

**Minutes of Georgeham Parish Council Meeting held on Thursday,
31 October 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 J Collins District and County Councillor Maskell		Agenda: - Representations from the public Apologies Declarations of Interest Approval of the Part I Minutes of the Parish Council Meetings held on 26 September and 10 October 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 26 September 2024 Correspondence Urgent items raised by the Chairman Items raised by Councillors / Clerk Part 2 confidential Date and time of next meeting
125	Apologies. Councillor Cox was unable to attend and sent apologies.	
126 126.1 126.2 126.3	Representations from the public Member of the public reported by email – issues with Glebe Field blocked gutter and lights not working. Email from a member of the public - Adwell Lane, Georgeham Footpath Number 11 has a fallen tree blocking the path. Personal representations from 2 members of the public regarding Baggy parking 79053 Their comments included the following points; The car park is misrepresented as an overflow 'safety valve' carpark, it is a destination carpark particularly for NT members who don't have to pay. Enlarging the car park will increase usage and traffic. The single track lane is a safety issue which will be exacerbated with increased traffic. There is no plan for signage as previously requested. There are concerns about the visual impact in an AONB. An onsite meeting with GPC and local residents was inaccurately reported.	
127 127.1 127.2 127.3	To consider responses to matters raised under Public Participation. Glebe Field – member of public advised to contact County regarding the blocked gutter. GPC requested an electrician to temporarily fix the lights. It appears they have been vandalised again, a crime number has been raised 50240262178 and an insurance claim started. Waiting on costs from electrician for more sturdy solution. The Chair has sent letter drawing attention to vandalism in the area and requesting members of the public are on alert and report any such incidences to the police. Refer to item 147.5 Refer to item 130.5	

128	County and District reports
128.1	County Councillor Maskell No report. Councillor Maskell listed items from the budget that might affect local residents.
128.2	District Councillors Maddocks and Maskell Councillor Maskell and Maddocks – nothing to report
129	Declarations of Interest. Councillor Maddocks expressed an interest in planning application 79173. Councillor Williams expressed an interest in planning application 78580 although it was not pecuniary and therefore it was agreed she was still able to participate in debate and vote.
130	Planning 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. To consider the following Applications:
130.1	Application Number: 78580 Land at Pickwell Barton Georgeham Braunton Devon EX33 1LA Excavation works to create a network of two ponds. Councillor Maddocks proposed approval of this application. Seconded by Councillor Luxton and unanimously agreed. The proposal was carried. Response sent 1 November 2024
130.2	Application 79272: 26 Hobbs Hill Croyde Braunton Devon EX33 1LZ 2 storey side extension to existing garage to provide additional first floor accommodation and associated works. Councillor Beaumont proposed approval of this application with the following comments. Seconded by Councillor Luxton and unanimously agreed. The proposal was carried. Response sent 1 November 2024 Concern was expressed about the large size of the additional bedroom window. The extension would be clearly seen from beach footpath 19 and there will be increased light spillage, contrary to Neighbourhood Plan Policies BE8 and NE1 c.
130.3	Application 79200: Creation of new driveway entrance & parking area at 16 Moor Lane Croyde Braunton Devon EX33 1NN Councillor Maddocks proposed refusal of this application with the following comments. Seconded by Councillor Williams. Unanimously agreed. The proposal was carried. Response sent 1 November 2024 The plan would mean traffic coming onto the road right by the bus stop. This would be a safety issue, as there is no footpath on the opposite side of the road. The proposed driveway would be in close proximity to Lane Head close to the West, and the bend in the road will limit the line of sight. Comments relating to the Neighbourhood Plan; NE1; comes into effect with little mitigation for impact on the landscape which is currently a wide green verge and bank.

BE3; the boundary treatment does not reflect the local design features. The proposed brick drive and parking area would change the look and character of the area, having an over urbanising effect.

SC3; the proposed development could discourage the use of sustainable transport because of its negative impact on bus stop use. There will be traffic congestion when the bus stops to drop off or pick up passengers.

With reference to the Local Plan;

The proposal does not respect and protect local character and distinctiveness, the appearance of the surrounding streetscape and density, and the special and scenic qualities of the North Devon Area of Outstanding Natural Beauty

DM04; the design does not reinforce the characteristics and properties of the area

DM06;; is relevant - an appropriate level of parking is already available to the rear of the property (parking for 4 cars). The proposal will just create more hard standing.

DM08 the design does not conserve or enhance biodiversity

Concerns were expressed regarding the overall loss of biodiversity. There is already a hardstanding area to the rear and a hedge and lawn area has been removed to increase the spaces for parking to the rear.

This time last year the bungalow had parking for 1 large or two smaller cars to the rear of the property. The rear garden of 16 Moor Lane was bordered by hedges and the rear garden was for the most part green grass shrubs and plants.

130.4

Application 79288: Variation of conditions 2 (approved plans), 4 (external finishing materials) and 6 (ecology) attached to planning permission 76401 (conversion of agricultural shed to a dwelling) to allow amended design at South Hole Farm Forda Braunton Devon EX33 1JG

Councillor Hare proposed approval of this application with the following comments. Seconded by Councillor Zarza and unanimously agreed. The proposal was carried.

Response sent 1 November 2024

This proposal has now gone beyond a barn conversion as new structures are being introduced in additional locations. The new proposed increase of built on areas needs careful consideration. It appears there is actually more glazing than in the original approved barn conversion.

The details of the lighting plan must be fully implemented to mitigate the light spill in an area that is frequented by bats. Without these being carried through there will inevitably be an impact on the local fauna through light spillage.

The report is subject to some very specific details, subject to change by the applicant.

Based on the plans, what light is or isn't emitted appears to be very much dependent on strict adherence to the following:

1. Glazed windows designed with light blocking structures within the window pane area itself – see the smaller paned areas inside each window with frames within frames that block the light
2. The creation of a new porch area over the entrance on the east side.
3. The living areas of the house that exit onto the patio area to the west being sunk in a landscaped area that introduces a solid barrier of a raised bank up to the stream
4. The creation of walls and tree planting that will provide solid blocks to light spill
5. The creation of the garage that will provide a light block to the wider areas
6. The use of wooden vertical slats placed in front of the large elevated windows to the west of the house, these windows themselves already having panes within panes that block light

130.5	<p>There is also little detail of a lighting plan for external lighting provision.</p> <p>Application 79053: 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 80 days per year overflow parking in connection with the existing main car park on the site)</p> <p>Councillor Beaumont proposed refusal of this proposal with the following comments. Seconded by Councillor Luxton, 7 voted in favour with 1 abstention. The proposal was carried. Response sent 1 November 2024</p> <p>The proposal was recommended for refusal on its last iteration, and with no major changes to the original proposal and no concessions made to the comments and concerns expressed at the time the position of the Council remains the same.</p> <p>Although it is encouraging to see the reduction in the number of days the new proposal does not address any of the issues raised previously. A representative of the National Trust attended the Council meeting on 5.09.24 and was aware of all our issues at the time. These include but were not limited to poor access via a single lane track, traffic backing up along the road, lack of any helpful signage, concerns about the physical look and changes to an area of outstanding natural beauty.</p> <p>There was concern raised about the whole field being designated as a car park, the Parish Council requested the National Trust limit how high up the field the parking could go. This has not been addressed, there is still no red line on the plan to limit its use.</p> <p>There is a lack of clarity regarding how the number of days would be managed. Should an application be successful there must be a method to monitor usage which would suggest the days should be consecutive.</p>
130.6	<p>Application 79307 at 6 Longland Lane Georgeham Braunton Devon EX33 1JR Variation of condition 2 (approved plans) attached to planning permission 78771 (Extension to dwelling) to allow for amended footprint of extension and natural slate to dwelling and extension roof at 6 Longland Lane.</p> <p>Councillor Luxton proposed approval of this application with the following comments. Seconded by Councillor Maddocks, 7 voted in favour with 1 abstention. The proposal was carried. Response sent 1 November 2024</p> <p>The previous application was recommended for refusal because the design came too far forward. This amended plan has made the design wider rather than coming forward and remains in keeping with neighbouring properties.</p>
130.7	<p>Application 79316 at 14 West Croyde, Croyde Braunton Devon EX33 1QA Variation of condition 2 (approved plans) attached to planning permission number 77330 (extension & alterations to dwelling) to allow increase in dormer size to the rear elevation</p> <p>Councillor Luxton proposed refusal of this application with the following comments. Seconded by Councillor Maddocks, unanimously agreed. The proposal was carried. Response sent 1 November 2024</p> <p>The Parish Council recommended refusal the first time this was proposed under application 77330 in June 2023. Permission was finally granted after the dormer extension had been reduced in scale.</p>

130.8	<p>The applicant then submitted an application to vary permission 77330 to create the large dormer window that had been reduced in size under 77330. We produced a detailed explanation of our objections to the enlarged dormer extension (planning application 78005) at the time which remain extant. Please refer to the Parish Council's representations dated 20 December 2023 on that application.</p> <p>It would now seem that the applicants are requesting permission for the larger size dormer extension once more</p> <p>Application 79173 at Land off Somerthing Lane Croyde. Erection of a wildlife tower (amended location and block plans)</p> <p>Councillor Luxton proposed approval of this application with the following comments. Seconded by Councillor Zarza, 7 voted in favour with 1 abstention. The proposal was carried. Response sent 1 November 2024</p> <p>The comments made with the previous application still apply.</p> <p>The application complies with NE2 of the Neighbourhood Plan (incorporating conservation and habitat enhancement to achieve sustained biodiversity) and should be supported.</p>
140 140.1	<p>Planning correspondence</p> <p>Planning Decisions</p> <p>Application Number: 78845 Land off Cloutmans Lane (adjacent to No 13) Croyde Devon Outline application for erection of three bedroom CSB house with access and separate garage (Some matters reserved) Withdrawn</p>
140.2	<p>Other planning items</p> <p>What impact has it had this summer what issues has it raised, are landowners abiding by the rules (reference to CARA email FOI)</p> <p>Email from CARA expressed concerns about permanent changes being made to a field used as a temporary campsite.</p> <p>It was agreed that CARA would be contacted and thanked by Councillor Beaumont. To let them know GPC plan to write to local MP Ian Roome regarding this issue. Also to ask for the opinions of the AONB and let them know we would support any exemptions proposed for the 60 day rule in AONBs.</p> <p>Councillor Beaumont to draft a letter to Planning to outline our concerns and those expressed by CARA.</p>
141	<p>Finance.</p>
141.1	<p>Balances.</p> <p>Lloyds Bank Treasurers Account as at 25.10.24 £3,035.85</p> <p>Lloyds Bank Business Instant Access Savings Account as at 25.10.2024 £132,610.60</p>
141.2	<p>To ratify the following payments by BACS:</p>

	M&B Groundworks	Cemetery drainage	£1,800
	NDC salary recharge	Clerks wages inc admin fee	£1,676.49
	NDC	Dog waste collection	£982.80
	Barum Security	Croyde Play Park inspections	£231.00
	PFK Littlejohn	External audit	504.00
	Bay Gardens	Churchyard grass etc	£1,890.00
	Cob Stone & Lime	Churchyard wall by cottages	£4,116.00
	P Hall	Reimbursement speed camera battery	£50.52
	M&B Groundworks	Churchyard drainage	£2,300.00
	Cleaner	Toilets, bus shelter and pavilion	£91.11
	M Beaumont	Reimburse photocopying deeds, meeting refreshments	69.20
	R Tucker	Hedge cutting Newberry Rd	185.00
		Authorised by email (councillors Zarza, Beaumont and Williams) and paid by the clerk and Councillor Zarza	
141.3	Ratification of the following DD payments from 20 September 2024:		
	BT 1.10.24	Broadband	£39.71
	EDF 15.10.24	Electricity pavilion	£138.00
		Authorised by email (councillors Zarza, Beaumont and Williams)	
141.4	Councillor Beaumont – review when appropriate for Councillors to claim reimbursement for travel. It was agreed that any reimbursement for travel should be agreed in advance of the event. Clerk to put a note to that effect on any such training or meeting invitations.		
141.5	Review of monthly reports including budget. (circulated) PWLB money to go out in November £2,798.75 Agreed a date to review 24/25 budget and set Precept - 11 November 2024 at 2pm		
141.6	Quote 3 display panels in green, to work together or separately £615.22 general use for public participation. To be stored in Councillor Beaumont's garage Propose Councillor Beaumont, second Councillor Luxton, unanimously agreed. Clerk to action purchase.		
141.7	Quote. Councillor Zarza met with a local plumber to provide a quote for new push button taps and repair to ladies cistern. Quote £160 plus VAT		

	Proposed acceptance by Councillor Zarza, seconded Councillor Maddocks, unanimously agreed.	
142	Matters arising from minutes of the last meeting	
142.1	Highways – country lanes. Deferred to meeting 28.11.24	
142.2	Highways issues – potholes, rural access, update on St Marys Rd lorry access Sign by New Coast to deter lorries from going up St Marys road and getting stuck. Review progress. Deferred to meeting 28.11.24	
142.3	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 and also check other benches. Quote to be reviewed. Deferred to next meeting.	
142.4	Review of Town and Legal's advice on 8 Leadengate Fields T&L will produce an advice note to send to planning within the current quote JY proposes sending a covering letter to Planning with letter showing the advice given. To Note: This is being addressed in the NP review. Seconded by Councillor Beaumont and unanimously agreed. Clerk to send email once the covering letter has been drafted.	
143	Correspondence No correspondence	
144	Urgent items raised by the Chair	
144.1	Another bench reported as damaged. Memorial bench in Newberry Road See item 142.3	
145	Items raised by the clerk/councillors	
145.1	Clerk's working time and meeting dates. Agreed to move 2025 meetings to the 3 rd Thursday in each month to give more time to respond to planning applications. Clerks working days/hours – approx. 6 to 7 hours per day on a Monday and Tuesday, plus either 6/7 hours on a Thursday or on parish meeting weeks a split day Thursday pm to Friday am.	
146	Reports.	
146.1	Croyde Play Park. Councillor Zarza Report and quote circulated Proludic latest quote. To agree and move forward with S106 funding available. Proposed by Councillor Zarza, seconded by Councillor Luxton, votes in favour – 7, abstention - 1. The proposal was carried.	
146.2	Croyde Skate Park Councillor Maddocks Nothing to report	
146.3	Georgeham play park – Councillor Zarza Report and latest Proludic quote circulated To agree and move forward with S106 funding available. Councillor Zarza proposed to accept the quote, seconded by Councillor Luxton votes in favour – 7, abstention - 1. The proposal was carried.	

	<p>There will be a period of public consultation on the design before applying for S106 funding and discussing other funding options. The proposal has taken into consideration previous feedback from the parish and may need to be updated after another round of discussion.</p> <p>Email circulated from the football club regarding replacing the current wooden container for a metal one to make it more secure.</p> <p>Clerk to let the FC know GPC are sympathetic to the security issues and are in agreement in principle with a more secure structure. Request they provide more details when they are ready to proceed. To note; It would need to be moveable and blend in as much as possible.</p>	
147.4	<p>Potholes – Councillors Cox and Hare Nothing to report.</p>	
147.5	<p>P3 Parish Footpaths – Councillor Young Email from a member of the public - Adwell Lane, Georgeham Footpath Number 11 has a fallen tree blocking the path. Councillor Young has reported it to Devon Footpaths</p> <p>Councillor Young's footpath report - circulated</p> <p>Upgrade to footpath 22. Councillor Young is making a grant application to ND Coast Landscapes partnership small grants scheme, and has also made a request from ND Footpaths for a funding contribution of £270.</p> <p>Email circulated, all in agreement.</p>	
147.6	<p>Defibrillator check - Councillor Luxton Councillor Luxton has inspected the defibrillator and confirms it is working correctly and has not been used.</p>	
147.7	<p>St George's Churchyard The wall by the cottages has been repaired and the drainage work completed apart from some infill in a couple of weeks. Next stage will be the work alongside the stream. Waiting on a date to meet with environment office and the consultant to discuss and agree options. Currently waiting on St George's House to repair the cob wall between the house and the churchyard.</p>	
147.8	<p>Cemetery Drainage work complete. The deeds have been reviewed as part of the overall review of stored paperwork.</p>	
147.9	<p>Croyde bus shelter Update from Councillor Williams – Still work in progress. With the contractor, it is being moved forward.</p>	
148.10	<p>Councillor advocate scheme – Councillor Cox In Councillor Cox's absence it should be noted the report was circulated in advance of the meeting.</p>	
149.11	<p>Land Registry Work in progress. Deeds have been reviewed and catalogued by Councillor Young, and returned to Slee Blackwell. A land registry search (index search for GPC) is being carried out, managed by Councillor Collins.</p>	
150	<p>Approval of the Minutes of the Parish Council Meetings held on 10 October and 26 Sept 2024 Proposed by Councillor Zarza, seconded Councillor Luxton, unanimously approved</p>	

151	Part II Confidential.
152	No minutes of last Part II meeting needing approval
153	Date of next meeting: Thursday 28 November 2024 in Georgeham Village Hall at 6pm. The meeting ended at 9pm.
154	Misc
154.1	Visit from Ian Roome MP now pencilled in for 27 February 2025
154.2	Cemetery custom and practice – shotgun volley. To be added to cemetery regulations.
<p>Summary of Decisions:</p> <ul style="list-style-type: none"> ➤ Part I and Part II Minutes of the Parish Council Meetings held on 10 October and 26 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><i>Signed:</i> <i>Chair of Georgeham Parish Council.</i></p>	<p><i>Date:</i></p>