



Coffinswell Parish Council

Serving the Communities of
Coffinswell & Dacombe

The Cirl Bunting is the UK's rarest farmland bird. The entire breeding population is found between Exeter and Plymouth.

MINUTES OF THE MEETING OF COFFINSWELL PARISH COUNCIL TUESDAY 16TH FEBRUARY 2021 AT 7:15PM VIA ZOOM

Present: Cllr A Parkes (Chairman), Cllr A Brent (Vice-Chairman), Cllr S Avery, Cllr V Flower, Cllr N Orchard

In attendance: Cllr A Dewhurst (DCC), Mrs J Thompson – Clerk
Nine members of the public

1. The Chairman to open the meeting and receive apologies.

The Chairman opened the meeting at 7:17pm. Apologies were received from Cllr M Haines (TDC) Thanks was given to Mr R Wills for cutting the hedges and for Mr J Pilgrim for cleaning the road at Dacombe.

There was a break in the meeting from 7:20pm – 7:24pm when internet connection with the Chairman was lost.

2. To declare any interests arising at this meeting.

None

The Council adjourned for the following items:

3. Reports:

3.1 County Councillors report: Cllr A Dewhurst gave a brief outline of his report, which is available to view on the parish council website.

3.2 District Councillors report: no report

3.3 Police report: Nothing specific to report – Police alerts and information are being forwarded as and when received.

3.4 NHW report: Nothing specific to report - Police and Neighbourhood Watch alerts are being forwarded as and when received.

The Council will convene to conduct the following business:

4. Approval to consider, amend as agreed by the Council and approve the minutes of the following meeting:

After noting that item 9.2 was not planned for discussion at this meeting, it was proposed by Cllr A Parkes, seconded by Cllr S Avery, and agreed by all to approve the minutes of the meeting held on Tuesday 19th January 2020, as a true and accurate record.

5. Finance

5.1 It was proposed by Cllr S Avery, seconded by Cllr V Flower, and agreed by all to approve the accounts for payment.

5.2 It was proposed by Cllr S Avery, seconded by Cllr A Brent, and agreed by all to approve the monthly bank reconciliation.

6. Funding and Grants

6.1 After receiving opposing feedback from the residents of Princess Cottages, it was proposed by Cllr A Brent, seconded by Cllr S Avery, and agreed by all to suspend the parish council's proposal to purchase the land there. This will be put back on the agenda in May (six months after the proposal was agreed) for a definitive decision.

7. Footpaths and Highways

7.1 Cllr S Avery asked Cllr A Dewhirst for an update on the drain repairs by Kates Meadow and Normans: Cllr A Dewhirst reported that the team did come to repair the gully but, were called away to deal with flooding and have not yet returned.

It was mentioned that the drains outside Drews Farm and Fair Oaks had not been cleared for approximately three years.

It was noted that drainage and flooding problems were being caused by soil running off a particular field and as it is the farmers responsibility to clear the highways when such run-off causes problems, the parish council will write to the landowner to advise them of this.

Cllr A Dewhirst added that modern farming practices need to change or there will be no top-soil left on the fields. Devon drains cannot cope with the soil run off and farmers need to farm in a more sustainable manner.

Cllr S Avery noted that Skanska had not been through Dacombe to clear the verges in the last 12 – 18 months. Their recent visit for verge clearance had stopped at Dacombe Cross. Clerk to report a broken grit bin by Hillside.

8. To note any correspondence received

To include any other items that do not relate to planning or enforcement plus any other standing orders that have been omitted on this agenda that should otherwise be included:

8.1 Letters received in response to the Princess Cottages consultation: the placing of advertising notices; Cllr C Clarence from Stokeinteignhead PC, regarding the land at Ridge Road; a reply from Mr R Reed regarding the stile on the footpath through his land; and correspondence relating to the updating of the website - Clerk informed all that a proposal will be submitted at the next meeting which will include changing the website domain name to coffinswellpc.co.uk and possibly changing the Clerk's email address.

9. Parish Matters

9.1 It was proposed by Cllr A Parkes, seconded by Cllr S Avery, and agreed by all to adopt the Coffinswell Parish Council noticeboard policy.

9.2 It was agreed to look at obtaining an advertising noticeboard during the CIL consultation.

9.3 Cllr V Flower gave an update on the Neighbourhood Plan, which should begin as a community consultation. This resident-led plan needs committed parishioners to spend the next two to three years producing it.

The Council adjourned for the following items:

10. Planning and Enforcement Public Question Time:

A period of 5 minutes will be allowed for members of the public to ask questions or make comment regarding planning applications and/or enforcement issues that affect Coffinswell and Dacombe Parish Council.

Concern was raised over the change of use of land regarding the planning application for 20/02129/FUL – Land East of Normans, Dacombe - Change of use of field to equine and erection of stable block with store Stable at Normans. The use of the land has always been for farming. The applicant stated that in order to apply for planning permission, TDC require that change of use of land is stated in the application.

Cllr V Flower gave an overview of the planning application 21/00154/FUL- for a restored horse box to be used as temporary accommodation for the duration of the summer season and sited in the first field.

The Council convened to conduct the following business:

11. Planning Applications:

To comment on the following application:

21/00154/FUL – Manor Farm, Dacombe

Temporary siting of one unit of holiday accommodation

It was proposed by Cllr S Avery, seconded by Cllr N Orchard, and agreed by all to support the application subject to a number of conditions and questions being answered:

- The proposed unit will occupy one of the current maximum of 75 pitches on the two fields which currently have planning permission and not be an extra pitch
- Confirmation that the current licence for tents can include the proposed new unit without a material change to the campsite Tents only classification
- If acceptable, the site remains as being designated as a camping site for Tents only, with a stated exception of this single "glamping unit as specified in the application.
- That if the application is successful that any further diversification towards providing any additional glamping units is proposed by the applicant in the future that a further planning application will be required.
- Confirmation that that if this glamping unit at any time is located within the second field that the existing planning permission of only 48 days usage will be applicable.
- That the glamping accommodation is used solely for holiday accommodation
- That an amended site management plan be submitted to reflect the checking in/out times for this provided/serviced accommodation
- There will be no mechanical electrical generators allowed on the site
- The vehicle will be painted to minimise the impact of its siting
- The vehicle be sited so as to reduce light pollution into the hedge
- Teignbridge District Council to continue enforcing compliance with planning guidelines

To note the following planning consents:

21/00012/CAN – The Old Rectory, Coffinswell

Fell one conifer

Teignbridge District Council does not object to this proposal

20/02211/LBC – Court Barton, Coffinswell

Alterations to eastern range (kitchen) to include structural work to beams, replacement of kitchen fittings and removal of staircase

Grant of conditional consent

20/01139/FUL – Normans, Dacombe

Retention of a garden store

Grant of conditional planning permission

12. Enforcement Issues

12.1 Treacle Valley update was discussed at item 11.

12.2 Ridge Road/Hacombe Cross has two sites of concern: the first, on the Coffinswell side of the road, is designated as an untidy site and the TDC enforcement officer has been in contact with the owner (this site has also been visited by the Environment Agency); the second site, on the Stokeinteignhead side, has had some clearance work done, but still looks like a jungle. This site is full of cars and is under an ownership dispute.

12.3 The Clerk reported on three issues at Normans, Dacombe, which have been sent to TDC:

- Land at NGR 289845 67893 appears to be being used as a permanent car park. TDC have replied that the retention of the car park would require planning permission. The owner will be required to submit an application by mid April or return the land to its original state.
- Planning application 20/02129/FUL which the parish council have objected to.
- The emergence of a business/facility on the site called Bales Farm is being investigated by TDC.

Concern was raised by residents and the parish council that there may well be plans to develop the site further; and as such, an enforcement has been raised by TDC

The Council adjourned for the following item:

13. General Public Question Time:

10 minutes will be allowed for members of the public to ask questions or make comment on the work of Coffinswell and Dacombe Parish Council or on matters arising that affect the Council.

Comments were made about the enforcement issues at Norman's, Dacombe.

Residents were reminded to look out for the forthcoming CIL consultation and consider getting involved in the Neighbourhood Plan.

The Council convened to conduct the following business:

14. To agree the proposed date of the next meeting:

Tuesday 16th March 2021

The meeting ended at 9:32pm

Signed:
Chairman of Coffinswell Parish Council

Dated