



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 COFFINSWELL PARISH COUNCIL MEETING TUESDAY 17th SEPTEMBER 2024 7PM AT ST BARTHOLOMEW'S CHURCH

Present: Cllr N Orchard (Chair), Cllr S Avery, Cllr C Bell, Cllr M Atkinson.

In attendance: Six members of Public
Mrs L Moorese – Parish Clerk

1. The Chairman opened the meeting at 7.04pm and received apologies from Cllr Brent, Devon County Cllr Dewhirst, District Cllr Taylor, District Cllr Radford and Cllr Spokes.
2. **To declare any interests arising at this meeting.**
Cllr Bell declared an interest concerning the Marvcombe Planning Application. Cllr Avery also declared an interest in the Cider Barn Certificate of Lawfulness Application.
3. **Reports:**
3.1 County Councillors' report. (The Chair read out Cllr Dewhirst's report in his absence and this is available to view on the Parish Council's website).

3.2 District Councillors' report. District Cllr Taylor had sent her report prior to the meeting and the Chair read this out to all attendees. The report included details of the Teignbridge District Council Meeting held in July where members of the public protested vehemently about the Council's policy on single sex toilets which also encompassed the inclusive toilets and changing rooms which had been specifically built within the new refurbishment of Broadmeadow. Due to the sensitivity of the situation on many levels not only was it highlighted that some religions will now be unable to use the facilities due to the gender reclassification causing further debate with and requests to change the policy. There are also ongoing ramifications because of TDC replacing "sex" with "gender" as a protected characteristic on their documents. The latter of which has now been changed to act within the law. It was also noted that there is still a large amount of opposition regarding the changes and closure in Queen Street, Newton Abbot. Cllr Taylor confirmed that the next TDC meeting would be held at the end of October.

The Councillors then theorised on items or issues that could be raised with the District Councillors Taylor and Radford in advance of the Parish Council Meetings for them to answer or report on that would be more beneficial for the Parish. It was noted that DCC Dewhirst however provided his report based on current subjects within Devon County Council.

Discussion then followed concerning recycling centres and the recent change in Government Law as to the fact that they had to accept a limited and sensible amount of DIY waste with no charges,

which obviously would reduce the amount of fly-tipping. Questions were raised to who is responsible for the day-to-day operations especially with what is acceptable to recycle, as there seems to be conflicting understandings or what can and cannot be taken there. It was agreed that this should be raised with both the Devon County Councillor and District Councillors and there was more concern expressed regarding the recycle centre resources in Newton Abbot area should there be a situation where the authorities are combined such as the possibility of Torbay and Teignbridge rejoining.

Concern was expressed that there would be more fly tipping.

The Chair confirmed he would raise the question with the appropriate Councillor.

3.3 Police Advocate and Neighbourhood Watch reports and updates.

Nothing to report.

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

The Chair advised there was one minor amendment to be made on the Minutes of the Meeting held on 18th June 2024. Item 7, paragraph 1 "Osborne Cottage" should be "Osmond Cottage". The Parish Clerk apologised and the amendment duly made and initialled by the Chair and Clerk. The Minutes were then signed following approval by the Councillors present.

5. Finance

5.1 It was agreed by all to approve the payments schedule.

5.2 It was agreed by all to approve the Bank Reconciliation for the months of June, July and August 2024.

5.3 The budget update for period 1st April 2024 to 31st August 2024 was presented with no matters arising.

5.4 To note the completion of the limited assurance review for the year ended 31st March 2024; with no matters arising.

6. Funding & Grants:

No funding was received.

The Parish Clerk would consult with County Cllr Dewhirst concerning the grant request for the grit bin. It was also noted that the balance of the Parish Council's Precept would be paid by the TDC during the third week in September 2024.

7. Footpaths & Highways

The Chair advised that there were several matters to be reported under this Agenda item.

Footpath 1. Ten tonnes of gravel had been ordered and would be delivered the following day. John Churchward had kindly agreed for the delivery to his land opposite to the footpath entrance. It was hoped that a Working Party could be arranged to lay the gravel in the very near future before any further rainfall. He reported the monies for this were courtesy of the P3 Grant from Devon County Council, Public Rights Way.

As a result of the Parish Council agreeing that the two Honda petrol powered strimmers were surplus to requirements at the last Parish Council Meeting, he confirmed that they had been duly sold – the proceeds of which would be recredited to the P3 Funds. (In accordance with the Parish Council's Assets Disposal Policy).

The Chair advised that the kissing gate at the Blackenway Lane entrance to the permissive path of 14 Acre Field had been damaged, and, as a result the steel post was bent at forty-five degrees. This was because of an unfortunate incident whereby a horse and rider were waiting for a van to pass them on the side of road, but unfortunately the horse was spooked by the vehicle and bolted over the gate. The rider and horse were slightly injured and people failed to stop and assist.

The Chair advised that he was still in the process of arranging some more strimmer training courses and he would contact DCC Dewhurst to seek his advice on how to make arrangements through Devon Highways. Cllr Avery confirmed he would be interested in attending once they were arranged.

It was also noted that some road patching repairs had been conducted thereby slightly improving the road surface on Willowpark Lane around The Round House. However, concern was expressed regarding the ditch on the bend in this Lane as it requires some repair work (including the culvert) to prevent flooding and any further damage to the road surface. It is understood that an initial inspection by the Highways Department has been conducted.

8. To note any correspondence received

None.

9. Parish Matters:

9.1 St Bartholomew's Church – Update concerning damage by Oak Tree.

The Chair advised that Gordon Bower, Church Warden had given the Parish Council an update concerning the damaged Oak tree in the churchyard, and the Clerk informed the Councillors that following the fallen part of the tree being cut down and the area around the graves had been cleared, it was apparent that there had been no damage to the graves. Due to an official assessment of the tree, it was clear that a significant amount had been stripped off down one side. The trunk is seriously compromised, and the tree is now seriously unbalanced. So, all the weight is now on one side and is likely to fall over that way. Therefore, a planning application has been submitted to TDC for the remaining tree to be removed under the five-day rule.

It was duly noted that TDC had subsequently issued a copy of the approval notice (11th September 2024) to the Parish Council for their information.

9.2 "Twenty is plenty" signs – Parish Clerk

The Parish Clerk advised the Councillors that she had investigated the various options of purchasing the correct signs and detailed various costs. After discussion it was agreed by all Councillors that 50 signs should be purchased from the actual campaigners "20's plenty for us" at a cost of £60.00 including postage and packing. The Parish Clerk undertook to arrange this as quickly as possible.

9.3 To receive any further updates on parish matters.

The Chair reported that the defibrillator opposite The Linny has been re-mounted and placed below the left-hand side of the noticeboard. This was due to the two supporting posts becoming rotten below ground level which have also now been removed. Coupled with more bulbs being planted should make the triangle's appearance much neater.

The Chair stated that the reason for recently sending a note regarding bonfires to everyone was because of receiving complaints from a few parishioners concerning smoke and smells. He pointed out that living in the countryside it is recognised that people will have bonfires but asked if they could consider their neighbours before lighting and check the wind direction to ensure the smoke and any putrid smells are taken away from nearby properties. Discussion then followed of ways of disposing of green waste without burning, as on occasions, it is impractical or non-feasible, or because of commercial aspects, not accepted by the local recycling centre.

10. Planning & Enforcement Public Question Time:

No questions currently.

11 Planning:

11.1 To discuss the following planning applications.

No objections were raised by the Councillors nor public in attendance to the Chair's proposed the change in order of the planning applications – in that the tree applications to be discussed first.

24/01398/CAN – The Old Rectory – Road past Old Rectory, Coffinswell

Proposed: T1 Horse Chestnut - remove low hanging branches, T2 Lime - remove low hanging branches, remove epicormic growth at base and deadwood, T3 Monterey Pine - remove deadwood, diseased and damaged branches, T4 Various Ash trees - at stage 3-4 die back fell to ground level, T5 Lime - remove low hanging damaged branches, remove epicormic growth at base and deadwood, T6 Pine - remove dead and diseased branches , T7 Elm - Remove dead tree to ground level.

The Parish Council unanimously agreed to support the application.

24/01494/CAN | Reduction of large Sweet Chestnut Tree (*Castanea Sativa*) bordering Willowpark Lane. | **Court Lodge Road** from Courtwell House to Greenacres Coffinswell Devon TQ12 4SS

The Parish Council unanimously agreed to support the application.

24/01260/CLDE – The Cider Barn, Dacombe

Proposed: Certificate of lawfulness for existing use of building as ancillary annex.

The Chair advised that the owners had been invited to attend the Parish Council meeting but unfortunately unable to attend as on holiday. He explained that the application is for a certificate of lawfulness for the existing use of a building on the property as an ancillary annex.

After the Councillors' views had been given concerning the matter it was agreed that the Parish Councillors would fully support this application. *(Please note with the exception of Cllr Avery's vote who had previously declared an interest in this application)*

24/01326/NPA – Marvcombe, Footland Lane, Dacombe

Proposed: Application for Prior Approval under Part 3 Class Q (a) and (b) paragraph W of the GPDO for change of use of three agricultural buildings to one dwelling house.

The Chairman stated that the next application is for the recently erected pygmy goat barn to be given prior approval under Class Q rules for conversion to a dwelling house. He briefly explained that the Class Q rules allow any agricultural building that was constructed before 24 July 2023 to be converted to a dwelling under permitted development rights, provided that several conditions are met. He then reminded everyone present of the background information regarding the property – in August 2021 the original application to build the barn was made and subsequently discussed at the Parish Council meeting held in September 2021, at which the Council agreed to oppose that application as it was felt that the plans were not clear enough to make a balanced judgement. It was felt that the building appeared to be larger than necessary to house pygmy goats, especially with roof height of 7 metres. However, in conclusion it was stated by the Parish Council that if the landowner could justify the size of the building, then they would have no objection.

He reported that the applicants had subsequently submitted additional justification in that the roof height would be 5.3 metres and not the original quoted, to allow storage of bales of hay and straw. There was also need of a mezzanine level for the keeping and breeding of Golden Guernsey Goats and Pygmy Goats. With also the added factor that the family had owned the land for 25 years and had no wish to change the use of the agriculture land. The planning application was subsequently approved by TDC in October 2021.

In view of the previous brief history, the applicants, Mr and Mrs Bodley had been invited to the Parish Council Meeting to explain the reasons for the application and answer any questions that the Parish Council may have.

Mr Bodley then outlined the reasoning for seeking approval for use of an agricultural building changed to a dwelling house, as well as the reasons for not only benefiting themselves but also the surrounding community.

He briefly outlined the family's history within the area as well as the reasoning for beginning breeding the animals. He also explained the many reasons for them living alongside the goats.

They respectively asked for the Parish Council's agreement to their proposals.

The Chair then invited those present to ask any questions.

A member of the public introduced himself as a neighbour of the of the applicants, and his land was on their boundary. He stated that he had no objection if they maintained the property as proposed and remained that way, and then proceeded to fully explain his reasons.

The Chair then asked the Councillors for their views. The Councillors discussed the matter in depth concerning the conversion of buildings under Class Q regulations, as well as the consideration of the existing property's building design to that proposed.

Subsequently, the Parish Council agreed that they endorsed what the applicants were trying to establish and the reasons for it, thereby agreeing to support their application. *(Please note Cllr Bell abstained from voting due to declare of personal interest)*

11.2 To note result of complaint lodged with the Planning Enforcement Officer

24/00079/ENF – Works to trees in Conservation Area
Location: The Old Rectory, Road past Old Rectory, Coffinswell.

11.3 The following planning notices received since the last Parish Council Meeting were noted by the Parish Council.

22/02233/CLDE – The Bothy, Dacombe
Decision Notice - Certificate of Lawful Use or Development –
Certificate of Lawfulness of dwelling not building in accordance with approved plans and non-compliance with agricultural tying condition on planning permission 03/04036/FUL

23/01475/FUL – Great Hill Stables, Great Hill Road, Coffinswell
Grant of Conditional Planning Permission concerning -
Erection of rural workers dwelling, relocation of stable building and removal of mobile home

24/01097/CAN – Pitt Cottage, Coffinswell.
Permission concerning Trees within Conservation Area

12 Enforcement Issues:

To receive any updates on outstanding enforcement issues.

None

13. General Public Question Time:

None

14.To note the date of the next meeting:

Tuesday 19th November 2024

The Chair thanked everyone for attending the Meeting which ended at 8.29 pm.

Signed:
Chairman of Coffinswell Parish Council

Dated: