

Minutes of Georgeham Parish Council Meeting held on Thursday, 26 August 2024 in Georgeham Village Hall at 6pm.

Chaired by: Councillor M Beaumont		Clerked by: Sue Keane
Present: Councillors M Beaumont Dr E Williams N Zarza R Hare T Luxton S Maddocks J Young District and County Councillor Maskell		Agenda: - Representations from the public Apologies Declarations of Interest Approval of the Part I Minutes of the Parish Council Meeting held on 05 September 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 05 September 2024 Correspondence Urgent items raised by the Chairman Items raised by Councillors / Clerk No part 2 confidential Date and time of next meeting
101	Apologies. Councillors Cox and Collins were unable to attend and sent apologies. Councillor Zarza had to leave the meeting early.	
102	Representations from the public	
102.1	Email from CARA regarding Downend campsite, following a freedom of information request. Email circulated	
102.2	Request to replace/fix a memorial bench at Downend. Email circulated.	
102.3	Request to publish the meeting posters on GPC Facebook page	
102.4	Public responses to planning application 78845 – emails from members of public and an in person representation	
103	To consider responses to matters raised under Public Participation.	
103.1	CARA email regarding Downend campsite. This item has been added to the agenda for the next meeting as part of a review of the 60 Day planning rule.	
103.2	Request to fix or replace a memorial bench at Downend. It was agreed that Councillor Maddocks would contact a supplier and get a quote to attempt a repair of the bench which after an initial inspection appears to be a reasonable condition apart from one of the legs. Quote to be reviewed at the next meeting.	
103.3	Request to publish meeting posters on Facebook. Councillor Zarza has added Facebook to the list of place to advertise.	
103.4	Planning Application 78845 – The Council listened to the comments raised by a member of the public and others who had sent in written comments. The response is covered later in the agenda under item 106.1	
104	County and District reports	
104.1	County and District reports Councillor Maskell – not had time to produce a report Updates	

<p>106.2</p>	<p>It increases urbanisation in a rural village with limited infrastructure.</p> <p>It is an AONB and as such should have the highest protection against development.</p> <p>Banks would be damaged by the introduction of services to an area with no services at present.</p> <p>The proposal for surface water to be dealt with by a soakaway could cause problems to neighbours and silting up of existing drains.</p> <p>There is concern regarding access for service vehicle such as refuse lorries. Neighbouring properties take their waste down to the end of the road. This would mean the householder placing their refuse containers outside another property.</p> <p>There is scant reference to the Neighbourhood Plan which is the most up to date document and guide to proposed new development.</p> <p>The site has already been cleared of many trees and shrubs in preparation. There is a need to protect boundaries and banks and take into consideration biodiversity in the future.</p> <p>There is land visual impact considerations, adjacent to open countryside and directly off a very popular local walking route. It is viewable from various public footpaths and is the backdrop to a number of grade II listed buildings.</p> <p>There is a need to preserve dark skies for the benefit of wildlife.</p> <p>Planning application 79173 Erection of a wildlife tower at Land off Somerthing Lane, Croyde</p> <p>Georgeham Parish Council recommended approval of this application. Proposed by Councillor Young, seconded by Councillor Luxton and unanimously agreed by vote. Response submitted 27 September</p> <p>It should be noted that Councillor Maddocks left the room for the discussion and vote.</p> <p>There was general support for the proposal. Councillor Williams expressed concern about the structure being entirely dry stone. The structure will be visible from the above fields and Cot Lane but not intrusively so. A comment was made as part of the response regarding permitted development rights, to ensure that a more substantial structure could not be erected in the future without a further planning application being required.</p>
<p>107</p> <p>107.1</p>	<p>Planning correspondence</p> <p>Planning Decisions</p> <p>Application Number: 79037 LongleighCroydeBrauntonDevonEX33 1QE Variation of condition 2 (approved plans) attached to planning permission 71229 (Demolition of existing and erection of new dwelling) to allow amended plans for railings as installed Decision: Approved</p> <p>Application Number: 78906 The Cabin36 Leadengate Close Croyde Braunton Devon EX33 1PT Extension and alterations to dwelling Decision:</p>

	<p>Approved</p> <p>Application Number: 79121 Copper Beech Farm Heddon Mill Braunton Devon EX33 1HZ Prior notification for erection of one agricultural building for the storage of equipment and feed Decision: Prior approval not required</p>																																	
107.2	<p>Other planning items Agree and set up a sub group to discuss Neighbourhood Plan update Group to consist of Councillors Beaumont, Williams and Young.</p> <p>Councillor Williams is compiling a list of overruled decisions – report to be generated and circulated. Councillor Maddocks suggested combining with Braunton PC to lobby on this point as they have similar problem. District commencing local plan review next November 2025.</p>																																	
108	Finance.																																	
108.1	<p>Balances.</p> <p>Lloyds Bank Treasurers Account as at 20.09.2024 £16,412.00</p> <p>Lloyds Bank Business Instant Access Savings Account as at 20.09.2024 £90,745.00</p> <p>NS&I account closed and funds transferred to Lloyds savings account – balance at that time £16,817.90</p>																																	
108.2	<p>To approve the following payments by BACS:</p> <table border="1"> <tr> <td>Georgeham Village Hall</td> <td>Hall hire May – August 2024</td> <td>£92.00</td> </tr> <tr> <td>Barum Security</td> <td>Security patrols, Croyde playpark and skate park Ending 30 Sept</td> <td>£273.60</td> </tr> <tr> <td>B Honyssett</td> <td>Georgeham churchyard – survey, reports, drawings and advice</td> <td>£4,347.00</td> </tr> <tr> <td>Devon Communities Together</td> <td>Training – Introduction to trusteeship</td> <td>£36.00</td> </tr> <tr> <td>NDC</td> <td>Salary recharge inc. admin fee</td> <td>£1,390.29</td> </tr> <tr> <td>M&B Groundworks</td> <td>Clearing soil from cob wall by cottages</td> <td>£1,850.00</td> </tr> <tr> <td>AD Tree Services</td> <td>Pollarding ash trees, cemetery</td> <td>£400.00</td> </tr> <tr> <td>AD Tree Services</td> <td>Removal of 2 dead trees, Putsborough Close</td> <td>£200.00</td> </tr> <tr> <td>AD Tree Services</td> <td>Gras cutting</td> <td>£610.00</td> </tr> <tr> <td>Clerk</td> <td>Reimbursement – ink cartridges</td> <td>£12.28</td> </tr> <tr> <td>Swimbridge Community Hall</td> <td>Devon Communities Together – trustee training</td> <td>£36.00</td> </tr> </table>	Georgeham Village Hall	Hall hire May – August 2024	£92.00	Barum Security	Security patrols, Croyde playpark and skate park Ending 30 Sept	£273.60	B Honyssett	Georgeham churchyard – survey, reports, drawings and advice	£4,347.00	Devon Communities Together	Training – Introduction to trusteeship	£36.00	NDC	Salary recharge inc. admin fee	£1,390.29	M&B Groundworks	Clearing soil from cob wall by cottages	£1,850.00	AD Tree Services	Pollarding ash trees, cemetery	£400.00	AD Tree Services	Removal of 2 dead trees, Putsborough Close	£200.00	AD Tree Services	Gras cutting	£610.00	Clerk	Reimbursement – ink cartridges	£12.28	Swimbridge Community Hall	Devon Communities Together – trustee training	£36.00
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108.3	Cleaner	Toilets, bus shelter and pavilion Inc £7.75 reimbursement for new mop	£125.36
	Touchwood	Maintenance survey and visit	£2,808.00
	Gallagher insurance	GPC annual insurance policy	£2,525.78
	Councillor Young	Reimburse HMLR fees incurred during Registry searches	£30.00
		Councillor Zarza to authorise payments Proposed Councillor Luxton, seconded Councillor Maddocks unanimously agreed by vote	
	Ratification of the following DD payments from 30 August 2024:		
	EDF 15 Sept	Glebe car park electricity Aug	£138.00
	EDF 18 Sept	Georgeham toilets (quarterly)	£319.48
	BT 02 Sept	Broadband G'Ham village hall	£39.72
	Card payments		
Devon Communities Together 9 Sept 2024	Annual membership	£50.00	
	Payment agreed Proposed Councillor Luxton, seconded Councillor Maddocks unanimously agreed by vote		
108.4	Review of monthly reports including budget. Reports to be updated once September is completed and reconciled, we will then have 6 months accounts for the current year.		
108.5	Insurance claim for vandalised lights in Glebe Field. Insurers to pay £1,778.67 excl. VAT, minus the excess £250. A reminder to all councillors when reporting any claimable damage to property there must be photographic evidence and it needs to be reported ASAP for a claim to be raised.		
108.6	October payments. In order to complete payments before the month end they will be sent to councillors by email for agreement and authorisation prior to the meeting, and then ratified at the meeting.		
109	Matters arising from minutes of the last meeting		
109.1	Highways – latest email from Highways needing a response. Circulated. Clerk to apply for a licence		
109.2	Country lanes. Requested agenda item from Councillor Cox. Email circulated. Deferred until 31 October to be reviewed as part of Highways issues.		
110	Correspondence No correspondence		
111	Urgent items raised by the Chair		
111.1	The Parish Council's approach to planning applications. Agree a way forward to ensure the primary focus is on land use, and that all applications are treated similarly and reference the Neighbourhood Plan and other supporting documentation.		

	<p>Councillor Beaumont reminded the councillors that they should prepare notes to share at the meeting and with the clerk to allow her to prepare an accurate planning response and minutes with all the salient points that reflect what was said on the day.</p> <p>Points should be raised through the chair to give everyone an equal chance to comment.</p>
111.2	<p>Repair of bench The damaged bench at Newberry Road it has been removed and is being repaired. Quote £131 for oak, £12 sealant, £14 fixings, plus labour Total £370 Councillor Luxton proposed approval of the expenditure, seconded by Councillor Maddocks and unanimously approved by vote.</p> <p>CARA bench with has a plaque for a CARA member. Proposed by Councillor Luxton that GPC pay a contribution. Seconded by Councillor Maddocks and unanimously approved by vote.</p> <p>Clerk to check it's on the asset register</p> <p>Councillor Maddocks - Request same contractor to have a look at other benches with a recommendation.</p>
112	<p>Items raised by the clerk/councillors</p>
112.1	<p>Public Access Trauma First Aid Kit, also referred to as a 'PACT' Kit Email circulated, is this something GPC would like to support/fund. £54.95 Probably not appropriate for GPC as it would go out of date too quickly and be difficult to locate effectively in a rural setting.</p>
112.2	<p>Ongoing issues with Georgeham toilets. Various emails circulated. Councillor Zarza has asked neighbours to keep an eye out. Suggest people contact police rather than post on FaceBook or let the GPC know. It must be local people.</p> <p>Clerk to look at costs for timer lock – if there are more issues. Councillor Zarza to get a second quote maybe plan for refurbishment next year.</p>
112.3	<p>Trustees of Georgeham playing fields – Maggie Beaumont This is till work in progress, including accessing the Trust bank account. It was noted that if the Council proceed to run the Trust the accounts and insurance will need to be separated from GPC.</p> <p>Quote from Scribe accounts - £15 per month rolling charge as it is for a charity.</p> <p>Introduction to Trusteeship – course Report from Councillor Zarza on behalf of Georgeham village hall- It was a very useful meeting and has given the GVH committee some next steps to follow up. We plan to register with DCT so that we can get access to the ACRE model documents and begin the process of updating our Governing Document.</p> <p>Deeds for the land – with Slee Blackwell along with various other deeds and covenants. To be picked up and reviewed before seeking further specialist advice.</p> <p>Clerk to contact specialist solicitors Tozers – Evans</p>
113	<p>Reports.</p>
113.1	<p>Croyde Play Park. Councillor Zarza Report back on latest Proludic meeting and costs. Agreement to proceed required to allow access to the S106 funding. Email circulated. Touchwood report and their recommendations reviewed. Email circulated.</p>

	<p>Report from Councillor Luxton on the Touchwood findings. Touchwood carried out their Annual Maintenance Inspection and provided a report dated 9th September 2024 which set out what immediate repair and replacement work had been undertaken for Health & Safety reasons during their inspection along with a list of further work required to enable the continued use of the play equipment. The invoice for the first phase including the inspection and urgent actions are before the PC for payment approval this evening. The 3 PC members undertaking the task of reviewing the playpark requirements considered the Touchwood report alongside the Playpark Inspection to ensure the PC's ongoing compliance. The report identifies the wooden structures are not fairing well in the local climate and we as members of the PC consider the original design is not sustainable in its current form. We therefore recommend we dispense with Touchwoods services going forward and arrange to commission the non-specialist low level repair to the boat deck, it's access provisions (giant log steps) and other small scale works through suitable locally qualified tradespersons and remove the pieces of equipment identified as requiring significant repair or replacement, namely the fallen log step and the log stack seating, unless our contractor can make economic repairs or re-purpose these items. Additionally we recommend the PC secure the expertise of an alternative suitably qualified organisation to complete the Annual Inspections and provide a response to any repair or maintenance issues that arise. We also recommend moving toward equipment of a non wooden material beginning with a phased approach by introducing new complimentary play equipment as our ongoing strategy at Croyde.</p> <p>Councillor Beaumont proposed to accept these recommendations, seconded by Councillor Luxton. 1 councillor abstained and the remaining 7 voted in favour.</p> <p>Clerk to write to Touchwood thank them for their work and the report and let them know we plan to work independently going forward.</p> <p>Rocky Leatherby coming out to see and quote to replace the edging. GPC to meet with possible contractors who could do the repairs. Report back at next meeting</p> <p>NZ new equipment – S106 money to be used for swings and roundabout and 2 way swing, estimate in pipeline</p>	
113.2	<p>Croyde Skate Park Councillor Maddocks Nothing to report</p>	
113.3	<p>Georgeham play park – Councillor Zarza Need to plan the public consultation and fundraising strategy</p> <p>Councillor Zarza to secure quote to fix the broken step on a piece of play equipment.</p> <p>Councillor Zarza is also securing a quote to replace the 'tired' playpark. Next steps public consultation and fund raising strategy, maybe as part of a wider event in Croyde and Georgeham</p> <p>Councillor Zarza made his excuses and left the meeting at this point.</p>	
113.4	<p>Potholes – Councillors Cox and Hare Nothing to report. There are several potholes in Georgeham that will be fixed as part of the current Highways work in the area.</p>	
113.5	<p>P3 Parish Footpaths – Councillor Young Councillor Young is applying for a grant to repair footpath 22 under the small paths application process</p>	
113.6	<p>Defibrillator check - Councillor Luxton Councillor Luxton has inspected the defibrillator and confirms it is working correctly and has not been used.</p>	

113.7	<p>St George's Churchyard Update from Councillor Beaumont Work commenced on wall behind cottages more work to be done on trench church side. Delay in starting due to staffing issues. Contractor to quote for the additional work after meeting with MB and SM</p> <p>Councillor Beaumont is actively pursuing options for stream wall. Waiting on report and proposal</p>
113.8	<p>Cemetery The ash trees have been pollarded.</p> <p>The contractor is working on the drainage issues.</p>
113.9	<p>Croyde bus shelter Update from Councillor Williams – work started and expected to be completed in October.</p>
113.10	<p>Councillor advocate scheme – Councillor Cox Councillor Cox attended the meeting in September and will present a report before the next meeting 31 October.</p>
113.11	<p>Land Registry Report from Councillor Young</p>
84	<p>Approval of the Minutes of the Parish Council Meeting held on 5 Sept 2024 Proposed by Councillor Maddocks, seconded Councillor Luxton, All approved</p>
85	<p>Part II Confidential. No part II confidential meeting required</p>
86	<p>No minutes of last Part II meeting needing approval</p>
87	<p>Date of next meeting: Thursday 10 October 2024 in Georgeham Village Hall at 6pm. The meeting ended at 9pm.</p>
88	<p>Misc</p>
<p>Summary of Decisions:</p> <ul style="list-style-type: none"> ➤ Part I and Part II Minutes of the Parish Council Meeting held on 5 September 2024 ➤ Planning ➤ Payments ➤ That the meeting goes into Part II Confidential 	
<p><i>These Minutes are agreed by those present as being a true record.</i></p>	
<p>Signed: Chair of Georgeham Parish Council.</p>	<p>Date:</p>