

Minutes of the meeting of Morteheo Parish Council held in the Council Chamber, The Esplanade, Woolacombe, on Monday July 21st 2014 at 7.00 p.m.

Present: Members: D Duffield, K Cook, J Richards, R Lamb, D Barron, S Woodman, (Chairman) M Wilkinson and E Bond.

Clerks: S Hocking and J Keiff

Also Present: Councillor: P.C. Kirk and 2 members of the public

140/2014 Apologies: Councillor Davis; P.C. Kirk, J Fairhurst and S Mulberry (N.T.)

141/2014 Public Speaking Time

M Jenkins Re: Application 57975 The Nook - Mr Jenkins voiced his continued concerns regarding the new proposal for the site and the detrimental impact that he felt the development would have on his property and amenities. Mr Jenkins questioned the accuracy of the plans and the relation of the proposed building to both the boundary and his own property. He felt that the proposed development of the property at the rear would be beyond the building line and would have a detrimental effect on the natural light and would leave his solar panels in shadow for long periods.

142/2014 Police Report –

Crime Figures - P.C. Kirk reported that had been 15 reported crimes in the period from the 17th June _ 21st July compared to 20 in the same period last year. These included 3 assaults; 2 thefts from motor vehicles; 3 thefts from persons on the beach; 2 criminal damage; 4 linked crimes on the 29th June and 1 attempted break in.

School Parking - a number of patrols had taken place at the request of the school to encourage correct and legal parking.

Police coverage in the summer weeks - P.C. Kirk informed members that police cover would be in place wherever possible and would include policing of the night economy and the Bank Holiday weekend.

Police Office - will be held weekly throughout the summer.

Licence Application for ‘Bill and Ben’s’ - P.C. Kirk confirmed that he was unaware of the application or whether the police had passed any comments on the application.

143/2014 Declaration of Interests

None

144/2014 Minutes:

It was Proposed To approve as a correct record and sign the minutes of the Parish Council Meeting held on June 16th 2014 at 7 p.m. Seconded. APPROVED UNANIMOUSLY.

145/2014 County Council Report – the clerk read out the report on behalf of Councillor Davis.

Spending Cuts - Councillor Davis reported on an all-party plea to Government to reverse swingeing council spending cuts. If nothing is done D.C.C. will have to cut its annual budget from £600 million in 2009 to £400 million in 2017. Devon is one of the lowest funded local authorities in the country and the cuts are having a real impact on the County Council’s

ability to provide services. Currently rural authorities receive £336 a head in government grant while urban authorities get £481.

£7 million repair programme for winter damage roads – the county council is currently carrying out £7 million pounds of repairs on almost 250 repair schemes on its 8,000 mile road network which is the biggest highway network of any local authority in the country.

Public Health Report – D.C.C. 's Seventh Annual Report on the health of the population in Devon has just been published.

Heart Disease – is the biggest cause of death for the under 75's . Councillor Davis comments that “the emphasis from the C.C. is to encourage healthy lifestyles so residents in Devon can enjoy long, happy and healthy lives”

Spreacombe Caravan Sign – members agreed to produce, pay for and erect their own signs after Councillor Davis warned of delays in the erection of the sign.

146/2014 Planning

57510

Demolition of store & erection of three story extension & installation of dormer window to roof space together with alterations 7 balconies at Chyvean, South Street, Woolacombe.

This application had already been determined by North Devon Council

57525

Erection of garage with roof terrace over at The Imperial, Bay View Road, Woolacombe.

This application had already been determined by North Devon Council

(The clerk drew members attention to copied letters of objection)

57297

Conversion of garage into dependent relative annex (amended location plan) at Bracken Corner, Woolacombe.

Members noted the location information, but felt that this new information had no bearing on their earlier concerns regarding the proposal. These included:

1. The use of the building as ancillary accommodation especially in the light of the conditions laid down in the approval notification in May 2013.
2. Members felt that the condition set down by the planning officer regarding any future change of use of the garage into a dwelling should be adhered to.
3. They felt that the development of the garage into a dwelling should be classed as a back land site and the lack of proper road frontage and the sub standard access merited refusal.
4. They also felt that the granting of permission for the dwelling in such a sensitive landscape could set a precedent for many people in similar protected landscapes to apply for planning permission for a dwelling in their back garden.

Proposed REFUSAL Seconded. PASSED UNANIMOUSLY

57433

Listed building application for replacement windows at Town Farm, Morteohoe.

North Devon Council had already determined this application

(The clerk drew member's attention to copied letters of objection)

57579 Demolition of existing bungalow & erection of detached house at site of The Nook, Mortehoe Station Road, Mortehoe.

Members expressed significant concerns regarding the new proposal:

1. Despite the changes to the plans members felt that bulk of the proposed building represented an over intensification of the plot and would lead to a loss of amenities for the neighbouring property.
2. They felt that the extension to the rear of the property, beyond the present building line, could lead to a loss of privacy and light to the neighbouring property at Torville.
3. Members questioned the accuracy and quality of information provided with the plans and regretted the omission of any height details or comparison with the roof heights of adjoining properties. Members felt that a proper survey of the plot should be undertaken to take account of the accuracy of boundary measurements and the proximity and size of neighbouring buildings.
4. Members were concerned at the entrance to the new property and the subsequent danger for safe entrance and egress from the property onto a busy road. They suggested that highways might offer an opinion.

Proposed REFUSAL. Seconded. PASSED UNANIMOUSLY.

57701 Extension to dwelling & conversion of garage at 3 Chichester Park, Woolacombe.

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

57679 Conversion of guesthouse and holiday apartments to form two dwellings at Cleeve House Hotel, North Morte Road, Mortehoe.

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

57661 Reserved matters applications for erection of a dwelling (outline planning permission 52305) at The Old Vicarage, North Morte. Road, Mortehoe.

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

(The clerk drew members attention to four letters of objection)

57716 Extension & alterations to dwelling at Green Top, Headlands View Avenue, Woolacombe.

Members felt that the scale of the extension was incongruous to the existing street scene and were concerned at the increase in the roof height.

Proposed REFUSAL. Seconded. PASSED UNANIMOUSLY.

Planning Permission Received:

57403 Replacement of existing roof at Driftwood, Headlands View Avenue, Mortehoe.

- 57434 **Extension to dwelling & raising of roof to provide additional living accommodation at Lundy Roads, Morteheo.**
- 57445 **Replacement of a 1.9 wide window with a 4m wide window (West elevation) at The Tides Inn, Beach Road, Woolacombe.**
- 57347 **Erection of unit of holiday accommodation at Crows Nest, Upper Clay Park Road, Morteheo.**
- 57510 **Demolition of store & erection of three story extension & installation of dormer window to roof space together with alterations 7 balconies at Chyvean, South Street, Woolacombe.**
- 57433 **Listed building application for replacement windows at Town Farm, Morteheo.**
- 57525 **Erection of garage with roof terrace over at The Imperial, Bay View Road, Woolacombe.**

Planning Permission Refused:

- 57500 **Change of use from use Class A1 (shop) to use class A4 (drinking establishment) (amended description & site address) at Shop Unit 5, Barton Court, Barton Road, Woolacombe.**

Members were concerned at the apparent lack of the co-ordination between the planning office and licensing who had granted a premises licence the previous Friday. The clerk was asked to write to the freeholder to inform her of their continuing objections to the application.

147/2014. District Council Report

Tidal Energy – Councillor Wilkinson informed members of the recent announcement regarding the establishment of a coordinated range of experimental projects to promote the use of tidal energy. Tidal energy generators and other equipment was ready for use as a number of companies had expressed an interest in the various schemes

Water sports Centre and other harbour developments in Ilfracombe - Councillor Wilkinson informed members of recently announced plans for the two centres in Ilfracombe.

Narracott Development – Councillor Wilkinson informed members of a recent meeting between Ashlar development and the planning officer to discuss the forthcoming plans and development schedule for the scheme. The plans are anticipated in the next few weeks.

Once Upon a Time – the proposed meeting with developers has not yet taken place.

148/2014 Questions for the National Trust – there were no questions for the warden.

149/2014 Correspondence: i) Letter Re: South West Coastal Path - Footpath 18 –

Members queried the lack of action by the County Council in ensuring that the right of access for S.W. Water and the householders along Footpath 18. The clerk was asked to write to the footpaths officer to establish the legality of the situation and to ask for a possible timetable for the surveying of the cliff face and path. They felt that the present diversion was unsuitable both in the steepness of the terrain and for forcing all users of the coastal path onto the very steep and narrow hill with limited visibility.

ii) Letter from S Barker D.C. C. Adult Social Care - results of consultation into Residential Care Review – Contents noted.

iii) T.A.P. Funding - *Members agreed to put forward suggestions for this scheme. The closing date for applications is February 2015*

150/2014 Register of Outstanding Matters - School Path – a letter has been sent to Devon County Council to inform them of the overgrown state of the path and requesting that it is included in the cutting schedules and formally adopted as a public footpath appropriate signs erected.

Planning – a letter was sent to Mr Kelly asking for advice on future planning applications within Conservation Areas. There has been no response as yet.

WW 1 Commemorative Trees - following a meeting between the National Trust and myself in the Meadow, Mr Ayres has suggested the area to the left of the bonfire site as a suitable place for the planting of a commemorative wood. Letters have been sent to the school, Church and Morteheo Museum and the response has been very encouraging. A notice has been placed in the W & M News

Grant Availability – the North Devon A.O.N.B. have indicated that they would be supportive of such a scheme and that grant funding would probably be available. The National Trust have stated that trees could be purchased through them and that a landscaped walk could be considered.

Narracott Development – Mr Sawyer has left consultation plans for members and public viewing. The new plans are due for formal application in time for the August meeting.

151/2014 i) Regulation 19: Town and Country Planning (Local Planning) (England) Regulations 2012 – Notification of Consultation on the publication of North Devon and Torridge Local Plan and separately the North Devon and Torridge Community Infrastructure draft charging Schedules and the North Devon and Torridge Statement of Community Involvement.

Members queried the reality of some of the stated aims of the chapters relating to Morteheo and Woolacombe particularly the planned provision of 38 new dwellings given the constraints of the landscape and restrictions.

They felt that adherence to the stated principles of the existing conservation area were of vital importance to ensure that preservation of the built and natural environment.
13.318

ii) Housing proposal Woolacombe. – Members felt that the site Proposed by Mr Middleton should be submitted to the Planning Policy unit and put forward as an exception site . Members felt that the scheme was appropriate as it abutted the development boundary and would have a limited impact on the A.O.N.B.

152/2014 Open and Accountable Local Government - Document from the Department of Communities and Local Government - Contents noted

153/2014 - A.O.N.B Request Re: Overhead Cables in Morteheo Parish – Members were please to support the proposed scheme and felt that the removal of the major power lines would greatly enhance the A.O.N.B
2014 Management Plan - contents noted.

154/2014 Litter and Re-cycling Bins Woolacombe - members approved the proposed siting of the new and refurbished bins and Councillor Wilkinson agreed to put £200 from his community grant towards the costs of installation.

155/2014 Electricity Supply for Council Premises. – members agreed to change power supplies to Utility Wise having read all the relevant documents.

156/20134 Internal Audit Report and approval of the Annual Governance Statement

Members considered the auditors’ report and congratulated the Responsible Finance Officer for her work. The clerk was asked to write a letter of thanks to the Auditor. It was *Proposed that the outgoing Chairman sign the completed Audit Return as an accurate record of the Parish Council’s finances. Seconded. APPROVED. UNANIMOUS.*

157/2014 Matters Brought Forward with the Consent of the Chairman

Beach Entrance – members pointed out that the clearing of the road had not yet taken place. The clerk reported that Highways had been contacted three times over the matter.

Arlington Place – the clerk was asked to report to North Devon Homes a considerable amount of debris, mattresses and rubbish outside one of the properties on the road.

Changes to Parking Restrictions – the clerk was asked to enquire on the progress on changes to the parking restrictions in the village centre as agreed some time ago.

158/2014 Licence Application

Licensing Act 2003 Bill & Ben’s Bar and Bistro , 5 Barton Road, Woolacombe. North Devon

Members approved the submission submitted regarding this application:

Members voiced their concerns regarding the proposed changes to the property and in particular the prevention of public nuisance to the predominately residential nature of the property involved. Members also expressed misgivings regarding the increase in drinking establishments in the area and the possible increase in crime and disorder.”

159/2014 Cheques for Approval and Signature.

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

30	103740	Mr K Ash	1,716.26
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The following cheques were approved and signed by two members at the meeting:

21	103741	S.W.W.	190.34
21	103742	Trade UK	103.96
21	103743	Plandscape	329.89
21	103744	NW Keys	99.52
21	103745	Atac	1143.90
21	103746	Playdale	635.98
21	103747	Columbaria	84.00
21	103748	Cancelled	
21	103749	AFS	122.76
21	103750	Excel	254.10
21	103751	Whites	50.00

21	103752	GCSS	132.94
21	103753	J&J Bins	69.33
21	103754	W Tucker	120.00
21	103755	Staples	88.69
21	103756	BFS	24.00
21	103757	Jewson	59.69
21	103758	S McCarthy	100.00
21	103759	HMRC Month 3	1,106.84
21	103560	Petty Cash	80.00
21	103561	R Walker	873.92
21	103762	D Hodges	1,090.64
21	103763	S Hocking	1,181.25
21	103764	J Keiff	224.78
21	103765	G Hookway	252.00
21	103766	NDC	33.40
21	103767	N.T,	10.00

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. Junk Mail - Community Recycling Network
3. 'Everyone's Tomorrow' – Newsletter from Senior Council Of Devon
4. Devon Senior Voice - Newsletter.
5. 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: Monday August 18th 2014 at 7 p.m.