

Combe Raleigh Parish Meeting

Minutes of the Parish Meeting held on 2 August 2023

Present:-

Mr B. Churchill – Chairman

Councillor I Chubb – Devon County Council

Councillor C Brown – East Devon District Council

Councillor Y Lovine – East Devon District Council

Together with 20 local government electors of the Parish:-

Mr T Huxtable	Mrs H Huxtable	Mrs K Churchill	Mrs C Kemp
Mr C Kemp	Mr D Rosewell	Mr J Palmer	Mrs V Brabrook
Mrs R Mapleston	Mrs J Horne	Mr M Horne	Mrs S Sexton
Mr R Sexton	Mr C Padget	Mrs V Moran	Miss D Downs
Mrs E Downs	Mr I Downs	Mr J Selway	Mr J Brabrook

17/2024 Apologies for Absence

Mrs C Lazarus	Mr E Lazarus	Mrs J Wardle	Mr B Trim
Mrs H Trim	Mr D Jackson	Mrs G Jackson	Mrs C Padget
Mr M Moran	Mr T Dezell	Mrs G Compton	

18/2024 Minutes of the Annual Parish Meeting held on 24 May 2023

Minutes of the Meeting held on 24 May 2023, which had previously been circulated, were approved by the Meeting.

19/2024 Matters arising

There were no matters arising from the Minutes.

20/2024 Councillors' reports

[a] Councillor Chubb outlined the financial pressures facing the County Council and particularly the difficulties in financing the maintenance of the county roads. Over 400 potholes were being treated each day and the County Council was having difficulty diverting sufficient staff from other highway works to the repair of potholes. It was important that the existing of potholes continued to be reported to the Council via the on line reporting system.

[b] Councillor Brown detailed the composition of the new East Devon Council with the council run by a coalition of the East Devon Alliance, Liberal Democrats, Greens and some Independents. The income from the collection of green garden waste was increasing due to the higher number of households making use of this service. The financial impact of fly-tipping was increasing due to the greater incidents of this anti-social behavior. It was reported that the Honiton police station was due to re-open initially on a two days a week basis.

[c] The Chairman welcomed Councillor Lovine to his first Parish Meeting. Councillor Lovine gave an insight into his induction at East Devon District Council as a new Councillor.

21/2024 Planning Applications:-

[1] 23/1496/FUL – Barn Close Kennel Combe Raleigh – change of use from kennels to 3 dwellings including parking.

The Meeting noted that the previous planning application for the demolition of the kennels and change of use to two dwellings had been refused by the Council and also on appeal. The comments previously made by the Parish Meeting on the earlier, refused application, that the proposed buildings would be visible to neighbors and to properties across the valley, that it was inappropriate development in the AONB and place adverse pressure upon the highway and other services were re-iterated by the Meeting. Concern was also expressed at the loss of another commercial activity within the Parish. It was proposed by Ian Downs, seconded Val Moran and agreed by the Meeting that the Planning Authority should refuse the application.

[2] 23/1349/FUL – Lake Cottage Combe Raleigh – retention of building for mixed use comprising garage and hobby workshop. Use ancillary to the residential use of Lake Cottage and horticultural storage, use ancillary to the use of the land.

The Meeting noted that this was a retrospective application in that the building had been constructed some three years ago. It was proposed by Ian Downs, seconded by David Rosewell and agreed by the Meeting that the Planning Authority should grant retrospective approval.

[3] 23/1499/FUL and 23/1500/LBC – The Chantry Combe Raleigh – construction of porch on east elevation, removal of section of boundary bank to create new access to driveway, new fencing along north east boundary. Provision of 3 new timber gates and relocation of garden studio and shed.

The applicants attended the Meeting to explain their proposals and to answer questions. In addition to a new porch, which would facilitate some changes to the internal layout of the property, the proposal was attempting to partially re-instate the original garden layout and provide an in and out driveway to avoid delivery vehicles etc having to reverse out on to the main village street. It was proposed by Tim Huxtable, seconded by Jamie Palmer and agree by the Meeting that both the planning application and listed building consent should be approved by the Planning Authority.

22/2024 Finance

Retrospective approval was given to the following payments:-

[1] David Jackson – Marque and storage box - £926.28

[2] Esme Moffett – Little Critters play group grant - £239.80

The Treasurer submitted the financial report to 3 August 2024 which was noted by the Meeting.

23/2024 Edwards Close Update

The Chairman reported on the current position concerning the proposed vehicle passing places and associated road works in the area of Edwards Close. An estimate was awaited from Andrew Tucker highways contractor. Concern was expressed at the inadequate depth of the Gigaclear cables near to the site of the proposed works. The Chairman will raise this with Mr Tucker to ensure that adequate attention is given to these cables to avoid any damage arising.

24/2024 Any Other Business.

[1] Rosemary Mapleston introduced a print of a painting of St Nicholas Church by John Wootten. These prints were on sale in aid of Church funds, at a cost of £10 or £25 when framed, available from Rosemary.

[2] The Village Fun Day was once again taking place on Bank Holiday Monday 28 August at 2.30pm.

[3] The Summer craft and produce show, which had previously had to be cancelled, would now take place on Sunday 10 September 2023.

[4] The Chairman expressed thanks to all those who helped to tidy up the gardens to the front of the village hall.

Brian Churchill - Chairman