



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 SEPTEMBER 2021 AT 7:15PM AT ST BARTHOLOMEW'S CHURCH

Present: Cllr A Parkes (Chairman), Cllr A Brent, Cllr S Avery, Cllr N Orchard

In attendance: Cllr A Dewhurst (DCC), Mrs J Thompson – Clerk
Four members of the public

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

The Chairman opened the meeting at 7:16 pm.
Apologies were received from Cllr V Flower.
The Chairman welcomed everyone and thanked them for attending.

2. To declare any interests arising at this meeting:

Cllr S Avery expressed a probable interest in item 7.1

The Council will adjourn for the following item:

3. Reports:

3.1 County Councillor's Report – available to view on website.

3.2 District Councillor's Report - no report or update.

3.3 Police Report – reports regularly circulated.

3.4 NHW Report – reports regularly circulated.

The Council will convene to conduct the following business:

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

It was proposed by Cllr S Avery, seconded by Cllr A Brent and agreed by all who were present at the meeting to approve the minutes of Tuesday 20th July 2021.

5. Finance

5.1 It was proposed by Cllr S Avery, seconded by Cllr A Brent and agreed to approve the payments required and the schedule was signed by Cllr A Parkes and Cllr S Avery.

5.2 All Cllrs agreed to approve the bank reconciliations for July and August 2021 which were signed by Cllr A Parkes.

5.3 The review of the AGAR for 2020 – 2021 has been completed with no matters arising; all the notices and relevant documents are displayed on the notice board and website.

6. Funding & Grants

6.1 The PC has successfully obtained a £500 grant from DCC P3 towards the purchase of two new electric strimmers. It was proposed by Cllr A Parkes, seconded by Cllr S Avery and agreed by all to purchase two new strimmers and dispose of two old strimmers.

The purchase of the two new trimmers will be funded by the £500 grant, the kind offer of a £300 grant from Cllr A Dewhirst, CIL monies and the proceeds from the sale of the old trimmers.

The purchase of electric trimmers will support the PC's climate change action plan.

DCC's P3 have asked to publicise the PC's change to electric trimmers, as they are the first PC in the area to do this.

6.2 It was agreed to arrange a date for a further working party meeting.

6.3 It was noted that the PC may not be able to carry on awarding a grant to the church: this will be investigated and discussed further at the next meeting.

7. Footpaths and Highways:

7.1 It was proposed by Cllr A Brent, seconded by Cllr N Orchard and agreed by all (Cllr S Avery abstained from the vote) to take up the offer from B Avery of assisting with the trimming and maintenance of the parish's footpaths. Although B Avery had offered to do the work FOC, which was kindly accepted, it was agreed to use the budgeted £250 if required.

A village working party has offered to maintain the unmetalled roads in the village; and this will be discussed further at the working party meeting.

7.2 Cllr A Parkes and Cllr S Avery have carried out a complete survey of all the drains and gullies in Coffinswell and Dacombe. The survey shows the condition of each drain and gully, which will be forwarded to Highways.

7.3 It was noted that Cllr A Parkes was installing QR codes on notice boards and footpath markers.

7.4 To note and discuss any further footpaths and highways issues - None

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 It was proposed by Cllr A Parkes, seconded by Cllr S Avery and agreed by all that:

a. the proposed write up for the History section of the parish website be published.

b. the proposed write up for the Grants section of the parish website be published.

c. the locations of the grit bins be published on the parish website.

Work is ongoing to update the footpaths and walks information section of the website.

9.2 It was proposed by Cllr N Orchard, seconded by Cllr A Brent and agreed by all to adopt the Asset Disposal Policy.

9.3 It was proposed by Cllr A Brent, seconded by Cllr N Orchard and agreed by all to declare a Climate Emergency and to adopt the action plan.

9.4 It was agreed by all that meetings will now start at 7pm.

The Council will adjourn for the following item:

10. Planning and enforcement public question time:

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

The Chairman informed everyone that after numerous attempts to speak to the Head of Planning, he had finally managed to discuss the outstanding planning applications and enforcement issues; and was assured that the PC would be notified of all developments. However, this still does not appear to be happening.

Cllr A Dewhirst (as Deputy Leader of TDC) asked to be copied into all correspondence regarding this matter.

The PC agreed to write to TDC Planning again and convey their continued disappointment regarding the outstanding issues.

The Council will convene to conduct the following business:

11. Planning:

To comment on the following applications:

21/01812/FUL – Marvcombe, Footland Lane, Dacombe

Erection of an agricultural livestock building

It was proposed by Cllr S Avery, seconded by Cllr A Brent and agreed by all to oppose this application, as the PC are unable to make a balanced judgement due to the unclear plans that were submitted.

From what the PC can establish, the proposed building appears to be too large for the plot of land: an overall height of 7 metres sloping to 5 metres seems excessive for housing pygmy goats; and it will appear as a prominent building in the area.

If the size of the building can be justified by the landowner (for example, as a requirement for animal welfare issues), then the PC would have no objections.

21/01408/HOU – Old Timbers, road from Westcombe Park to Princess Cottages, Coffinswell
Construction of residential annex and replacement garage; alterations to vehicular access including new timber gates; extension and alterations to conservatory/bay to create 2-storey side extension; construction of chimney and addition of canopy over front door.

It was proposed by Cllr A Parkes, seconded by Cllr N Orchard and agreed by all to oppose this application on the following grounds:

1. The proposed building materials are not supported by the Teignbridge District Council Conservation Character Appraisal document.
2. The Parish Council cannot support the proposal of solid gates, as this is out of character with surrounding properties.
3. There is no mention of the current satellite dish which has been installed against Teignbridge District Council's recommendations.
4. The property should be required to install a septic tank.
5. The structure has already been built prior to a planning application being submitted and permission being granted.
6. And finally, the application plans do not show what is currently on site

To note the following decision:

21/00747/VAR – The Bothy, Pathfields, Coffinswell

Removal of Condition 2 (Agricultural Occupancy Condition) on Planning Permission 03/04036/FUL (Agricultural Dwelling for Manager)

Refusal of Variation of Condition following Grant of Conditional Planning Permission

12. Enforcement Issues:

12.1 To receive an update on outstanding enforcement issues – discussed under item 10.

12.2 To update on and discuss and further enforcement issues. None

The Council will adjourn for the following item:

13. General public question time:

Ten minutes will be allowed for members of the public to ask questions or make comment on the work of Coffinswell Parish Council or on matters arising that affect the Council.

The public were reminded of the address of the new website.

The Council will convene to conduct the following business:

14. To agree to hold a Part Two meeting:

It was proposed by Cllr A Brent, seconded by Cllr S Avery and agreed by all to hold a part two meeting to discuss the Clerk's Personal Development Review.

15. The date of the next meeting:

Tues 19th Oct 2021 7pm at St Bartholomew's Church. This part of the meeting ended at 8:47 pm

16. Part Two meeting (Closed to Public and Press)

The Chairman reported on the recent PDR and all Cllrs agreed with the recommendations.

This part of the meeting ended at 9:15 pm

Signed:

Chairman of Coffinswell Parish Council

Dated: