



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.

MINUTES OF THE COFFINSWELL EXTRAORDINARY PARISH COUNCIL MEETING TUESDAY 19th SEPTEMBER 2023 7PM AT ST BARTHOLOMEW'S CHURCH

Present: Cllr N Orchard (Chair), Cllr S Avery, Cllr C Bell, Cllr S Spokes, Cllr A Brent and Cllr M Atkinson

In attendance: County Cllr A Dewhirst
District Cllr J Taylor
Mrs S Orchard
Mrs L Moorse – Parish Clerk
Five members of the public

1. The Chairman opened the meeting at 7.01 pm.

2. To declare any interests arising at this meeting.
None

3. Reports:

3.1 County Councillor's report. Read by Cllr Dewhirst and is available to view on the website.

3.2 District Councillor's report.

Cllr Jane Taylor reported that she is very much aware of the issues surrounding the locality of Doctors' surgeries within the Parishes and a working party is being established to investigate and advised that anyone is welcome to join the group. She also reported that she has been reviewing the Planning complexities as regard to lack of communication with Parish Councils and the misunderstandings that have arisen regarding the correct use of communication process.

Cllr Taylor also reported that the "no parking" problems in Queen Street, Newton Abbot are causing great unhappiness for the Traders within that area. She went on to update the changes with regards to the Cinema and the Railway Station's platform extension.

Discussion then followed concerning further planning within the Torbay area and the effect on the Torbay Hospital and South West Water.

The Chair thanked Cllr Taylor for the information and her attendance.

..... **Cllr Taylor left the meeting at 7.35pm**

3.3 Police Advocate and Neighbourhood Watch reports and updates.

Mrs Orchard reported that new residents had joined the Neighbourhood Watch and wanted to emphasise that the Email alert system is specifically for alerting parishioners of issues or events, with the inclusion of some Devon County Council alerts. It is very village specific with no personal requests. Information about the village for the village in the village.

Cllr Avery asked that a new Neighbourhood Watch sign be set up in Dacombe, and Mrs Orchard advised that she would arrange for this to be done.

4. 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 Parish Council Meeting held on Tuesday, 20th June 2023 and the Extraordinary Meeting held Tuesday, 18th July 2023.

5. Finance

The Chairman wished it noted that prior to the Meeting commencing, he had viewed the Parish Council's Bank Account with the Parish Clerk and advised it to be in order.

5.1 It was agreed by all to approve the payments schedule.

5.2 It was agreed by all to approve the bank reconciliation for the months of June, July, and August 2023.

5.3 The budget update for period 1st April 2023 to 31st August 2023, was presented with no matters arising. The Chairman advised that the first draft of the 2024-2025 budget would be duly prepared prior to the next Parish Council Meeting in November and circulated to the Cllrs for their consideration.

5.4 It was noted that there were no matters arising following the completion of the limited assurance review for the year ended 31st March 2023; and the Parish Clerk was thanked for her efforts.

6. Funding & Grants:

None

7. Footpaths & Highways

7.1 Adoption of Road Warden – Mr. M. Redmond.

The Chairman welcomed Mr. Matt Redmond who has volunteered to be Road Warden for the Parish. Mr. Redmond then introduced himself giving a brief resume including why he wished to volunteer and his background and applicable training.

The Chairman thanked him and advised the Parish Council would assist in any further training required and with the working party.

The Councillors duly welcomed Mr. Redmond, and all unanimously agreed to his appointment as Road Warden for Coffinswell Parish.

7.2 To receive any updates on footpaths and highways issues.

The Chairman wished to record the Parish Council's thanks to Tim Rumball for his hard work in strimming the footpaths within the Parish.

The Chairman reported that the work on Footpath 1 to reduce the muddy conditions in the wet weather by laying chippings has not yet started, but it is hoped that when Tim Rumball returns from holiday work can be completed. It was duly noted that a working party would be set up to achieve this as soon as possible.

The Chairman wished to thank those responsible for the new access signage with respect to the Bridleway reported at the last Parish Council Meeting, concerning cars using it illegally and causing a nuisance to residents. He advised that no further reports of nuisance had been received.

Cllr Spokes reported that a tree had fallen over Footpath 2 and much has fallen into the field itself and the hedge has also overgrown onto the path. Discussion followed concerning the ownership of the field, and the Chair confirmed he would visit and review the situation.

The Chairman then talked about flood management following the heavy downpours the village encountered the previous weekend. The main problem being the quantity of water and mud that flows down Connybear Lane, then divides at the road junction.

It was felt by all that considering the amount of water and mud involved the conditions were less than recent times. It was reported that many residents had very muddy driveways and

entrances, but mostly the mud was held at bay outside the houses. Cllr Avery stated that some residents in Dacombe had raised their driveway entrances thereby stopping much of the flow.

After discussion concerning the access and lack of sandbags in such bad weather conditions, which highlighted that the current arrangements have some shortcomings and needed to be reviewed. Cllr Avery suggested that as a Parish Council, sandbags could be obtained and supplied to the more vulnerable properties, but they would need to be stored locally in a dry place for immediate and easy access. Suggestions were also made that perhaps residents should store their own sandbags.

The Cllrs also discussed the flow of water over the fields and down the roads and the regular checking of the gulleys.

The Chairman advised that he had received a request from Devon County Council asking that any instances of flooding, whether external or internal damage, should be reported so that they can take this into account in their flood management plans. He advised that he would be asking the parishioners how they were affected and collating the information and reporting it back to the DCC. Cllr Dewhirst highlighted the fact that the garage is part of the garden and not the house for clarification purposes.

Cllr Avery stated that he would liaise with Cllr Dewhirst concerning some mechanical assistance from the D.C.C. that is required for a few gulleys within the Parish.

8. To note any correspondence received

To include any other items that do not relate to planning or enforcement, plus any other standing orders that have been omitted on this agenda, that should be otherwise included.

None

9. Parish Matters:

9.1 Defibrillator in Dacombe – discussion concerning costing and location.

Following the agreement at the last Parish Council Meeting to purchase a Defibrillator for Dacombe, the Chairman reported that he had registered the Parish's interest in July following the announcement of a new Government fund of £1M to provide defibrillators for communities that need them. However, it appears that the initial request is for 'expressions of interest' to be lodged and the understanding is then they will then eventually get back to people 'inviting them to apply', thereby unable to confirm as to whether the Parish would be able to receive a unit. After further discussion it was agreed by all to continue with the purchase of a Defibrillator by using a portion of the CIL Fund. Cllr Dewhirst offered a £100 grant towards the purchase of the unit which was welcomed by the Cllrs. He confirmed the Grant application would be sent to the Parish Clerk the following day for completion and submission.

9.2 To discuss update concerning setting up First Aid training for the Councillors and Parishioners.

The Chairman reported that after receiving expressions of interest in the first aid course from 15-20 people, he established dates in September and October would not be convenient for those interested, so he is looking at dates in November and December. He advised that following Cllr Dewhirst's suggestion of the supplier who carried out the low-cost course at Combeinteignhead, he contacted them, and they are offering to run the course for free, but with donations to charity requested in return. He said that he has experienced some difficulty in contacting them and now awaiting available dates. He advised he would update everyone as soon as possible.

9.3 To receive any further updates on parish matters.

The Chairman advised that both noticeboards in Coffinswell and Dacombe have now been fully updated with the correct information and the contact information.

Cllr Avery advised that a working party would probably be required concerning the bottom of Pitland Lane and Dacombe Cross where the concrete gully has been completely overgrown, and the verge needs to be cut back to uncover the gully. The Chairman duly noted and said he would issue a notification requesting assistance.

..... **Cllr Dewhirst left the meeting at 8.28pm**

10. Planning & Enforcement Public Question Time:

A period of 10 minutes will be allowed for members of the public to ask questions or make comments regarding planning applications and/or enforcement issues that affect Coffinswell Parish Council.

A parishioner asked if it was possible to appeal against the Solar Farm decision. The Chairman advised that he did not know but would certainly ask the question. Another parishioner asked if the Parish Council supported the application. The Chairman stated that the Parish Council felt that on balance the Solar Farm would benefit carbon reduction but although it could be seen from one or two places, but from properties and the access roads and paths it would not be visible. It would not be unreasonable. Cllr Avery pointed out that it may be several years before any solar panels are erected due to National Grid delays.

11. Planning:

11.1 To discuss the following planning applications.

23/01475/FUL – Great Hill Stables – Great Hill Road

Proposed: Erection of rural workers dwelling, a of stable building and removal of mobile home.

The Chairman advised that this application is a re-submission of an application to build a rural worker's dwelling at Great Hill Stables on Great Hill Road originally submitted in 2022 and was discussed in November 2022's Parish Council Meeting. He provided background information for the benefit of the new Cllrs who joined the Parish Council this year. He advised that the Parish Council's opinion at that time was an objection to the proposal because it was felt that such a small operation was neither viable in the long term nor warranted a permanent rural worker's dwelling on site.

It was also noted that the temporary permission for the static caravan had expired some years previous with no new application submitted. Subsequently the application was withdrawn in March 2023, but now is re-submitted.

He advised that the new proposal seems basically the same design for the house but with a few modifications that make it look less like a luxury chalet and more like a working building. It appears that a professional planning consultant has been engaged on this submission.

After lengthy discussion concerning the proposed building being placed in an area of great landscape value; deemed to be seen as it would be placed in a fairly high position; and felt to be inappropriate for the area. The Cllrs were unanimous in their decision to object to the proposed building as it is believed to not be a viable business to sustain a house as proposed.

23/01492/FUL - Land at Junction of Pitland Lane and Footland Lane Dacombe **Proposed: Agricultural Building**

The Chairman gave a brief history of this application and explained it is an agricultural building on the field at the junction of Pitland Lane and Footland Lane in Dacombe. The application is to replace an existing animal shelter that had become too dilapidated to be used and had to be pulled down. Further information was supplied concerning the dimensions and the location within the 1.5 acre field.

After further discussion the Parish Council unanimously agreed to support the application.

23/01574/CAN – The Old Rectory – Road past Old Rectory, Coffinswell

Proposed: G1 – Ash – removal due to excessive symptoms of Ash die back and limited access for a tracked platform meaning that these trees will need to be climbed before their condition worsens.

The Parish Council unanimously agreed to support the application.

11.2 To note planning comments made since the last meeting:

23/01317/LBC – Periwinkle Cottage, Coffinswell

Replacement of front door

It was noted that permission had been granted.

22/01533/MAJ – Grant of Conditional Planning permission – Land at Court Barton

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

This had been previously discussed.

12. Correspondence received by the Parish Clerk

None

13. Enforcement Issues:

To receive any updates on outstanding enforcement issues.

None

14. Date of the next meeting:

Tuesday 21st November 2023.

The meeting ended at 8:53pm

Signed:
Chairman of Coffinswell Parish Council

Dated: