



# Coffinswell Parish Council

Serving the Communities of  
Coffinswell & Dacombe

The Cirl Bunting is the UK's rarest farmland bird. The entire breeding population is found between Exeter and Plymouth.

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## MINUTES OF THE COFFINSWELL PARISH COUNCIL MEETING TUESDAY 27<sup>th</sup> SEPTEMBER 2022 7PM AT ST BARTHOLOMEW'S CHURCH

**Present:** Cllr N Orchard (Chair), Cllr S Avery, Cllr A Brent, Cllr V Flower,  
Cllr S Spokes (from item 2)

**In attendance:** Cllr M Haines, Mrs J Thompson - Clerk  
Twenty members of the public

**1. The Chairman to open the meeting and receive apologies:**

The Chairman opened the meeting at 7:01 pm.  
Apologies were received from Cllr A Dewhurst and C & J Austin.

**2. Co-option of a new Councillor:**

It was unanimously agreed to accept S Spokes onto the council.

**3. To declare any interests arising at this meeting:**

None

**4. Reports:**

**4.1** County Councillor's Report – no report.

**4.2** District Councillor's Report:

The Local Plan Working Group held meetings recently to consider the recommendations of the Local Plan Officer Team which followed analysis of the many comments received to the consultation on draft policies and site proposals.

The Regulation 22 Submission (document that must be submitted to the Secretary of State as part of the Examination process) is intended to be in January 2023. The draft of this document would need to be agreed by Council, so publication would be this Autumn.

**4.3** Police Advocate and Neighbourhood Watch reports and updates regularly circulated.

Please let Sheenagh Orchard know if you wish to be included in the Neighbourhood Watch emails.

**5. Approval to consider, amend as agreed by the Council and approve the minutes of the following meeting:**

It was agreed by all to approve the minutes of the meetings of Tuesday 21<sup>st</sup> June 2022, after changing f to if under item 10.1.

**6. Finance**

**6.1** It was agreed by all to approve the payment schedule.

**6.2** It was agreed by all to approve the bank reconciliations for June, July & August 2022.

**6.3** The limited assurance review for the year ending 31<sup>st</sup> March 2022 has been completed, with no matters arising.

**6.4** The quarterly budget was presented with no matters arising.

**6.5** It was agreed by all to remove the previous Chair from the bank signatories list; add the current Chair and to remove the current Clerk and add the new Clerk (as and when appointed).

## **7. Funding & Grants**

None

## **8. Footpaths and Highways:**

**8.1** The Chair explained why the landowner had closed Footpath no. 3 and was requesting the PC's support to extinguish the current route and proposing an alternative route. The PC were opposed to the closure of the footpath but would be willing to discuss re-routing.

**8.2** To receive an update on any other footpath or highways issues:

Members of the public expressed concerns about speeding cars, access and signage during the current road closure, but were reminded that the reason for the road closures was to install Superfast Fibre for their benefit.

It had been noted that the rocks in the layby along Connybear Lane had been moved part way back to allow for vehicle passing.

## **9. To note any correspondence received:**

None.

## **10. Parish Matters:**

**10.1** TDC have approved the PC's request to increase Cllr numbers and the change will be effective in time for the parish council elections in 2023.

**10.2** The resignation of the Clerk was noted.

**10.3** To discuss and agree adopting Standing Orders 2022 was deferred.

**10.4** The 2023 meeting dates were agreed.

**10.5** Clerk to investigate the legalities of the PC holding on to community funds.

## **11. Planning:**

**11.1** The following planning applications were discussed:

22/01689/FUL – Haccombe Heights Stables, Ridge Road, Coffinswell

Demolish existing dwelling and build a new dwelling on the site

Cllrs objected to the proposal three votes to two.

As the site is hidden the existing dwelling was able to be built without planning permission and go by unnoticed until a certificate of lawfulness was issued. Whilst not a planning reason the PC wants to make its view known that it objects to this application on the grounds of setting a precedent for planning by stealth.

The ecology report submitted covers only one day and according to RSPB and DCC policy guidelines this is not adequate.

22/01533/MAJ – Land at Court Barton, Coffinswell

Construction of solar photovoltaic farm including access, fencing, CCTV, internal service tracks, ancillary equipment and scheme of landscaping.

Coffinswell Parish Council voted to support this application, but with the following conditions:

1. That because of the size and sensitivity of the development the decision be made by committee, not delegated to an officer.

2. The ecological, wildlife and habitat surveys are reviewed to include the recommended 10% increase in biodiversity net gain.

If the project goes ahead, the project developers have offered a one-off payment of £1,000 per MW produced for the first year, totaling £21,000, as a community benefit. It was felt that this offer fell short when compared to similar schemes in neighbouring counties and further negotiations were needed.

Our request for a permissive path connecting Ridgeway Lane to Downaway Lane has been agreed. It was noted that members of the public who made comment at the meeting were opposed to the application.

A scheme called Power Allotments Devon, which sets up solar and wind farms on behalf of the community, with all proceeds going back to landowners and the community, may be investigated if the Court Barton application does not go ahead.

**11.2** To note planning comments made since the last meeting:

22/01427/LBC – Apple Acre, Dacombe

Replacement of seven windows

No objections

22/00758/HOU – Swallows Hatch, Coffinswell

Two storey front extension

No objections

**11.3** To note the following planning decisions:

22/01427/LBC – Apple Acre, Dacombe

Replacement of seven windows

Grant of conditional consent

22/00760/FUL – Court Barton Farm, Coffinswell

Agricultural building for the storage of machinery

Grant of conditional planning permission

22/00606/FUL – Land East of Norman's, Dacombe

Retention of stable block and store and use of field for equine purposes

Grant of conditional planning permission

21/02321/HOU – Court Barton Cottage, Coffinswell

Installation of in-ground swimming pool

Grant of conditional planning permission

**11.4** To note the following application has been withdrawn:

22/00428/FUL – Manor House, Coffinswell

Conversion of existing barn to an annexe to the main building

Application withdrawn

**12. Enforcement Issues:**

Outstanding planning application 19/01274/REM – Connybeare Wood; the case officer undertook a site visit on 19<sup>th</sup> May 2022. The LPA is currently waiting for the applicant to address the points raised by the Council's Drainage and Coastal Manager in his consultation response dated 13<sup>th</sup> August 2019. Cllr M Haines' request for this application to be referred to the Planning Committee for determination if the case officer is minded to approve the application is still noted.

**13. General public question time:**

Rodding was suggested to alleviate the water at Underway by Devon Motor Homes.

**14. The date of the next meeting:**

Tuesday 15<sup>th</sup> November 2022. The meeting ended at 8:45pm

Signed:  
Chairman of Coffinswell Parish Council

Dated: