

Minutes for the meeting of Colyton Parish Council
held on Monday 6th February 2023 at 7.00 pm in the Colyton Town Hall.

Present: Cllrs K Mills, S Real, A Jarman, C Denny, J Gardiner, A Parr, J Hay and C Pady.

Also in attendance: EDDC Cllr H Parr, DCC Cllr M Hartnell and S Haines (clerk)

Members of public: 2 plus Nicole Stacey & Richard Ayre from Baker Estates.

23/02/21 Receipt & Approval of apologies for absence. Cllrs Turner, Clifford, Stenning, Arnott and A Mills.

23/02/22 Declaration of Interests. None.

23/02/23 Police Report – no crimes reported in December. Noted.

23/02/24 Approval of the minutes of Parish Council Meeting held Monday 9th January. Cllr Pady proposed these be approved, seconded by Cllr Denny and agreed. Cllr Real abstained as he was not present.

23/02/25 Matters arising from the Minutes. None.

23/02/26 Public Question time.

The chair of the CVRA stood and spoke of the planning application for Harepath Road, Seaton. He spoke of a meeting which occurred not too long ago with a Governance Inspector who was looking at a previous planning proposal submitted by another company for this site. It was very similar to this proposal, the Inspector sided with the residents who were also backed by EDDC. This developer wasted a huge amount of money. This site is a huge recognised bat corridor of significant importance, it is also home to the rare and endangered Grey Long-Eared bats which have a maternity roost in Colyford. Lighting became a real issue with even special bat-friendly lighting being dismissed by a bat professor, then came the issue of the lighting for the sports facilities. The argument against this development remains the same, infrastructure in this area is dire, Seaton Hospital is closed, GP and Dentists are overrun and there are very few job opportunities. The proposed land is currently agricultural land surrounded by the AONB. It is also extremely important to reduce the amount of flooding which occurs on the roads. The roads are not suitable for heavy goods vehicles which will be needed to deliver materials, Tesco do not use the road for their Lorries. The access points for the site would come out onto a road which has a 60mph speed limit on it, this is a safety issue. Bakers Estates needs community backing to get this project going and the recent community open day was a shambles, the PR Company which they had employed did not do a good job in winning people over. The site would lie on the Green Wedge which has been protected on Colyford's side by the Neighbourhood Plan, the Green Wedge is extremely important as it stops Colyford becoming a suburb of Seaton. There are many Brown Fields sites available, why not wait to see what happens after the CeramTec site in Colyton is developed to see what the real housing need is? The housing needs seems to keep changing here, as does Government policy. 5 years ago, Colyton needed 33 houses according to a Housing Needs Survey, the most recent one conducted a couple months ago showed a need of 9. Builders are not selling what they have built and local peoples wages are not high enough to afford these new houses, especially with the huge rise in costs of materials which would be passed on to the buyer. Finally he recommended that Bakers Estates pull out now before wasting any more money and respect the thoughts of the initial inspector and the local people.

Another member of public stood and spoke of the development at Harepath Road, stating that there are 37 documents to go through, and he had looked at the planning statement and the landscape visual appraisal. 137 new houses and commercial development with 25% affordable, he would assume the commercial development will provide employment opportunities for all these new dwellings. There is reference to a football pitch, He understands Seaton FC are lacking a pitch but planning statement talks about two pitches with the plan showing just the one. The landscape character of the area is referenced but seems quite dismissive. It is referenced as 'not a valued landscape' within the context of the National Planning Policy Framework paragraph 1748. But the view from the A3052 from Harepath Hill is exceptional, you can see the Wetlands, the Estuary, Axmouth Church which looks stunning lit up at dusk and then the back drop of the World Heritage Site which is the Axe Cliffs. To understand what qualifies as an exceptional valued landscape, he has done some research and it is a landscape with features which elevate it. He believes this is an exceptional valued landscape and he worries that this development will destroy that view with a football

pitch, housing and associated lighting. This will have a huge impact on the area, including in its tourism, and an impact on the people who live here to lose that iconic view.

This member of public also wished to speak about the Visit Colyton website, he asked this be placed on a future agenda. The site is experiencing resource issues, on the 'contact' page it references the Parish Council so wondered if the Council has a vested interest or if they donate at all? This site is extremely important. There is a huge amount of competition for tourism in East Devon and other sites such as 'Visit Ottery' are currently making huge steps to improve their sites and draw tourists in.

Finally the member of public spoke of the planning application for The Oaks, he is pleased to see that the Parish Council continued their stance of not supporting this application, however, he felt that the comment submitted to EDDC should have a stronger reference to the Neighbourhood Plan, specifically policy coly 2 which protects trees, woodlands and hedgerows. He feels that there would be greater weight behind the comment and would provide more evidence to the planning inspectors to protect this woodland and then potentially the Woodcock would return to this area. It is clear that this area is important woodland and should not be built upon.

Nicole Stacey, Planning Director and Richard Ayre, Land & Planning Director from Bakers Estate stood and spoke of the public consultation held last summer, stating that it was well attended and successful with lots of positive feedback. An application has now been submitted for up to 130 dwellings, 25% of which will be affordable, with a sports pitch on the Western side. A proportion of these will be bungalows to give opportunities for local people to have options for housing, a large amount of our materials will be purchased locally within the area. This site is not within the AONB and we are very aware of the bat issue. We are in talks with Natural England about the bats and working positively to find a solution to not impact them, Natural England would be keen to see buffers around the outsides of the fields which would create more foraging opportunities for wildlife and ensure connectivity throughout the landscape remains. A key difference to our application compared to previous ones is the amount of green area which would remain, we are not looking to develop the whole site. We are engaged with EDDC as they have not been able to fulfil their Housing Needs so we hope to bring this site forward and hope to create employment opportunities for local people with the commercial side. Seaton Town Council are also engaged and we will be attending their meetings as this site falls within their administrative boundary. We are happy to answer any questions. Cllr Gardiner asked if they will honour the 25% affordable housing quota or will it be taken away nearer the time?

Mr Ayre confirmed that 25% is in their plan.

Cllr K Mills asked about the sports field, asking if Seaton FC are planning on leaving their current site?

Mr Ayre explained that Seaton FC struggle as they currently only have one pitch which hosts them and their youth team. The field struggles to cope with the amount of games played on it. The current proposal is that this would be a pitch mainly for the youth team, there is no plans to install lighting or changing facilities, just toilet facilities.

Cllr K Mills then asked about parking for game days,

Mr Ayre confirmed that parking will be considered but this is an outline application at this stage.

Cllr Pady asked if they were at all concerned about destroying the landscape. He spoke of previous applications for this site which were thrown out due to concerns over the landscape and wildlife. Will this site just be used to make money for the developer and bad for tourism? How will this site be different and will it just be another building estate and not in keeping with the area?

Mr Ayre replied stating that Seaton needs to be developed and this is the only possible direction due to surrounding cliffs and the ocean. The land is not in the AONB the development will be unique to the area. This development will not be soulless as we are local people and care about the area.

There were no further comments and Cllr Parr thanked Baker Estates for attending.

23/02/27 Report from County Councillor see appendix A. Cllr Hartnell talked through his report. Cllr Pady spoke of the delayed works to the road by Hooperhayne. He has counted over 90 potholes on that road! He stated there is also an issue on Cownhayne Lane and that when the lengthsman worked they were allowed access to farmers fields to clear ditches and reduce flooding. Could Highways officers have this power? Cllr Hartnell stated that unfortunately, roads like Cownhayne Lane are so prone to flooding there isn't a huge amount they can do to prevent it. He will ask Steve Kelly about powers to enter farmers' fields and stated that with overhanging trees they can ask farmers to do works and if nothing happens they can then do the works themselves and invoice the farmers but wasn't sure if that was the case with ditches.

Cllr Real reported that streetlight 22 had been hit and is currently at an angle but the DCC website would not allow him to report it. Cllr Hartnell confirmed that he will report this.

Cllr Hay spoke of issues on Clay Lane he has reported but nothing is happening. Cllr Hartnell asked him to pass on the reference numbers and he will chase this. He stated that something is in the pipeline for Clay Lane but, as ever, the struggle is financial.

23/02/28 Report from District Councillors Cllr H Parr just spoke of a single, very important issue, you will need photographic ID to be allowed to vote in the upcoming elections in May. Forms which will be accepted are: driver's licence including a provisional, passport, bus pass, blue badge, Ministry of Defence identity card. OR you could apply for a free voter ID card. The other option is to apply for a postal vote.

23/02/29 Highway Matters

a) Ref: TTRO2348732 TEMPORARY PROHIBITION OF THROUGH TRAFFIC Monday 30th Jan – Friday 10th Feb. Queens Street, Colyton. Replacement gas pipes.

b) Ref: TTRO2347721 TEMPORARY PROHIBITION OF THROUGH TRAFFIC & PARKING Monday 9th Jan – Monday 20th Feb. Suddons Lane, Northleigh. Works on a failed retaining wall.

c) Ref TTRO2347677 TEMPORARY PROHIBITION OF THROUGH TRAFFIC & PARKING Monday 16th January – Friday 27th January. Road from Streathayne Cross to Red Cross and road heading North West from Red Post. These resurfacing works have been postponed until an unknown date.

23/02/30 Report from Meetings Attended. Cllr Denny reported that he attended a site meeting with the clerk and some Councillors to discuss the fencing at the trim trail, it was proposed to remove the existing fence to the other side of the trim trail and then purchase some fencing to complete the fence. This will create one singular park. He also attended a meeting at the Primary School to help design a new access ramp which will be installed with the help of the Kittles Trust, the School is now out for quotes.

23/02/31 Dolphin Street toilets. Cllr Arnott needs to be present for this topic so this will be delayed until the next meeting.

23/02/32 Dates for the Annual Parish Meeting (between 1st March and 1st June) original date of 26th April the hall is not available, currently pencilled in for 19th April. Suggestions needed for guest speaker? 19th April was agreed, Cllr Pady suggested Chris Woodruff on the AONB to come and be guest speaker.

23/02/33 EDDC Street Trading Policy Consultation. Closes midnight, Sunday 26th February. Noted.

23/02/34 Response from Henry Gordon Lennox to letter sent regarding the transfer of land at Stafford Cross. Cllr Parr proposed this be discussed in committee as there may be financial and legal implications, this was seconded by Cllr Pady and agreed.

23/02/35 Correspondence

- a) The Rural Bulletin
- b) EDDC Residents Update
- c) Email received from Sinclair Dalby Limited regarding the Proposed Telecommunications Upgrade at Gatcombe Reservoir
- d) Information received from Cllr Arnott regarding the installation of the Electric Vehicle charge points.
- e) Rural Funding Digest – February Edition.

23/02/36 Finance

Minutes of the Finance meeting held 23rd January 2023 (Appendix V) to be noted
Accounts to be approved for payment

DD Talktalk phone and broadband 38.29 VAT 7.66 Total 45.95 pounds.

DD Biffa waste management – not yet received.

DD British Gas Lite work shop electricity 32.32 VAT 1.62. Total 33.94 pounds.

BACS Infotone Black and coloured ink 145.75 VAT 29.15. Total 174.90 pounds.

BACS Mr A Parsons lay Millfield hedge. Total 300.00 pounds.

BACS Mr Fitzpatrick toilet caretaker. Total 120.00 pounds.

BACS Halcyon grounds maintenance 526.75 VAT 105.35. Total 632.10 pounds.

*Invoice received after agenda published for works previously quoted for and approved, works have been completed and the invoice will be overdue if we wait until the next meeting.
The above accounts were approved for payment, this was proposed by Cllr K Mills, seconded by Cllr Pady and agreed by all.

- a) Budget for approval. Version 2 with a 20% increase was approved, this was proposed by Cllr Parr, seconded by Cllr Pady and agreed by all.
- b) CCTV for the PMPF. Third quote is still not in, clerk will chase.
- c) Quote received for sign for Trim trail. 45 pounds plus VAT. Cllr Pady proposed this be accepted, seconded by Cllr Parr and agreed. Cllr Real abstained.
- d) Payment for Mr Fitzpatrick for last month was left off the agenda in error, this payment was made on 30/01/2023. Noted.
- e) Plan for fencing for the trim trail. Cllr Real proposed the above idea to use the existing fence, and find a local contractor to complete the works, this was seconded by Cllr Pady and agreed.
- f) New offer from Halcyon for verges contract. The clerk explained that a new offer has been given by Halcyon with a get out clause with a months' notice to drop cuts in certain areas. Cllr K Mills proposed this be accepted, seconded by Cllr Denny and agreed. Cllr Real abstained.
- g) Annual accounts received from Playing fields committee for year ending 30th September 2022. Noted.
- h) Funding request from FAFA (Friends and Family Association) Colyton Primary Academy – request a donation towards a new climbing frame and forest School. It was decided not to donate to this cause as Parish Councils don't usually donate to Schools.
- i) Funding Request from Colyton Link Hospital Car Service. Cllr Pady proposed 500.00 pounds be donated after Cllr K Mills explained that the donation is needed for valuable software to allow patients to book onto the service, this was seconded by Cllr K Mills and agreed by all.
- j) Funding request from TRIP – Community Transport Association. It was decided not to donate to this cause.

23/02/27 Planning

Minutes of the meeting held Monday 23rd January 2022 – (Appendix W) to be noted

a) Planning Applications

22/2787/LBC Compass Cottage South Street Colyton – Mrs Rounds - Raise axial chimney stack and fit flue liner to accommodate an internal log burner, which complies with Building Regulations. *Comments due by 21st February.*

Cllr Gardiner proposed this be supported, seconded by Cllr Pady and agreed by all.

22/2781/MOUT Land Adjacent To Harepath Road Seaton – Baker Estates Ltd - Outline planning application (with details of access to be considered and all other matters reserved) for mixed use development comprising of up to 130 dwellings to the east of Harepath Road and the laying out of a new community football pitch, parking and welfare facilities to the west of Harepath Road, formation of accesses on Harepath Road and Colyton Road, public open space and other associated infrastructure. *Comments due by 3rd March.*

Cllr Denny proposed that as there are a large volume of documents to read and we do have time, this be deferred to the next committee meeting, this was seconded by Cllr Real and agreed by all.

b) Planning decisions from East Devon

22/1672/VAR Merchants Tea Rooms Merchants House Market Place Colyton – Ms Mayer - Variation of condition 3 (hours of opening) of planning permission 13/1279/COU (Change of use from shop and part dwelling to combined tearoom and shop and tea garden and heritage centre). Approved with conditions.

Integrated adult social care.	311,968	29,535	29,999	(32,200)	339,302	27,334	8.8%
Childrens and young peoples futures.	176,205	9,585	32,376	(9,563)	208,603	32,398	18.4%
Public health, Communities and Prosperity.	20,308	874	617	(404)	21,395	1,087	5.4%
Corporate Services.	42,213	4,470	623	(2,458)	44,848	2,635	6.2%
Climate change, Environment and Transport.	79,117	7,037	214	(4,468)	81,900	2,783	3.5%
Service budget total.	629,811	51,501	63,829	(49,093)	696,048	66,237	10.5%

You will see that the investment required to cover inflation and National Living Wage increase is £51.5 million and a further £63.8 million to cover service demand pressures. All services have found savings or additional income as part of ongoing efforts to control budgets. Overall, the revenue budget will increase by 10.5% with the focus of additional investment for those who need help most, including vulnerable adults and young people.

By way of contrast, the highways capital budget for maintenance & potholes is £52.8 Million, which is part of a 3-year settlement from the Department of Transport ending in 2024/25. This settlement was agreed before inflation took hold, and therefore has not increased to allow for inflation, meaning the council is grappling with meeting rising costs with a fixed income. At the scrutiny meeting I proposed that Government be lobbied to fund DCC more to address the pressures faced with our deteriorating road network. This was agreed unanimously.

Cut price bus fares are being offered to help passengers save money.

Bus passengers in Devon can take advantage of a cap on single bus fares as part of the Department for Transport's new fares initiative, through the Government's Help for Households campaign. Bus users will pay no more than £2 for a single journey when boarding the bus anytime in January, February and March.

With people up and down the country facing the impacts of the cost-of-living crisis, many can save money whilst choosing a more sustainable method of transport. A recent report by Stagecoach found that motorists replacing some journeys by bus and active travel could save up to £6,000 a year. In addition, the report found that having the right measures in place to encourage people to make the switch, including cheaper fares, could help remove one billion miles of car journeys each week and cut CO2 by nearly 400,000 tonnes per week.

A3052

Resurfacing update. Good progress is being made resurfacing sections of the A3052 between Branscombe Cross and Seaton Tower, with works scheduled to finish a day later than planned on Tuesday 7th February.

Highways update.

As we go about our daily business it is apparent that our highways are taking a severe battering because of recent cold and wet weather. Safety Defects (largely potholes) are being reported at an alarming rate with Highways gangs prioritising Aroads. Some gangs have been redeployed from routine maintenance to dealing with safety defects, and as a result the planned work at Hooperhayne Lane/Downhayne Road Colyton has been postponed. I continue to work closely with the local Highways Officer to ensure reported defects are in the system and dealt with as quickly as possible. As always defects should be reported online Report a problem - Roads and transport ([devon.gov.uk](https://www.devon.gov.uk))

Cost of Living Help & Advice.

The number of households in Devon unable to access or afford the food that they need to ensure that they and their families stay healthy has increased by 70 per cent in 18 months. And more than a third of households say that they plan to switch off their heating altogether this winter to help make ends meet.

DCC are working with local partners, including District Councils, the NHS, and the voluntary and community sector, on ways to support communities, and there are a variety of schemes on offer depending on people's circumstances. We have a dedicated webpage to help navigate the available support: [Cost of living | Help and advice for people in Devon | Devon County Council](#)

Levelling up funding announced for projects in Devon.

Multi-million-pound schemes to improve transport links in Exmouth and Okehampton are among more than 100 projects receiving a share of £2.1 billion through the Government's latest round of Levelling Up funding.

DCC have been awarded £15.7 million to complete the Dinan Way link in Exmouth, and West Devon Borough Council has successfully received £13.4 million to develop a new railway station on the eastern edge of Okehampton.

The funding for the Destination Exmouth project will enable the completion of Dinan Way link road, helping to tackle congestion and remove traffic from the town centre. The project, which is also supported by East Devon District Council, will improve walking and cycling routes as well as enhancing the town's transport hub. The West Devon Transport Hub will build on the successful reinstatement of the Dartmoor Line in November 2021. As well as a new station on the outskirts of Okehampton, the scheme will also include cycle facilities and electric vehicle charging points to promote active travel and green travel.

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