

LEE & LINCOMBE RESIDENTS' ASSOCIATION

Chairman: Mr. Eric Couling (01271) 871545

Hon. Treasure: Mr. Paul Thom

Secretary: Mr. Paul Scarrott, Ivy Bank, Lee, EX34 8LN, (01271) 864723

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Minutes of Committee Meeting Held 7.30 pm Tuesday 29th August 2017 at Lee Memorial Hall

1. No apologies received. The persons present were: Trevor Greaves, Mavis Rogers, Marion Thom, Pat Coates, Carolyn Weekes, Elizabeth Gilliat, Paul Thom, Alan Bannister, Eric Couling and Paul Scarrott.
2. The minutes of the committee meeting June 27th were read out by Carolyn. There was one amendment at para. 4) indicating "Eric welcomed our new members with Pat Coates an elected member from the AGM and Paul Scarrott co-opted." **Action: Eric to circulate minutes to Paul who will arrange posting on Lee and Lincombe website.**
3. The matters arising were reviewed and have been completed: letter to council concerning dereliction of Hotel site; briefing letter to all residents concerning Acorn Blue planning application; consultee response from association; note placed on Fuchsia List concerning planning application responses to Acorn Blue's application; concerned parties regarding the siting of the lifebuoy have been seen and agreed to contact the council and negotiate re-siting with the Shell Cottage owners.
4. Ilfracombe Town Council's apparent lack of response to the letter regarding the dereliction of the hotel site was discussed. Eric explained that he had had a reply from Mrs Pauline Williams (Clerk) stating the council would ask Mr Higgins to act, but they had no powers, and would refer matters to the district council if necessary. Elizabeth stated that it had been 3 months since the initial letter. Marion pointed out that the only work taken place was to the public toilets. **Action: Eric to speak with Pauline Williams and Paul S to write follow up letter.**
5. The committee reviewed and debated the latest Acorn Blue planning application. Paul T presented a document that summarised the changes which was read out to the meeting: changes to Landscape including trees in car park, changes to Arrival Building including second chimney, and changes to the Middle Building including moving it 2.5m, an extra dormer window and balcony. It was decided that these changes were cosmetic, minor and did not affect the committee's opposition to the planning application. It was felt important that all relevant persons were informed of the need to at least re-register any previous support/objection or comment. The committee discussed a form of words that could be used to remind people on the Fuchsia List. Alan stated this was vital because representations affect planners more than councillors. A minimum position for the wording should be 'please take into consideration my previous comments'. **Action: Paul S to write letter expressing committees continued opposition as a consultee; Paul S to compose message for Fuchsia List; Eric to check with Bob Pedlar status of previous submissions.**
6. The response from the committee to the Lee Conservation Area Character Appraisal was drawn up. Paul T and Marion presented a schedule of suggested further extensions to those

already listed in the character appraisal, and an extra extension into Borough Valley. There was much discussion and analysis. Mavis felt Area 3 could be further expanded up Home Lane to just beyond 'Blue Mushroom' so that it bordered National Trust Land where the road becomes a bridle path/track. It was unanimously agreed to submit a response to Collette Hall agreeing the accuracy of the appraisal, supporting the extensions described therein, and further proposing extensions of all three areas and a fourth to include Borough Valley, and in effect conserving and protecting Lee from within its National Trust boundary in the East to its one in the West. Elizabeth explained our rationale as reflecting paragraph 3.4 of the appraisal in that open spaces were part of the special character of Lee. **Action: Paul S to write response to character appraisal; Alan to help Paul S by providing a map of the described boundary.**

7. The history of the Lee Bay Project, now known as Friends of Lee Bay, was explained by Eric and Paul S. The involvement of Friday Street Development (Chris Hogben) and its associate (John Cooper) were described by Paul S. It would seem that they have a track record of developments that are sympathetic to conservation, are eager to support the residents, and the acquisition of profit is not their prime objective. They are prepared to support, financially and materially, our efforts to preserve and develop the Bay sympathetically. The role of Miles Young consultant and architects Gale and Snowden was also explained. An initial pre-application concept plan was circulated. It was the wish of the third parties above that the community fight the Acorn Blue application without a planning application from them, because they thought that would provide maximum chance of success.
8. The pressing issue of the committee's response to Acorn Blue's application and a pending planning committee meeting was debated. Alan recommended that the verbal representations at the planning meeting should be organised according to the reasons for refusal, of the prior application, submitted by the planning authority. **Alan summarised these reasons, and his approach was accepted by all.** The next meeting of the planning committee is 13th September, 2 days after the end of the 21-day consultation period, and it was thought unlikely but not impossible that the application would be heard then. **Alan volunteered to run the next petition**, but only when we were sure no more amendments could be submitted, and he described possible wording which was supported by all – support tourism, alternative available, preserve and enhance conservation area. The timing and production of a brochure or pamphlet supporting the opposition to the application was reviewed. It was decided that a smaller eight-page pamphlet with key headings (as described in John Cooper's draft report) and appropriate photographs should be drawn up by Trevor and Paul. An unresolved discussion took place concerning using volunteers to publish/refine/finish the document or whether we should use a professional. It was agreed that funding was available from the association and Friday Street had indicated their willingness to pay. **Action: Alan to run Petition (at the right time); Trevor and Paul S to produce a pamphlet supporting the committee's objection.**
9. A few matters of any other business were raised.
 - i. Mavis announced that she was resigning from the Knotweed Committee. She was preparing a full statement so that whoever takes over was fully prepared with information, maps, and current landowners. Mavis has performed this role for 9 years and an incredible amount had been achieved. The next meeting is on 6th September 2017. **Mavis was thanked whole heartedly for a tremendous contribution, endeavour, and success.**
 - ii. Paul T presented the Treasurer's report which showed a positive financial position with over 3K in the bank. There are still a number of people in the villages who have

previously subscribed to the association (£5 annual membership) who haven't done so this year yet, and a list was circulated to the committee. The committee authorised that the secretary, Paul Scarrott, to be added to the bank signatories.

Action: all to contact previous payees with a view to their continued support in subscribing; Eric to write an article for Lee & Lincombe News and include a plea for subscriptions; Paul T to arrange Paul S to become signatory.

- iii. Elizabeth shared concerns over the condition of the septic tank underneath Tea Room, Seal and Sun Penny cottages. There had been several complaints over a period from other residents. There was a noxious smell and sewage was seeping into the stream. **Action: Paul S to write a letter to the Environment Agency.**
- iv. Elizabeth made a representation describing how ill-kempt drainage and over grown foliage and hedges could lead to surface water freezing on the roads in winter causing problems and accidents, and trapping residents within the villages. A discussion concerning the role of the Highways Authority and the responsibilities of land owners ensued. **Action: Eric to include the issue of drainage and hedge maintenance in his article for Lee & Lincombe News.**
- v. Other matters that were deemed important issues for the committee were raised by Elizabeth. These were the preponderance of Himalayan Balsam (a notifiable and proscribed weed) and inconsiderate parking in the villages particularly on bends and in narrow passing places. Members of the committee also reviewed disabled car parking at the village hall. **Action: Eric to include the control of Himalayan Balsam and inconsiderate parking in his article for Lee and Lincombe News.**

Everybody was thanked for their contribution and the meeting was concluded at 10.05 pm.