

LEE & LINCOMBE RESIDENTS' ASSOCIATION

Chairman: Mr. Eric Couling (01271) 871545

Hon. Treasure: Mr. Paul Thom

Hon. Secretary: Mr. Paul Scarrott (01271) 864723

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Minutes of LLRA Committee Meeting Held 7.30 pm Tuesday 22nd June 2018

Lee Memorial Hall

1. Persons present: Trevor Greaves, Pat Coates, Paul and Marion Thom, David Biggerstaff, Mavis Rogers, Carolyn Weekes, Eric Couling (Chair) and Paul Scarrott. Apologies had been received from Owen Rolfe. The chair gave a special welcome to the committee's newest member David Biggerstaff.
2. The above committee members were confirmed as appointed at the AGM including Owen Rolfe (co-opted), and Alan Bannister (co-opted for hotel development matters). Paul Thom was confirmed as honorary treasurer and Paul Scarrott as honorary secretary. Eric Couling was unanimously voted as the chair.
3. The previously circulated and approved minutes from the committee's last meeting on 22nd March 2018 were confirmed as accurate by members present. Pat raised her concerns that the minutes were too specific in relation to the speeches and would give Acorn Blue valuable insights into some of the association's key arguments. Eric said that the minutes were published and would show that we were prepared. Paul S explained he felt it was his role as secretary to publish matters that were discussed openly so that members could see the work the committee was doing. All actions were completed with exception of a report that had been commissioned indirectly to Miles Young; the report did not appear to have been completed and therefore monies had not been paid.
4. Paul Thom presented the Treasurer's report. In summary there hadn't been much movement since the AGM, with some small outlays including chemicals for knotweed treatment. Paul T would produce a list of residents who had not paid a subscription and asked that committee members support the collection of outstanding fees. Action: Paul T to produce list of residents and whether they had contributed subscriptions for this financial year. Paul S had included this issue in the recent Lee and Lincombe News article. Mavis suggested that a request should be circulated on the Fuchsia List. **Action: Paul S to circulate subscription request on Fuchsia List.**
5. Pat Coates wanted to clarify who was contacted in emails and who was not. She wanted to know who should be on the circulation list and for what? Elizabeth felt that matters should always go to the committee only. Paul S explained that if it was a matter relating to the Hotel he would circulate as appropriate to other interest parties such as: speakers at the planning committee, Friends of Lee Bay, Friday Street, and local planning committee councillors. The committee were satisfied with this rationale.
6. The committee went on to discuss the need for a Neighbourhood Plan. Pat described how she had contacted James Murdoe from Mevagsissey to get further information. She had found that it was a long drawn out process and probably not suitable given the association's limited

resources and the timescales involved. Eric added that we would need at least 21 people to fulfil the criteria. Trevor laid out his regret that earlier opportunities to become a Parish Council or initiate a neighbourhood plan had not been taken. Alan Bannister's email on the issue was read out by Paul S. Alan thinks that a neighbourhood plan could have some benefit especially if the current Acorn Blue application needs to be resubmitted, as it might provide some protection for undeveloped land when an application has been given. Paul S said that the area is covered by a character appraisal and the North Devon Local plan, which he felt should be sufficient. Marion remarked that we were relatively small compared to the likes of St. Ives. Elizabeth felt that times change, circumstances move, lots of pros and cons, but overall that a Neighbourhood Plan would lead to more building. Trevor felt that the current NPPF revision was stressing further community engagement on planning issues. Marion agreed that it would be useful to have a reference document. Paul Thom proposed Trevor and Pat did a briefing paper on Neighbourhood plan. Pat said, and Elizabeth agreed, that at present this would be a distraction from fighting Acorn Blue plans. Pat agreed to keep the information and contacts in Mevagissey including contact details. Meanwhile, if anyone wants to read up on Neighbourhood plans all the information about setting one up is on www.gov.uk.

7. Paul S described the significant extent of Japanese Knotweed (JK) on the hotel site and circulated a very clear photograph. He said how concerned he was to hear of a legal loop hole where developers were not required to notify new build owners of the presence of JK. He suggested that the committee write to the Council perhaps asking for a certificate of eradication before any planning permission was granted. The issue had been widely covered in a BBC documentary and the Telegraph. Marion had felt that JK was not taken at all seriously by the Council. Elizabeth said that it reminded her of the Foot and Mouth outbreak. Eric felt the councillors knew of the danger of JK. Mavis was keen to involve the Environment Agency and would show Paul S where he could take more revealing photographs. Marion made the point that the JK was spreading down the stream towards the Gwythers. Carolyn pointed out that the council/highways were strimming the JK on the Slade Road (and therefore facilitating its spread). Mavis wanted Enid Bowman the head of the knotweed team involved. **Action: Paul S to write to councils requesting certificate of eradication.**
8. Any other Business:
 - **Paul T suggested that in view of the developments since the six speeches had been drafted, that they should be amended and reviewed. Agreed.**
 - Elizabeth and Carolyn felt it was important to have monthly committee meetings, and perhaps the first could review the speeches. **Agreed with the first Tuesday of every month settled as a regular diary commitment.**
 - Paul S informed the committee that Director General of National Trust had responded to our report and had requested more time to consider it. Pat made the point that since the letter it has been clear that the Smugglers Café has closed, and that more seafront café provision was required. (Carolyn and Marion described several cafes that were once open including the Mill House, Chapel, Smugglers and the Hotel)
 - Paul T suggested that the constitution needs reviewing ahead of the next AGM and that he and Paul S would work on a form of words that they would bring back to the committee. **Action: Paul T and Paul S to review the constitution.**
 - Paul T also thought that new data protection European legislation would be relevant to the association. Elizabeth suggested that password control might be required and

stating openly what data you keep about people. **Action: Paul T to research and report back to the committee in due course of new data protection commitments.**

- A member queried the committee's position regarding unauthorised building works in the conservation area. She described a substantive structure with electricity within the extended conservation area. Some felt that if we were keen to have the conservation area extended, we should protect it. Most agreed that planning permission would be needed for such a building. It was agreed that a first response should always be to talk informally to the parties concerned and get the facts from their point of view. **Action: Eric (Chair) to arrange informal meeting as first step.**

The meeting came to an end at 2050 hours with the next meeting agreed as Wednesday 4th July Lee Memorial Hall. The primary business will be reviewing the speeches.