

Minutes of Georgeham Parish Council Meeting held on Thursday, 10 October 2024 in Georgeham Village Hall at 6pm.

Chaired by: Councillor M Beaumont		Clerked by: Sue Keane
Present: Councillors M Beaumont Dr E Williams J Collins S Maddocks J Young		Agenda: - Representations from the public Apologies Declarations of Interest Planning To consider responses to matters raised under Public Participation Urgent items Date and time of next meeting
118	Apologies. Councillors Hare, Luxton, Cox and Zarza were unable to attend and sent their apologies	
119	Representations from the public regarding planning application 78199 and the implications for other Leadengate home owners	
119.1	A member of the public spoke about the increased rate of council tax for second home owners and the negative impact it will have on Leadengate property owners. They requested the Parish Council share their views with North Devon Council should they get the opportunity to do so.	
119.2	A member of the public and owner of properties on Leadengate spoke about Leadengate having historically been for holiday lets but conditions were not properly enforced and supporting the objectives of the Neighbourhood Plan so that new houses are for permanent residents. The current building badly needs rebuilding and they would like all new buildings in Leadengate to be holiday lets	
119.3	The agent for the applicant spoke about the certificate for Lawful Use as a dwelling being attached to the property in question, and it being an anomaly created by North Devon Council. In his opinion North Devon Council should be expected to attach a holiday usage limitation to all Leadengate properties applying for planning.	
120	To consider responses to matters raised under Public Participation. Refer to item 122.1	
121	Declarations of Interest. Councillor Young expressed an interest in the matters discussed under item 124.2 as a committee member of the Community Land Trust. She has a dispensation in place to allow her to participate in discussions and vote.	
122	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.	
122.1	Planning application 78199 for 8 Leadengate Fields. Consideration of the Neighbourhood Plan To review the response from North Devon Planning Office via an emailed letter (circulated) and agree the next steps from Georgeham Parish Council.	

	<p>Georgeham Parish Council has already made comments on a series of applications relating to 8 Leadengate Field. The item today is solely to discuss the letter and agree the next actions.</p> <p>The letter was received 01.10.24 and circulated to all councillors</p> <p>It affects the interpretation of the Neighbourhood Plan, it is important the Parish Council address the issues raised because of implications to other planning applications and responses. The Parish Council are about to commence a review of the Neighbourhood Plan and there are a number of issues raised that need to be considered as part of that review. The issues relating to 8 Leadengate Field included.</p> <p>Councillor Beaumont recommended the Parish Council receive their own legal advice from a specialist planning company that is familiar with the Neighbourhood Plan and has experience of dealing with these types of issues, in order to interpret and respond to this letter.</p> <p>Quote received from Town Legal – up to £3,000 plus VAT</p> <p>The Parish Council to consider whether they should pay for the consultancy fee now out of existing funds or defer until there is the potential to claim a grant for the Neighbourhood Plan review, to cover the costs.</p> <p>The preference was to seek legal advice as soon as possible to avoid any further delay and to allow a timely response to the letter, as it is anticipated the grant application will be lengthy.</p> <p>Comments from the Councillors included the following;</p> <ul style="list-style-type: none"> • As we come to review and update the Neighbourhood Plan, this is an illustration of why we need professional advice. • The decision here regarding holiday lets has far wider implications and will affect the future of how applications are judged and how the Neighbourhood Plan is acknowledged and valued. • Legal opinion is necessary as the Council needs to properly understand the letter and potential consequences before we respond to North Devon Council • There were concerns expressed by some councillors about the apparent lack of weight given to the Neighbourhood Plan • Most of the Leadengate properties are larger properties, designated for holiday use only. • The Design Guide talks about keeping its unique character as a holiday area. <p>Councillor Beaumont proposed to accept the quote from Town Legal and proceed with securing the advice. Seconded by Councillor Maddocks. All councillors voted in favour and the motion was carried.</p> <p>Action - Clerk to contact Town Legal and agree the work as per the quote.</p>	
123	<p>Date of next meeting: Thursday 31 October 2024 in Georgeham Village Hall at 6pm.</p>	
124	<p>Urgent items</p>	
124.1	<p>Croyde car park yellow lines on entrance road. Email circulated. GPC to consider contribution towards the cost.</p> <p>Councillor Beaumont proposed that the Council share the costs with a 25% contribution to the overall cost. North Devon Council have offered to contribute 50% Seconded by Councillor Young. All councillors voted in favour and the motion was carried.</p>	

<p>124.2</p>	<p>Agreement to share relevant GPC land deed(s) with the solicitor handling the Community Land Trust building project in Georgeham.</p> <p>There was a presentation last December 14 2023 from CLT regarding the Newberry Road project in Georgeham. The development would affect a footpath and a small area of playpark land. The Parish Council voted in favour of accepting the modifications and accommodating the use of a small parcel of Trust land, should planning be granted.</p> <p>Currently the CLT are preparing various legal agreements and draft licences prior to planning being granted. In order to do this they need to ascertain the Parish Council has the right to allow use of the land, and have requested copies of the relevant Deeds in order to do so. Details of how this would work have yet to be decided. The strip of land in question is partly owned by ND Highways and partly owned by Georgeham Parish Council, as Trustees of the Playing Field. The GPC Trust land is not yet registered with the Land Registry but that anomaly is being addressed.</p> <p>Councillor Beaumont proposed to share the Deeds with the CLT legal team. Second by Councillor Maddocks All councillors voted in favour and the motion was carried.</p> <p>Clerk to post a photocopy of the Deeds, with details of the address and contact name to send it to being provided by Councillor Young.</p>	
	<p>The meeting closed at 7pm</p>	
<p>Summary of Decisions:</p> <ul style="list-style-type: none"> ➤ Planning ➤ Urgent items 		
<p><i>These Minutes are agreed by those present as being a true record.</i></p>		
<p><i>Signed:</i> Chair of Georgeham Parish Council.</p>	<p><i>Date:</i></p>	