

**Minutes of Georgeham Parish Council Meeting held on Thursday,  
13 February 2025 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>E Williams</b> <b>S Maddocks (also District Councillor)</b> <b>R Hare</b> <b>J Young</b> <b>J Collins</b> <b>T Luxton</b> <b>N Zarza</b>  <b>District and County Councillor Maskell</b>		<b>Agenda: -</b> Representations from the public Apologies Declarations of Interest Approval of the Part I the minutes of the Parish Council Meeting held on 16 January 2025 Reports Planning Planning Correspondence Finance To consider responses to matters raised under Public Participation Matters Arising from the Minutes of the meeting held on 16 January 2025 Correspondence Urgent items raised by the Chairman Items raised by Councillors / Clerk Part 2 confidential not required Date and time of next meeting
204	<b>Apologies.</b> Councillor Cox was unable to attend and sent apologies.	
205 205.1 205.2 205.3	<b>Representations from the public.</b> Several parishioners expressed concerns about the steps on the Church end of Glebe Field being slippery. Public concerns regarding work being carried out in Billy Budd's Lane, reported to Councillor Maskell. Councillor Maskell read out a statement from a local resident regarding the affect the new campsites would have on her. Particular concern was noted regarding the lack of security and the risk from fires. A length of historic stone wall has already been removed. A member of the public spoke to express their concerns about the 60 day campsite, and the impact it would have on local residents as well as everyone accessing the busy pedestrian footpath which would have to share a narrow space with cars and campervans accessing the campsite. The applicant spoke about planning application 79742, and explained the issues and limitations the current S106 tie was causing for their business.	
206 206.1 206.2 206.3	<b>To consider responses to matters raised under Public Participation.</b> The steps have been thoroughly cleaned. <b>Clerk to get a quote to whiten the edge of the steps. It was also agreed that a length of broken fence was removed from Glebe Field adjacent to the steps, as it is no longer used and presented a potential hazard. Councillor Maddocks offered to remove the fence.</b> The work in Billy Budd's Lane. Refer to Councillor Maskell's report item 207.1 and item 209.10 Application 79742 Refer to item 209.1	
207	<b>County and District reports.</b>	
207.1	<b>County Councillor Maskell.</b> Councillor Maskell's report was circulated prior to the meeting and highlighted the following areas;-  <b>Billy Budds lane.</b> Concerns about the impact on local residents and the footpath being accessed by vehicles have been passed to the appropriate authorities within ND Planning and Enforcement.	

	<p>Councillor Maskell further recommended that the Parish Council alert the ND Devon MP to the situation and the affect the temporary campsite changes made in 2023 are having on rural communities.</p> <p><b>Dog Waste.</b> The environment team at NDC have been contacted about this issue which seems to be prevalent at the moment.</p> <p><b>Jones's Hill Lights.</b> These were supposed to have been fixed on 27 January, now deferred to w/c 24 February. Apologies were extended to local residents.</p> <p><b>St Mary's road closures.</b> Issues with signage being inaccurate and untimely, causing unnecessary disruption. Reported to Highways Enforcement.</p>
207.2	<b>District Councillors Maddocks and Maskell.</b>
208	<p><b>Declarations of Interest.</b></p> <p>Councillor Williams expressed an interest in planning application 79674</p> <p>Councillor Maddocks expressed an interest in planning application 79707 and did not participate in the vote</p>
209	<p><b>Planning.</b></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>
209.1	<p><b>To consider the following Applications:</b></p> <p>Application <b>79742</b> North Hole Farm Georgeham Braunton Devon EX33 1JQ Notice of an application to discharge a planning obligation under regulation 3 of the T&amp;CP (modification &amp; discharge of planning obligations) Regulations 1992 in respect of discharge of the S106 agreement in relation to planning permission 42284</p> <p>Councillor Maddocks proposed approval of this application, seconded by Councillor Beaumont. The vote to approve was unanimous and the motion carried.</p> <p>The type of S106 tie was outside of the experience of the councillors, and having heard from the applicant they were sympathetic to their situation.</p>
209.2	<p>Application <b>79675</b> 5 Bonnicott Lane Croyde EX33 1PU Extension, erection of porch and replacement of conservatory to provide additional living space.</p> <p>Councillor Luxton proposed approval of this application. Seconded by Councillor Maddocks. The vote to approve was unanimous and the motion carried.</p>
209.3	<p>Application <b>79674</b> Land at Pickwell Barton Georgeham EX33 1LA Approval of details in respect of discharge of conditions 5 (Biodiversity Gain Plan) &amp; 6 (HMMP) attached to planning permission 78580 (Excavation works to create a network of two ponds) No comment was required for this application.</p>
209.4	<p>Application <b>79707</b> Lan Y Mor Long Close Croyde Braunton Devon EX33 1NH Variation of condition 2 (approved plans) attached to planning permission 78334</p> <p>Councillor Hare proposed approval of this application. Seconded by Councillor Luxton. The vote to approve was 6 in favour and 2 abstentions, the motion carried.</p>
209.5	<p>Application <b>79779</b> 25 Home House St Marys Road Croyde Braunton Devon EX33 1PF Listed building consent for replacement of windows</p>

209.6	<p>Councillor Luxton proposed approval of this application. Seconded by Councillor Maddocks. The vote to approve was unanimous and the motion carried.</p> <p><b>Application 79719</b> Alterations and extensions to dwelling at Springfields Georgeham Braunton Devon EX33 1JN</p> <p>Councillor Hare proposed approval of this application with the following comments. Seconded by Councillor Young. The vote to approve was unanimous and the motion carried.</p> <p>GPC consider this to be a new build, as the area of remaining original walls foundations and structures is a very small part of the existing structure. In this case Neighbourhood Plan policy H1 would come into effect - development of new housing will be permitted for permanent residence occupancy only. Occupiers are obliged to prove that they are satisfying this restriction</p> <p>As the application is not designated as a new build there is no Design and Access Statement or Biodiversity Net Gain report.</p> <p>GPC are happy with the design of the house but would like to point out that it is visible from the road as you travel down Incledon Hill from the cemetery where it is viewed with the church tower behind it. It is part of the conservation area surrounded by fields on three sides.</p> <p>It was felt that the garage was large and out of proportion to the size of the build, and is forward of the building line.</p>
209.7	<p><b>Other Planning</b> <b>Recently decided applications</b></p> <p><b>Application Number: 79334</b> Camping at Croyde Bay Croyde Braunton Devon EX33 1NN <b>Description:</b> Variation of condition 3 (removal of temporary structures out of season) attached to planning permission 70564 (Change of Use of Land to Allow Camping use from 28th April until 30th September Annually (Amended Description) (Additional Information - noise management plan)) to allow the reception building to remain on-site during winter months <b>Decision:</b> Withdrawn It is still there however see letter from CARA</p> <p><b>Application Number: 79654</b> Luckenborough Croyde Braunton Devon EX33 1NH Approval of details in respect of discharge of condition 3 (facing materials) attached to planning permission 76392 (demolition of dwelling an erection of replacement dwelling (amended plans)) <b>Decision:</b> Approved</p>
209.8	<p><b>Letter from CARA</b> - planning condition breaches on Myrtle Meadow, Moor Lane Email circulated. <b>Letter to be drafted by Councillors Beaumont and Luxton for the clerk to send to NDC</b></p>
209.9	<p><b>Letter from Love Braunton</b> - 77576 - White Cross Offshore Windfarm (Onshore Project) Email circulated. <b>Clerk to comment via the planning portal – in support of the submissions made by Braunton PC.</b></p>

209.10	<p><b>Potential planning breaches.</b> Work being carried out off Billy Budd's Lane. Several representations from members of the public both in person and by letter. <b>GPC to contact NDC and Devon County Footpaths. Other action to be considered taken where appropriate.</b></p> <p>Ongoing issues with enforcement. Email circulated. <b>Clerk has updated NDC Enforcement with new information including what3words locations.</b></p>																																		
210	<b>Finance.</b>																																		
210.1	<p><b>Balances.</b> Lloyds Bank Treasurers Account as at 07.02.25 <b>£1,635.13</b></p> <p>Lloyds Bank Business Instant Access Savings Account as at 07.02.25 <b>£96,893.82</b> <b>This includes £46,000 contingency funds</b></p>																																		
210.2	<p><b>To authorise the following payments by BACS:</b></p> <table border="1" data-bbox="233 763 1528 1249"> <tr> <td data-bbox="233 763 612 831">North Devon Council</td> <td data-bbox="612 763 1305 831">Salary recharge inc. admin fee</td> <td data-bbox="1305 763 1528 831">£1,676.49</td> </tr> <tr> <td data-bbox="233 831 612 898">Matt Osborne</td> <td data-bbox="612 831 1305 898">Cemetery shed repairs and disposal of waste</td> <td data-bbox="1305 831 1528 898">£588.00</td> </tr> <tr> <td data-bbox="233 898 612 1010">S Wright cleaner</td> <td data-bbox="612 898 1305 1010">Pavilion 2hrs £27 Toilets/bus shelter 3.5 hours £47.25</td> <td data-bbox="1305 898 1528 1010">£74.25</td> </tr> <tr> <td data-bbox="233 1010 612 1077">DALC</td> <td data-bbox="612 1010 1305 1077">Councillor training – planning enforcement etc</td> <td data-bbox="1305 1010 1528 1077">£36.00</td> </tr> <tr> <td data-bbox="233 1077 612 1249"></td> <td data-bbox="612 1077 1305 1249">Proposed by Councillor Beaumont Seconded by Councillor Luxton Vote All in agreement Authorised by Councillor Zarza</td> <td data-bbox="1305 1077 1528 1249"></td> </tr> </table>		North Devon Council	Salary recharge inc. admin fee	£1,676.49	Matt Osborne	Cemetery shed repairs and disposal of waste	£588.00	S Wright cleaner	Pavilion 2hrs £27 Toilets/bus shelter 3.5 hours £47.25	£74.25	DALC	Councillor training – planning enforcement etc	£36.00		Proposed by Councillor Beaumont Seconded by Councillor Luxton Vote All in agreement Authorised by Councillor Zarza																			
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210.4	<p><b>Review of monthly finance reports</b> (circulated)  VAT126 – updated explanation of VAT reclaim from the clerk</p> <p>New GPC auditor has been secured.</p> <p>New electricity contracts to be agreed for Pavilion and Glebe Field/car park, email circulated. EDF remain the preferred supplier  <b>Clerk to set up a new 12 month contract</b>  Proposed by Councillor Hare, seconded Councillor Williams, Vote all in favour</p>			
210.5	<p><b>Grant of funds to the Georgeham Playing Field Trust</b></p> <p>Recommendation is that Georgeham Parish Council leave the Trust bank account with current balance as contingency and pay the Trust a grant every 6 months to cover grass cutting, accounts and insurance.  <b>1<sup>st</sup> April transfer £500</b>  Proposed by Councillor Beaumont, seconded Councillor Maddocks, Vote all in favour</p>			
210.6	<p><b>Tree survey at the churchyard.</b>  Quote of £385 + VAT accepted for survey and report with recommendations. Work scheduled for March.  <b>Contractor to look at pollarding trees alongside Kings Arms and Glebe Field and provide a quote. With Councillor Williams to progress.</b></p>			
210.7	<p><b>Quote to cut back hedging alongside the playing field footpath.</b>  Clerk to ascertain the scope and check it doesn't include the outside of the hedge as that is not required. Work to be carried out if quote is reduced by that amount.</p>			
210.8	<p><b>Quote for stream survey at the churchyard</b>  Two quotes circulated. Can only agree initial research and onsite meeting the rest will need re quoting. Proposed to go with the recommended contractor.  Agree initial spend. Proposed Councillor Young, seconded Councillor Zarza, vote all in favour.  <b>Clerk to request an onsite meeting date and project kick off.</b></p>			
211	<b>Matters arising from minutes of the last meeting .</b>			
211.1	<p><b>Resilience presentation from Devon Communities Together.</b>  Scheduled for 6.30 on 27 February.  To discuss other topics such as the funding options and plans for Georgeham play park, including how S106 funding is accessed and was used for Croyde play park  <b>Councillor Zarza to prepare and deploy some advertising</b>  <b>Clerk to request some marketing material from the presenter</b></p>			
211.2	<p><b>Neighbourhood Plan review</b>  Still work in progress, on the agenda as a rolling item</p>			
212	<b>Correspondence.</b>			
212.1	<p><b>DALC request for nominations for Garden Party guests</b>  No nominations</p>			
213	<p><b>Urgent items raised by the Chair.</b>  No urgent items raised</p>			
214	<b>Items raised by the clerk/councillors.</b>			
214.1	<p><b>Glebe field and lights</b>  There are ongoing issues with the lights tripping out and the electrician has been reviewed the situation. The cabling is damaged and needs replacing with a more robust cable in a conduit (currently no conduit protection) Quote circulated, two more quotes required.  <b>Clerk to move forward.</b>  <b>As this is a large project it is proposed to put something in the Crydda to explain the situation.</b></p>			

214.2	<b>Smaller Councils zoom meeting 30 January</b> Attended by the clerk, report circulated.	
214.3	<b>Management of refugia</b> Item raised by Councillor Williams <b>Clerk to contact contractor and ask about a quote to get the work done before nesting season.</b>	
214.4	<b>Parish forum on emergency planning</b> 12 March Brynsworthy. <b>Clerk to confirm attendance details and book attendees</b>	
214.5	<b>Dedicated GPC phone</b> – on DALC advice GPC should display a phone number on our website and correspondence. £8 pcm all inclusive for a smartphone to be held by clerk. Number to be made available and a voicemail message set up and monitored. <b>Clerk to purchase</b> Proposed by Councillor Beaumont, seconded Councillor Hare, Voet all in favour	
214.6	<b>Ongoing misuse of the toilets at Georgeham</b> Discussion around what preventative measures can be taken. <b>Clerk to look at timed locks</b>	
215	<b>Reports.</b>	
215.1	<b>Croyde Play Park. Councillor Zarza</b> The S106 funding for the enhancements to Croyde Play Park was fully approved last month and the order for the works and equipment placed with the supplier. A site meeting was held 18th February with the supplier and a local landscaper who will be undertaking additional path works.	
215.2	<b>Croyde Skate Park Councillor Maddocks</b> Nothing to report	
215.3	<b>Georgeham play park – Councillor Zarza</b> Plans and ideas for the Georgeham play park will be presented at the public annual meeting on April 29th	
215.4	<b>Potholes – Councillors Cox and Hare</b>	
215.5	<b>P3 Parish Footpaths – Councillor Young</b> Annual survey now started Contacted by resident who would like top of hedge cut on Jones Hill. Georgeham Parish Council are unable to offer cosmetic work due to limited funds.	
215.6	<b>Defibrillator check - Councillor Luxton</b> The defibrillator is working correctly and has not been used.	
215.7	<b>St George's Churchyard. Councillor Beaumont</b>  Quote received for investigation of the stream and banks (circulated). Remedial work can be commissioned once the investigation has been carried out and recommendations made. See item 210.8  St George's House have started the repair to the cob wall between the house and the churchyard.  4 x Bird boxes completed and installed.	

	Tree survey now commissioned to commence early March. See item 210.6	
215.8	<b>Cemetery</b> Nothing to report	
215.9	<b>Croyde bus shelter</b> A brass plaque has been produced, <b>to be installed by Councillor Maddocks.</b>	
215.10	<b>Councillor advocate scheme – Councillor Cox</b> Nothing to report	
215.11	<b>Keys to the pavilion.</b> A new keysafe has been purchased and will be <b>installed by Councillors Hare and Maddocks.</b> Some additional keys will also be cut for the cleaner and other people who need access. The code will be circulated to those who need to know.	
215.12	<b>Speed camera update – Councillor Hare</b> The camera is now on the Croyde to Georgeham road.	
216	<b>Approval of the Minutes of the Parish Council Meetings held on 16 January 2025</b> Proposed by Councillor Young, seconded Councillor Zarza, unanimously approved	
217	<b>Part II Confidential.</b> A short confidential meeting was held.	
218	<b>Approval of part II confidential meeting minutes held on 16 January 2025</b> Not required	
219	<b>Date of next GPC meeting: Thursday, 20 March 2025 in Georgeham Village Hall at 6pm</b> The meeting ended at 8.20pm.	

**Summary of Decisions:**

- **Part I Minutes of the Parish Council Meetings held on 16 January 2025**
- **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:*