



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 PARISH COUNCIL MEETING TUESDAY 21st NOVEMBER 2023 7PM AT ST BARTHOLOMEW'S CHURCH

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

In attendance: County Cllr A Dewhurst
District Cllr J Radford
Mrs L Moorse – Parish Clerk
Six members of the public

1. The Chairman opened the meeting at 7.00 pm.

Apologies for absence were received from Cllr S Spokes.

2. To declare any interests arising at this meeting.

None

3. Reports:

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

3.2 District Councillor's report.

Cllr John Radford reported that he was involved with the Teignbridge District Council's meetings to make very big savings within the budget for the new financial year. All areas are being investigated and various avenues are being explored to assess where the savings could be applied. The reserves are also under review. Discussions are still ongoing with the shop keepers and planners regarding Queen Street in Newton Abbot. He highlighted that at Kingskerswell Post Office on the 29th of November, at 3pm the Police will be present should the Parish Council or parishioners have any issues that they would like to raise or discuss with them.

The Chair thanked Cllr Radford for the information and his attendance.

3.3 Police Advocate and Neighbourhood Watch reports and updates.

The above reports were not available for the meeting. However, the Chair advised that a report had been received from Debbie Stevens, Dog Warden in which she highlighted that dogs should be on leads when walking on the roads otherwise fixed penalties will be given to the owners.

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

The Chair advised that under Agenda Item 11.2 it was noted that Periwinkle Cottage had been granted permission for a new front door. He stated that this was the correct minute of the meeting, but he was not correct when he stated that permission had been granted. They are still waiting for a decision.

It was agreed by all to approve the Minutes of the Parish Council Meeting held on Tuesday, 19th September 2023.

5. Finance

The Chair wished to note 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 September and October 2023.

5.3 The budget update for period 1st April 2023 to 31st October 2023, was presented with no matters arising.

5.4 The Chairman thanked those Councillors who had responded to the first draft of the Budget for 2024-25 which he had previously circulated for initial comments. He advised that the primary task is to attend to the Parish Council's operating budget, with the CIL and P3 funds to be discussed at a later meeting. The draft budget was discussed at length, and the Councillors were asked to further review the proposals and provide any further comments prior to the January 2024 meeting.

6. Funding & Grants:

The Chair thanked Cllr Dewhirst for the contribution of £100 from the Locality Budget as a contribution to the purchase of the Defibrillator for Dacombe.

7. Footpaths & Highways

To receive any updates on footpaths and highways issues.

The Chair advised that there were a few updates concerning footpaths and highways. He started by thanking Roger Wills for his time and ongoing efforts regarding cutting the hedges again in Coffinwell, thereby widening the roads and for which he is not reimbursed. The Chair advised that a Parishioner had suggested that the Parish should show their appreciation by making an ex-gratia payment to Roger Wills. After discussion, the Chair proposed that the ex-gratia payment of £100 be made, and most of the Councillors agreed. It was understood that the payment would be borne by the 'highways maintenance fund.'

The Chair continued by saying that since the last Parish Council Meeting in September, Coffinwell and Dacombe have experienced very heavy rainfalls resulting in mud and debris being washed onto the roads thereby causing some flooding in places. In the main most parishioners escaped serious floodwater entering their houses albeit there was an amount of external clearing of mud and debris to be attended to.

The Chair stated the Parish Council would like to thank all those people who have helped to clear drains, gullies and move mud off the roads; with special thanks to Mr Vince Flower who unblocked the drains near The Bothy where the road was completely flooded. Thanks also to Roger Wills for collecting more sandbags who also has further supplies at Manor Farm should there be any further need. Thanks also to the person who arranged a road sweeper to clear the debris off Connybear Lane.

The Chair advised he had recently toured all the drains and gullies with Cllr Avery and Matt Redmond (Road Warden) and identified where there are blockages. He advised that they will be putting a priority list together to submit to Devon County Council.

The Chair on behalf of the Parish Council thanked Tim Rumball for his strimming work on the footpaths. He advised he had toured all the paths (with exception of the Kerswell Hill paths) with Tim the previous week and he was pleased to report that they are all looking clear. However, he reported that Footpath 1 still requires attention to put gravel down to reduce the mud and it is hoped that this would be completed soon with volunteers from the Parish.

The Chair further advised that it has recently been brought to his attention that there is an area of land just uphill of "Hillside", Coffinswell which has become seriously overgrown with brambles and other vegetation, to the extent that the drainage pipe under the entrance to the "Hillside" property became blocked thereby water running out into the road. Historically this area was kept clear by a Lengthsman, DCC or village strimmers' but seems to have been neglected for a few years. He advised that the owners of "Hillside" have started to clear the area with especial attention to the drainage pipe, which is now completely free of debris, and there appears to be a well amongst the vegetation. They are also willing to pay for the area to be cleared and restored as there is still more work to be carried out. A contribution by the Parish Council towards the cost was suggested.

Discussion then followed concerning what was hoped to be achieved by restoring the area and it was agreed that a working party be involved to ensure that water flowed accordingly through to the pipes and ditches further downhill. It was also pointed out that the area in question is good habitat for all kinds of wildlife. The subject of ownership of the area in question was also discussed as the owners of "Hillside" confirmed they do not. Cllr Avery undertook to contact Land Registry and ascertain as to the ownership of the area.

Cllr Avery also requested that a working group be considered concerning other areas within the Parish which need attention, such as gullies that have grown over whereby several people could attend and clear in a short space of time.

Cllr Bell mentioned that it would be ideal to have a grit bin on the corner near her property, as the road can be very dangerous when ice forms. The nearest grit bin is located near The Bothy. Cllr Dewhirst was consulted about obtaining a grit bin and it is possible if not situated on the highway. The cost would be £350, and it was suggested that this should be funded by the CIL Fund. Proposed by Cllr Avery and seconded by Cllr Brent with unanimous agreement by all Councillors present. Cllr Dewhirst asked for the exact location to be emailed to him so that it could be arranged. Cllr Dewhirst confirmed he would also contribute to the cost.

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.)

Kingskerswell Parish Council have invited the Coffinswell Parish Councillors to join them on the 4th of December 2023 at 7pm for mince pies and drinks.

9. Parish Matters:

9.1 To discuss and update concerning the First Aid courses being held in November and December for the Parishioners and Councillors. The Chair advised that First Aid training had now been arranged for with the first course being run on Friday, the 24th of November with the second arranged for Monday, the 11th of December. He advised that there were some spaces available so to contact him if anyone is interested.

9.2 To receive update concerning the new Defibrillator established in Dacombe. The Chair advised that the new Defibrillator had now been installed on the sign post next to The Barn at Dacombe Cross, and it was hoped that with the two first aid courses being held, this would give Parishioners more confidence in using the equipment should the need arise.

9.3 To receive any further updates on parish matters.
None

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.

Planning:

10.1 To discuss the following planning applications.

23/01696/FUL – Manor Farm, Dacombe
Agriculture building

23/01723/FUL – Manor Farm, Dacombe
Agriculture building

The Chairman stated that although there were two applications to discuss they were for the same property, in that they are for the erection of two agricultural buildings on the field at top of Orestone Lane. He stated that the applicant, Mr Andrew Johns had been invited to the Parish Council Meeting to explain the reason for the two buildings and answer any questions that the Parish Council may have.

Mr Johns then outlined the family's farming business with three farms located in Bishopsteignton, Shaldon and Coffinswell and they look after approximately 1100 cattle. He went onto explain they currently have their larger animals located on the Shaldon farmland, thereby constantly transporting grain, silage, etc from Dacombe to this farm and then transporting the dung back to the local farm. They have reviewed their operations and from a logical viewpoint and it would be ideal to move their larger animals to where the feed is grown in Dacombe, and better roads for transporting their animals to Cornwall. He also went on to explain the very limited access to the farmland around the local campsite means that they need to travel through the camp site which can be very dangerous and there are health and safety issues. He also pointed out that this would reduce vehicles on the roads as well as alleviating the road mess caused thereby being a better situation for all concerned.

The Chair then invited those present to ask any questions.

Following a question from a parishioner, Mr Johns confirmed that they would not be transporting through Coffinswell, and this would definitely reduce the traffic on the Dacombe lanes. Further discussion then followed as he explained the reasons for the field to be the logical place to erect the proposed buildings from a vehicular access point of view as well as the number of animals that would be based there. Discussion then followed concerning the screening of the road to minimise the visual impact and other parishioners expressed their concern on this matter from looking across to the south side of the valley. Mr Johns went onto explain that there would be trees on the banks surrounding the buildings which would aid in the screening from a visual viewpoint.

Following this the Chair asked the Councillors for their views. The Councillors were in agreement that Parish Council should support the local farmers as much as possible whilst trying to minimise unwelcome impacts on the countryside. It was felt that there should be a restriction on lighting pollution and therefore minimal lighting should be used. The location of the siting of the buildings were considered sensible and sustainable; tractors on the road through the village would be greatly reduced, thereby reducing further travelling problems.

The Chair summarised that the Parish Council would be happy to support the application but would emphasise that screening should not be diluted in any way and there is minimal lighting. The Councillors all voted in favour of this view.

12. Correspondence received by the Parish Clerk

Previously referred to under Agenda Item 8.

13. Public Question Time

A parishioner mentioned the ongoing water problems and the Councillors advised that they are continuing in their ongoing endeavors to reduce them.

Enforcement Issues:

To receive any updates on outstanding enforcement issues.
None

14. Date of the next meeting:

Tuesday 16th January 2024.

The meeting ended at 8:25pm

Signed:
Chairman of Coffinswell Parish Council

Dated: