting in January.

249/2014 Street Lighting , Mortehoe. Consultation with Devon County

Council – *Members expressed disappointment at the lack of flexibility to accommodate seasonal changes in the proposed part time lighting in parts of the two villages. The clerk was asked to contact Councillor Davis for further advice. It was agreed to discuss the matter further once the results of consultation with local residents had been received.*

250/2014 Matters Brought Forward with the Consent of the Chairman

Pot holes and flooding – the clerk was asked to report regular flooding problems at Turnpike Cross and the deteriorating road surface at the junction.

Flooding at Golden Coast – the clerk was also asked to report flooding problems caused by blocked drains and excess water from the fields opposite the holiday park entrance.

One Ilfracombe – members agreed to invite Mr Ley to the January meeting to speak on possible changes to health care provision in the area.

251/2014 Licence Applications: None

252/2014 Cheques for Approval and Signature.

The following cheques were signed by two members prior to the meeting:

24	103362	Hi- Tec Drains	576.00
24	103364	Mr K Ash	1,528.92

The following cheques were approved and signed at the meeting:

15	103364	S Hocking	1,222.25
15	103365	J Keiff	227.04
15	103366	Inland Rev. Month 8	1,082.89
15	103367	Plandscape	249.95
15	103368	Fleet Line Markers	141.86
15	103369	J&J Bins	69.33
15	103370	Golden Coast S.S.	7.37
15	103371	Gliddon & Squire	364.58
15	103372	Simpsons	234.36
15	103373	NDC	66.80

15	103374	CJCoward	60.00
15	103375	Jewsons	189.99
15	103376	Kdennis	72.00
15	103377	N.D.C.	200.00
15	103378	Cancelled	

Part 2

Correspondence not requiring discussion is available in the Council Chamber

Part 3

Confidential Matters

Correspondence to Note:

1. Devon Talk - D.C.C. Magazine plus Monthly News Round-Up.
2. Village Green
3. Junk Mail - Community Recycling Network
4. 'Everyone's Tomorrow' – Newsletter from Senior Council Of Devon
5. Devon Senior Voice - Newsletter.
6. Health Watch Voices

Yours faithfully

Sally Hocking

The minutes of previous meetings are available from the Parish Clerk

The order of the agenda items may be altered with the consent of the chairman

Date of the next meeting: January 19th 2015 at 7 p.m.

Minutes of the site meeting of Morteohoe Parish Council held on Tuesday December 16th 2014 at 11 a.m. at Combesgate House, Morteohoe.

Present: Councillors: S Woodman (Chairman); D Duffield; D Barron; J Richards; M Wilkinson and G Webb.

Clerk: S Hocking and 2 members of the public.

58324 Extensions to and conversion of 2 flats to form 3 flats at Combesgate House, The Esplanade, Woolacombe.

Members expressed concerns at the proposal on a prominent building within the Conservation Area . They felt that the proposed plans would have a detrimental effect on the Conservation Area with the closure of the visual gaps between buildings on the hillside. They also felt the proposed changes and height of the eastern elevation would lead to a loss of amenities to the neighbouring properties. They were concerned at the loss of privacy and possible overlooking-impact of the balconies.

Proposed REFUSAL. Seconded PASSED UNANIMOUSLY.

The meeting ended at 11.35 a.m.

