

**Minutes of Georgeham Parish Council Meeting held on Thursday, 5 September 2024 in Georgeham Village Hall at 6pm.**

<b>Chaired by: Councillor M Beaumont</b>		<b>Clerked by: Sue Keane</b>
<b>Present: Councillors</b>  <b>M Beaumont</b> <b>Dr E Williams</b> <b>N Zarza</b> <b>J Collins</b> <b>J Cox</b> <b>T Luxton</b> <b>S Maddocks</b> <b>J Young</b>		<b>Agenda: -</b> Representations from the public Apologies Declarations of Interest Approval of the Part I Minutes of the Parish Council Meeting held on 15 August 2024 Planning Planning Correspondence Finance – payment approval/ratification To consider responses to matters raised under Public Participation Misc items Approval of the Part II Confidential Minutes of 15 August 2024 Date and time of next meeting
89	<b>Apologies.</b> Councillor Hare was unable to attend and sent his apologies	
90 90.1	<b>Representations from the public</b> Email regarding Baggy Point parking Application 79053. Email circulated and the member of the public also spoke on the subject. He outlined his concerns regarding the number of days the overflow parking would be increased by, and also the number of cars allowed to park. He was particularly concerned about the health and safety impact this might have on pedestrians walking along Moor Lane, and the effect on an AONB.	
90.2	A representative from the National Trust spoke about Application 79053. He outlined the plan to regularise the current use of the overflow carpark, which has been used as such for over 25 years. There are approx. 100,000 visitors coming to Baggy Point per year. The plan would be to increase its usage beyond the 28 days, the area remaining as short, modified grassland. There would be no change to the existing capacities of the main and overflow carparks at 90 and 100 spaces respectively Signage would be increased for the public pedestrian route with encouragement given to walk safely through the overflow carpark rather than along the main road. Enhancements have already been made to the wildlife value in both carparks, and a biodiversity net gain of 10% is planned.	
91	<b>To consider responses to matters raised under Public Participation.</b> Refer to item 93.1 for the Parish Council’s response to Application 79053	
92	<b>Declarations of Interest.</b> Councillor Maddocks declared an interest in planning application 79053 and left the room while it was discussed, returning immediately afterward.	
93	<b>Planning</b> 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.  <b>To consider the following Applications:</b>	

93.1

**Application Number: 79053**

Baggy Point Car Park, Moor Lane, Croyde, Braunton EX33 1PA

**Description:**

Change of use of grassland part on site (which is used on an annual basis for overflow car parking under Part 4 Class B permitted development) to mixed use of grassland (agriculture) and visitors' car park (up to 120 days per year overflow parking in connection with the existing main car park on the site)

**Georgeham Parish Council recommend refusal of this application with the following comments and recommendations.**

There was a strongly felt concern about local proposed development starting to encroach on the green slopes up the side of the hills outside of the village. The area is clearly visible in the landscape from both near and far viewpoints.

If the cinema area was allowed to be higher up the slope it would become intrusive in the landscape.

It would be in contravention of Neighbourhood Plan NE1 and NE2 - Any development should enhance the setting of existing open green countryside and hedgerows that make a significant contribution to the character of the landscape, nature conservation and environmental character of their surroundings.

The field is categorised as Undeveloped Coast. Any development in the undeveloped coast needs to be treated with sensitivity.

There is no amelioration for the increased amount of vehicular and pedestrian traffic along what is essentially a single lane road ending in a cul-de-sac. The access road has no pavements and is also part of the South West Coast Path. There is no plan in place to deal with tailbacks along the road and queuing to get into the car park. As there is no alternative route all traffic that goes down to the car park must turn in the car park and go back up the narrow road. This already causes blockages and is dangerous to pedestrians, who must cross the road to continue on the footpath.

The current car park arrangements already cause heavy use of a narrow and limited access which is also shared with the Southwest Coast Path with potential dangers for pedestrians. The proposed increased use would have an adverse impact. Please refer to Neighbourhood Plan ED2b - The proposal would have an unacceptable impact on local roads and ED 2e - the proposal would harm the AONB's special landscape character.

Increasing permanently the capacity of the parking of the field to the extent proposed will exacerbate current issues with traffic on this section of Moor Lane.

The car park currently has 28 day usage, which is attached to the development order. 120 days is too long, and the proposed extended area is too large and is starting to encroach into the surrounding landscape. The summer season is 90 days and this would seem more appropriate.

In summary;

Whilst GPC remains sympathetic to the National Trusts extending car parking use in principle, it advises refusal of the current proposal and would make the following general suggestions.

- Signage to direct pedestrians, safety is a big issue. A gate to access the road would also improve safety.
- A plan in place to improve traffic flow in and out of the car park, with a 'car park full' sign displayed in Moor Lane so that drivers can turn in the wider area and not continue on down to the

	<p>car park as they do at present.</p> <ul style="list-style-type: none"> <li>• Stop motor homes from accessing the car park which is unsuitable for such large vehicles.</li> </ul> <p>Councillor Williams proposed refusal of the application, seconded by Councillor Cox. There was unanimous agreement.</p> <p>Submitted through the planning portal 06.09.2024</p>	
<p>94</p> <p>94.1</p>	<p><b>Planning correspondence</b></p> <p><b>Recently decided planning applications</b></p> <p><b>78928</b> Mandalay Road From Longland Lane To The Farm House Georgeham Braunton Devon EX33 1JZ Application for a lawful development certificate seeking confirmation that development under planning application 72958 (Erection of 2 No. dwellings with garaging and shared vehicular access) has commenced within the required timeframe <b>Decision:</b> Approved</p> <p><b>78771</b> 6 Longland Lane Georgeham Braunton Devon EX33 1JR Extension to dwelling <b>Decision:</b> Approved</p> <p><b>78878</b> St Anthony Putsborough Braunton Devon EX33 1LD Conversion of garage into holiday let accommodation <b>Decision:</b> Approved</p> <p><b>78389</b> Inclledon Mews Georgeham Braunton Devon EX33 1JN <b>Description:</b> Retrospective application for change of use of garage and store to dwelling <b>Decision:</b> Approved</p> <p><b>78925</b> Garden Lodge North Buckland Braunton Devon EX33 1HY Erection of garden store building on existing hardstanding <b>Decision:</b> Approved</p> <p><b>Application Number: 78861</b> 7 West Croyde Croyde Braunton Devon EX33 1QA Extension and alterations to dwelling (amended plans) <b>Decision:</b> Approved</p> <p><b>Application Number: 78967</b> Saltrock 10 Hobbs Hill Croyde Braunton Devon EX33 1LZ Application for a lawful development certificate for commencement of works relating to planning permission 72426 <b>Decision:</b> Approved</p>	

95	<b>Finance.</b>		
95.1	<b>To approve the following payments by BACS:</b>		
	<b>M Osborne</b>	4 grass cuts Croyde Playpark 4 grass cuts Croyde verges	£1,296.00
	<b>ADS Maintenance</b>	Grass cutting to 15 Aug Playing fields £150 Georgeham central £220 Glebe Field £80 Cemetery £120	£570.00
	<b>ADS Maintenance</b>	Grass cutting to 30 Aug Playing fields £150 Georgeham central £220 Glebe Field £80 Cemetery £120	£570.00
	<b>N Zarza</b>	Reimbursement toilet seat	£25.00
		Councillor Zarza to authorise payments on the banking system Approval proposed by Councillor Beaumont seconded by Councillor Luxton unanimously agreed	
95.2	<b>Ratification of the following DD payments from 19 August 2024:</b>		
	<b>BT 02 Sept</b>	Broadband	£39.72
	<b>EDF 21 Aug</b>	Pavilion	£36.41
	<b>EDF 19 Aug</b>	Pavilion	£37.02
	<b>Card payments</b>		
95.3	<b>Sainsbury's</b>	A4 printer paper	£5.62
95.4	<b>Ratification of bank transfer payment</b>		
	<b>Clerk 29 Aug</b>	Reimbursement for a percentage of new laptop	£500.00
		Approval proposed by Councillor Beaumont seconded by Councillor Maddocks unanimously agreed	
96	<p><b>Approve quotes;</b> M&amp;B Groundworks. Cemetery drainage. £1,500.00 Approval proposed by Councillor Beaumont, seconded by Councillor Cox, unanimously agreed.</p> <p>Quote received to fit 2 push button taps Georgeham toilets £435.36 <b>Councillor Zarza to secure a second quote, and potentially increase the remit to give the toilets a facelift.</b></p>		

97	<b>Approval of the Minutes of the Parish Council Meeting held on 15 August 2024</b> Proposed by Councillor Zarza, seconded Councillor Luxton, unanimously agreed.
98	Minutes of last Part II meeting approved Proposed by Councillor Zarza, seconded Councillor Luxton, unanimously agreed.
99	<b>Date of next meeting: Thursday 26 September 2024 in Georgeham Village Hall at 6pm.</b>
100	<b>Misc</b>
100.1	<b>DALC AGM</b> in Exeter 2 <sup>nd</sup> October. Who should go? <b>Clerk to go at no cost and will look into car sharing opportunities.</b> £50 + VAT per person for the whole day but AGM free of charge
100.2	<b>Land Registry issues</b> Councillor Young reported that GPC owns land dotted about the parish all of which is currently registered with the previous clerk's home address, which needs to be updated. No Deeds found. There are two 2 main areas that the Council believe they own but have not found the Deeds as yet. Land registry searches need to be carried out as the Deeds are required for the playpark spaces  Having reviewed the contents of several containers of old council paperwork it transpires that GPC owns Croyde footbridge outside Blue Groove and have entered into covenants with adjoining owners to maintain it. This is just a footpath but needs to be checked and the maintenance included in future budgets.  <b>Training 'An introduction to trusteeship' provided by Devon Communities Together.</b> Attended by Councillors Beaumont and Zarza. The course was very helpful and highlighted the Council's current non-compliance in the areas of declaring accounts, conducting business etc for playing field. Work is in hand to rectify the shortfalls. The Council has now signed up to be a member of Devon Communities Together.
	<b>The meeting closed at 8pm</b>
<b>Summary of Decisions:</b>	
<ul style="list-style-type: none"> <li>➤ <b>Part I and Part II Minutes of the Parish Council Meeting held on 15 August 2024</b></li> <li>➤ <b>Planning</b></li> <li>➤ <b>Payments</b></li> </ul>	
<b><i>These Minutes are agreed by those present as being a true record.</i></b>	
Signed: Chair of Georgeham Parish Council.	Date: