

**Minutes of Georgeham Parish Council Meeting held on Thursday, 25 July 2024
in Georgeham Village Hall at 6pm.**

Chaired by: Councillor M Beaumont		Clerked by: Sue Keane
Present: Councillors Dr E Williams - meeting Chair N Zarza R Hare J Cox T Luxton S Maddocks		Agenda: - Representations from the public Apologies Declarations of Interest Approval of the Part I Minutes of the Parish Council Meeting held on 27 June 2024 Reports Planning Planning Correspondence Finance To consider responses to matters raised under Public Participation Matters Arising from the Minutes of the meeting held on 27 June 2024 Correspondence Urgent items raised by the Chairman Items raised by Councillors / Clerk Part II Confidential including the approval of the Part II Confidential Minutes of 27 June 2024 Date and time of next meeting
55	Apologies. Councillors Beaumont, Young and Collins were unable to attend and send apologies	
56	Representations from the public	
56.1	Email regarding illegal parking and street trading in Croyde – circulated	
56.2	Email regarding a licence application Freshwell Park – circulated Representation in person	
56.3	Email regarding grass cutting Glebe Field area - circulated.	
56.4	Email regarding state of play park in Croyde- circulated	
56.5	Added item. Email from Georgeham Football Club regarding security concerns and outside clubs playing on the pitch.	
57	To consider responses to matters raised under Public Participation.	
57.1	Illegal parking and street trading. Update from District and County Councillor Maskell. This is not going to be quick fix. Councillors Maddocks and Maskell met with North Devon and Devon County representatives and are doing their best to move this issue forward.	
57.2	Licence application Freshwell Park. The Councillors listened to everything that was presented and had no questions.	
57.3	Grass cutting Glebe Field area. There is some question about who is responsible for cutting a stretch of grass along from Glebe Fields. The householder who brought up the issue is looking for her deeds in the hope that this will clarify things. Deferred to next Council meeting.	
57.4	Concerns about the state of the play park in Croyde. A play park inspection has now been completed and the report has informed the work to be carried out by suppliers Touchwood, who	

57.5	<p>will be onsite on 31st August. Once Touchwood have completed their repairs any additional work required will be commissioned. Clerk to share this information with the member of public who raised their concerns.</p> <p>The Parish Council are unable to store football equipment in the pavilion as this would increase our security risks and is outside of our insurance cover. GPC recommend the FC either increase the security of their storage shed or take their equipment home. It was agreed the clerk will check with the FC before booking any outside clubs who wish to use the facilities, Georgeham FC will always take priority. Clerk to share this information with the FC</p>
58	<p>Declarations of Interest.</p> <p>Councillor Maddocks – some quotes and payment involve family members. He will exclude himself from any discussion or voting</p> <p>Councillor Zarza – payment to himself. He will exclude himself from any discussion or voting</p>
59	<p>Planning</p> <p>Councillor Maddocks in his capacity as North Devon Councillor states that any opinions expressed during discussions of the following planning applications represent a preliminary view and he will naturally reconsider the application fresh when presented all the facts at principle level.</p> <p>To consider the following Applications:</p> <p>59.1 78838 at 27 Sandy Way Croyde Braunton Devon EX33 1PP responded 26 July Demolition of existing dwelling and erection of new dwelling</p> <p>Councillor Maddocks. Looks higher and bigger. Privacy issue Councillor Hare had no comments Councillor Cox – not sufficient detail why are they demolishing it? Sustainability issue. Existing building projections not available to compare. First floor window overlooking property next door giving a privacy issue. Councillor Luxton H1 applies so it has to be for residential only. If planners are minded to approve they should remove the balcony Councillor Zarza – also concerns about privacy because of the balcony. Character area, roof above neighbouring properties Councillor Williams - Neighbourhood plan points BE 2, 3, 6, 7, 8 all relate to aspects of the building. We don't know what is changing until we see the updated plans which are not available on the planning portal, so we can only comment on the plans we can see.</p> <p>Councillor Williams proposed to recommend refusal, Councillor Cox seconded 5 votes in agreement and 1 abstention. The vote to recommend refusal was passed.</p> <p>59.2 78861 at 7 West Croyde Croyde Braunton Devon EX33 1QA Extension and alterations to dwelling responded 26 July</p> <p>Councillor Luxton – concern loss of privacy for neighbouring property with the balcony, there is already disruption from hot tub. Concern there will be late night noise from balcony disturbing peace and quiet Councillor Cox – Neighbourhood plan points BE6 BE8 are relevant.</p> <p>Councillor Luxton proposed to recommend refusal, seconded by Councillor Zarza, unanimously agreed. The vote to recommend refusal was passed.</p>

<p>59.3</p>	<p>78878 St Anthony Putsborough Braunton Devon EX33 1LD Conversion of garage into holiday let accommodation responded 26 July</p> <p>Councillor Zarza – concerns about how the waste water was being dealt with as no details provided. Councillor Cox – the design of the conversion offered no value to the area.</p> <p>Councillor Luxton – the Neighbourhood Plan identifies a need for the Council to assess the impact of development in a wider setting not just in isolation. The proposed conversion offers no contribution towards local needs. By converting the existing building the applications avoids H1 compliance. However it falls under H4 of the Neighbourhood Plan and as such should demonstrate that the holiday accommodation cannot be met by existing properties, which it can't do. Elevated position means it will have impact on wider landscape and will not enhance the existing open space. Neighbourhood Plan point H3 – it should contribute positively to the appearance of the settlement. It does not do so.</p> <p>Councillor Hare proposed to recommend approval of this application. Seconded by Councillor Maddocks. 2 Councillors voted to support this proposal.</p> <p>Councillor Luxton proposed to recommend refusal, seconded by Councillor Cox. 4 councillors voted to support this proposal. The vote to recommend refusal was carried.</p>
<p>59.4</p>	<p>78771 6 Longland Lane Georgeham Braunton Devon EX33 1JR Extension to dwelling responded 26 July</p> <p>Councillor Zarza. Single story so no height issue Councillor Cox. It goes in front of neighbouring properties and Neighbourhood plan BE4 would apply as it doesn't demonstrate that it contributes to the character area Councillor Maddocks. This is a proposal for a family home.</p> <p>It was generally commented - Surprise why the extension is coming out front. It would have been acceptable if coming out the back of the property.</p> <p>Councillor Maddocks proposed to recommend approval of this application. Seconded by Councillor Luxton. 3 Councillors voted to support this proposal.</p> <p>Councillor Cox proposed to recommend refusal seconded by Councillor Hare 3 voted in support. The vice- chair used her casting vote and the vote to recommend refusal was carried.</p>
<p>59.5</p>	<p>78925 at Garden Lodge North Buckland Braunton Devon EX33 1HY Erection of garden store building on existing hardstanding responded 26 July</p> <p>Councillor Luxton. No objections if conditions are attached to it so it can't be converted to accommodation Should be required to comply with H1 if they try and convert. Clerk to pass on these comments.</p> <p>Councillor Maddocks proposed to recommend approval of this application. Seconded by Councillor Zarza 5 Councillors voted in favour with 1 abstention. The vote to recommend approval was passed.</p>
<p>59.6</p>	<p>78339 at May Cottage Georgeham Braunton Devon EX33 1JY Extension and alterations to dwelling responded 26 July</p> <p>Councillor Luxton. No justification for size or development for a stand alone extension.</p>

<p>59.7</p>	<p>Putting modern on an older house, not in keeping with the traditional design of the main building. Shared access with adjoining property, concerns about vehicle access.</p> <p>As a second home Neighbourhood Plan points BE5 (development outside the development boundaries must justify why it needs to be located there) BE6 (extensions and additions must have adequate off-street parking suitable for the number of people who could occupy the property. Plans must be proportionate to the curtilage of the property.) would apply.</p> <p>Councillor Luxton Proposed to recommend refusal of this application. Seconded by Councillor Maddocks. Unanimously agreed. The vote to recommend refusal was carried.</p> <p>Lawful Development Certificates</p> <p>Lawful development certificate - Land adjacent Long Cross Croyde Braunton Devon EX33 1LZ. Response sent following feedback from Councillor Williams.</p> <p>Lawful development certificate - Mandalay Road From Longland Lane to The Farm House, Georgeham, Braunton, EX33 1JZ. Response sent following feedback from Councillor Williams</p> <p>Lawful development certificate - Saltrock, 10 Hobbs Hill, Croyde, Braunton EX33 1LZ Response sent following feedback from Councillors Williams and Hare</p>			
<p>60 60.1</p>	<p>Planning correspondence</p> <p>Notifications</p> <p>Application Number: 78116 White House Moor Lane Croyde Braunton Devon EX33 1PA Renovation together with side and rear extensions to dwelling Decision: Approved</p>			
<p>60.2</p>	<p>Camping at Down End Camping now started Letter sent to Enforcement and copied to AONB Enforcement are dealing with it now Councillor Maddocks is waiting to hear back</p>			
<p>61</p>	<p>Finance.</p> <p>Balances.</p> <p>Lloyds Bank Treasurers Account as at 19.07.24: £12,121,66</p> <p>Lloyds Bank Business Instant Access Savings Account as at 19.07.24: £94,257.13</p> <p>NS&I as at 24.05.24 £16,704.40</p>			
<p>61.1</p>	<p>To approve the following payments by BACS:</p> <table border="1" data-bbox="231 1912 1492 2011"> <tr> <td data-bbox="231 1912 561 2011"> <p>Nisbets</p> </td> <td data-bbox="561 1912 1294 2011"> <p>Reimbursement Nik Zarza cleaning materials, loo rolls etc</p> </td> <td data-bbox="1294 1912 1492 2011"> <p>£60.87</p> </td> </tr> </table>	<p>Nisbets</p>	<p>Reimbursement Nik Zarza cleaning materials, loo rolls etc</p>	<p>£60.87</p>
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	NDC	Salary recharge inc admin fee	£1,390.29
	Matt Osborne	Remedial work at Croyde play park	£525.00
	Matt Osborne	Contract grass cutting Croyde 03 April to 06 June	£2,280.00
	Matt Osborne	Cut and clear hedge opposite Pathfields	£198.00
	M&B Groundworks	Lay a French drain and reinstate soil	£4,000.00
	ADS Tree and Garden maintenance	Grass cutting various June/July	£1,735.00
	Barum Security	Play park security checks	£244.80
	DALC	Training Councillors Collins and Cox	£90.00
	IDAM Signs	No Parking sign opposite Georgeham PO	£145.00
	Clerk expenses	Post £19.80 Mileage from April £83.00	£102.80
		Councillor Zarza to authorise payments on the banking system Approval proposed by Councillor Luxton seconded by Councillor Hare all in favour Councillors Zarza and Maddocks abstained	
61.2	Ratification of the following DD payments from 21 June to 19 July 2024:		
	EDF 15/07/24	Glebe Field carpark	£138.00
	BT 01/07/24	Broadband	£39.72
61.3	Card payments		
	BJ's Value House	Lever arch files and separators	£13.18
	Lifestyle furniture	Second hand office chair	£35.00
	EDF 15/07/24	Glebe Field carpark	£138.00
	BT 01/07/24	Broadband	£39.72
		Approval proposed by Councillor Luxton seconded by Councillor Hare, all in favour	
61.4	Cemetery work. Quote received £250 and agreed - to tidy up the hedges and unkempt graves at the cemetery. Scheduled end of July. Councillor Luxton proposed approval, seconded by Councillor Zarza unanimously agreed		
62	Matters arising from minutes of the last meeting		
62.1	Part time handyman required.		

	Agree rates and hours and draft an advert to deploy online. Clerk to contact local councils to find out what they do rates etc
62.2	National Trust – planning application to regularise parking at Baggy Point. No application forthcoming at time of publishing agenda. Report from NT circulated. Deferred until such time as an application is forthcoming
62.3	20 MPH speed limit Update from Councillor Hare Need to get detector up and running and moved, yet to meet with keyholder Look at rules/policy – this will all take time Councillor Maddocks - Maybe get a couple more boxes as they definitely work. Clerk to cost a box.
63	Correspondence
63.1	The Rural Village Services Group – email circulated deferred from June meeting Subscription is £50 a year Do we want to subscribe? Clerk to find out benefits and report back at next meeting The suggestion is to try for a year proposed by Councillor Luxton seconded by Councillor Maddocks 4 voted in favour
64	Urgent items raised by the Chair - none
65	Items raised by the clerk/councillors
65.1	New MP Clerk to write a letter to offer congratulations on new post, and invite him in when he has the time and arrange a get together. Suggest November meeting.
65.2	DALC newsletter - circulated. Writing/updating a Neighbourhood Plan - Locality's government sponsored neighbourhood planning team is running a series of free online training sessions and surgeries over the next few months to support community groups, including town and parish councils who are thinking about preparing a new neighbourhood plan or reviewing their existing plans. Councillors Beaumont, Williams and Young to do this, with the offer open to any other members of the Council.
65.3	Croyde Village Hall – water fountain Update from Councillor Beaumont deferred to next meeting
65.4	Georgeham Toilets and Pavilion New cleaner secured at agreed rate £13.50 p/hour. Letter sent. To start after her current holiday. Checklists need to be generated. Councillor Zarza to meet up again to handover keys, etc. New soap dispenser fitted in Men's. Councillor Zarza to try to find soap dispenser key for Ladies.
65.5	Parish Online Xmaps Councillor Zarza is planning to provide a demonstration of ParishOnline XMAPs and its uses for GPC now at the August meeting. Approx 10 minutes
65.6	Asset register Clerk with Councillors Collins and Zarza are currently reviewing the asset register. Agreement to hand over the nativity stable etc to the church Clerk to take it off asset register and arrange to go to church
65.6	Communicating with Highways – clerk to feed back on focus group event Clerk to attend meeting with Councillor Maskell at ND Highways with our Neighbourhood Highways Officer to discuss various points. Report back at next meeting
66	Reports.
66.1	County Councillor Maskell

	<p>Regarding issue with planters on pavement opposite Hobbs Hill. Bench within private property need to resolve the planters as they are performing a useful function. Possibility of applying for a licence. Clerk/Councillor Maskell to meet with Neighbourhood Highways Officer, this is on the agenda</p> <p>Service at Georgeham church for murdered PC from 1700s Mon 29th July^h</p>
66.2	<p>District Councillors Maddocks and Maskell</p> <p>The Councillors had just attended a meeting about Moor lane parking issues – this is ongoing regarding enforcement and licensing. Refer to item 57.1</p>
66.3	<p>Croyde Play Park. Councillor Zarza</p> <p>Clerk has requested a new waste bin to be situated by play park, also raised concerns about the bin by the pay and display machine not being emptied.</p> <p>Remedial work carried out by contractor prior to Touchwood repairs. Touchwood contacted to escalate the site visit and work as a result of parishioner complaint. To be on site 31 July/1 Aug</p> <p>Playground designs: meeting with Proludic in the morning of the 25th July, so will update on the proposal for Georgeham and the options for Croyde.</p>
66.4	<p>Georgeham play park – Councillor Zarza</p> <p>Funding options being reviewed and triaged by councillors – to report back on updates</p> <p>From Councillor Zarza - We need a working party for the playground funding proposal. The idea is to work up a solid proposal template that we can use to target various funding sources to give us the best chance of succeeding as well as avoiding duplication of effort. So far there's Councillor Beaumont and myself, but we could do with 2 others in the group.</p> <p>Deferred to next meeting.</p>
66.5	<p>Croyde Skate Park Councillor Maddocks</p> <p>Nothing to report</p>
66.6	<p>Potholes – Councillors Cox and Hare</p> <p>2 areas of concern on the side of the road – hill climb from Darracott to the firestation and Jenkers Hill and by Twinney Park Councillor Hare reported a pothole and it has been fixed</p>
66.7	<p>P3 Parish Footpaths – Councillor Young</p> <p>£280 received. This will cover work on Footpath 22 – hedge cutting and stream clearing Councillor Young was unable to attend so there were no further updates available.</p>
66.8	<p>Defibrillator check - Councillor Luxton</p> <p>Councillor Luxton has inspected the defibrillator and confirms it is working correctly and has not been used.</p>
66.9	<p>St George's Churchyard</p> <p>Drain on Church side now completed. Updated costs for St George's side sent to Trustees Councillor Beaumont will provide a more detailed update at the next meeting</p>
66.10	<p>Cemetery</p> <p>Summerhouse repairs – quote accepted from contractor clerk to request work to commence (August 19th)</p>

	<p>Pillar repairs - clerk has chased, still no progress Councillor Maddocks met with grass cutting contractor. Agreed what needs doing and quoted for some additional work to cut back hedges etc, probably 6 monthly. Quote agreed and now scheduled. See item 61.4 Ash dieback at the cemetery, reported by contractor. Clerk to request a quote to pollard the trees</p>
66.11	<p>Croyde bus shelter Update from Councillor Williams. Contractor about to start work.</p>
66.12	<p>Glebe Fields car park National Grid reviewed the damaged meter box and replaced doors. Thanks to Councillor Zarza for arranging the inspection.</p> <p>To be noted – Councillor Hare and his son cut back the growth on the path on Newberry Road up from Glebefield. To discuss ownership and responsibility for this stretch at the next meeting.</p>
67	<p>Approval of the Minutes of the Parish Council Meeting held on 27 June 2024 Proposed by Councillor Hare, seconded Councillor Maddocks, All approved</p>
68	<p>Part II Confidential.</p>
69	<p>Minutes of last Part II meeting approved</p>
70	<p>Date of next meeting: Thursday 15 August 2024 in Georgeham Village Hall at 6pm. The meeting ended at 8.15pm.</p>
71	<p>Misc</p>
71.1	<p>Councillor Zarza reported the taps in Georgeham public toilets have been left running. Could we move to push button taps to save money and waste. Councillor Zarza to get a quote to replace with push button taps.</p>
71.2	<p>Quotes in – for approval</p> <p>Play park matting under swing - lift all matting under swing re grade sub base level and add additional where needed re plate whack ground Re lay protective rubber matting Dispose of all wastes £540 Not required as the piece of equipment is likely to be replaced.</p> <p>Jones hill Croyde Cut back all vegetation up to 6ft in height and tight back to bank to allow more room for pedestrians walking up and down road Clear both sides Dispose of all wastes £474 Clerk to speak to Highways as this should be their responsibility</p> <p>Clear curbs of all debris Croyde through to Georgeham All main roads and entrances to estates Dispose of all wastes 2 days 2 men approx... £960 Deferred to next meeting</p> <p>Repair cemetery summer house Supply paint and re paint (approx 5ltrs) Repair broken window Tidy the inside Repair patch on shed roof Dispose of all wastes £588 Approved with Councillor Maddocks abstaining. Clerk to commission the work</p>

Summary of Decisions:

- **Part I and Part II Minutes of the Parish Council Meeting held on 25 July 2024**
- **Planning**
- **Payments**
- **That the meeting goes into Part II Confidential**

These Minutes are agreed by those present as being a true record.

Signed:
Chair of Georgeham Parish Council.

Date: