

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 Wednesday 4th October 2017 at Lee Memorial Hall

1. The persons present were: Trevor Greaves, Mavis Rogers, Marion Thom, Pat Coates, Carolyn Weekes, Paul Thom, Eric Couling and Paul Scarrott. Apologies had been received from Elizabeth Gilliat and Alan Bannister.
2. The minutes of the committee meeting August 29th August 2017 had been previously circulated for correction and were now agreed. **Action: Paul to post minutes via Gina on Lee and Lincombe website.**
3. The matters arising were reviewed and have been completed: letter to council chasing progress concerning dereliction of Hotel site had been sent, with Cllr. Fowler visiting the site with an Environmental Enforcement Officer and Eric/Paul presenting complaint at Ilfracombe Town Council planning committee; Fuchsia List message concerning amended Acorn Blue planning application circulated, LLRA consultee objection response for amended plans submitted and online, and message left with Mr Pedlar (no reply received); a response from the committee regarding the character appraisal has been composed, agreed and sent, a map describing the committees proposals was supplied by Alan; a draft brochure describing an alternative to Acorn Blue's [AB] planning application has been completed by Trevor and Paul, and is being presented for discussion at this meeting; Paul S has made application with Paul T's help to become signatory; a letter has been sent to the Environment Agency and Planning Office concerning noxious smells and sewage emissions from Gull, Fuchsia Tearoom, Teal and Seal cottages' septic tank; and an article has been drafted for the Lee and Lincombe News. **Actions: Paul to follow up Hotel dereliction with Cllr Fowler and Ms. Williams; Eric to compose further News Letter in later issues to cover other matters (Subscriptions, Parking, Himalayan Balsam).**
4. **A discussion took place concerning 'Better Way' brochure and specifically whether to include a site plan or not, and if so, which one (simplified schematic or Gale and Snowden [GS] architectural).** Each committee member's opinion and/or arguments summarised chronologically as follows:
 - Trevor – Friday Street believes the GS plan is needed for validity
 - Pat – GS plan looked equally dense with 16-18 houses and hotel
 - Eric – a lot of detail on GS plan
 - Trevor – important to plan in 'professionalism', that an alternative has been considered by an architect
 - Trevor – our primary objective is to save the Bay from AB plan
 - Trevor – numbers not material now, the plan needs to look viable
 - Eric – GS provides for tourism and the community

- Marion – Ilfracombe wants hotels, community would like seafront restaurant and café
- Paul S – GS plan has 2 storey constructions, much lower and less impactive than AB's
- Marion – Hotel has worked in Porlock Weir, it could work here too
- Eric – Support Friday Street and GS plan, it is needed for viability as well as meeting our requirements
- Paul T – Keep GS plan, it provides for the community, it is not definitive, step 1 is to defeat AB plan
- Trevor – recommended a representative of Friday Street attend the relevant planning committee to provide credibility if the alternative is challenged by a councillor
- Mavis – The village doesn't know what we're agreeing to, a Fuchsia List message can show a plan
- Paul S – so many parties to compromise with, we have limited time, before any final plan we will always get agreement of residents and hold village meeting, until then villagers need to trust our judgement
- Paul T – brochure and plans are illustrative
- Alan (in absentia by Paul S) – Do not include plan, keep to bullet points, GS too dense and not agreed
- Paul S – Chapel cottage representatives in agreement with Friday Street and support GS, priority to secure future of Bay, and Hotel reduces viability

A vote unanimously supported the inclusion of the GS plan in the brochure.

5. The next planning committee meeting where the AB planning application could be discussed is 15th November 2017. The group decided to meet again on 1st November 2017 to finalise its plan and actions. **Action: Eric to arrange meeting on 1st November 2018 at Village Hall 7.30 pm.**
6. A.O.B. 'Sunsets' potential breach of a section 106 planning permission (local occupancy) by letting to holiday makers was discussed by Paul T. There appeared to be no mention of 106 in deeds. Paul S had written to the planning enforcement team on behalf of the committee. Paul T had also done so with further information. **Action: Paul S and Paul T to monitor and report back on 'Sunsets' investigation.**

Everybody was thanked for their contribution by Eric and the meeting was concluded at 8.30 pm.