

# LEE & LINCOMBE RESIDENTS' ASSOCIATION

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## Minutes of LLRA Committee Meeting Held 7.30 pm Tuesday 2<sup>nd</sup> October 2018 Lee Memorial Hall

1. **Persons present:** Owen Rolfe, Trevor Greaves, Pat Coates, David Biggerstaff, Mavis Rogers, Elizabeth Gilliat, Lucy Scarrott, Carolyn Weekes, Eric Couling (Chair) and Paul Scarrott. Apologies were received from Alan Bannister, Paul and Marion Thom, and Enid Bowman (Knotweed Team). The chair welcomed everyone to the meeting. The good news concerning the planners recommending refusal for PA 63167 Lee Bay Hotel was commented upon favourably.
2. **The minutes of 4<sup>th</sup> July 2018 were approved.** The matters arising were contact with RTPI by Paul S and an article for the Devon Journal from Lucy. It was agreed that now the planning committee had been set for the 10<sup>th</sup> October it was no longer practical to do either pending the outcome.  
**Action: Paul S to chase up the Council concerning its response to the JK at the Hotel.** Pat confirmed that the extension to the conservation area had been communicated to all residents, and a Fuchsia List message had been sent.
3. **Treasurer's report.** In the absence of Paul T, Elizabeth had kindly taken on temporary treasurer duties and presented an overview of the finances. Including the JK fund the current account contained £4000. Elizabeth would continue to pay the public toilet cleaner weekly until Paul T returned.
4. **Japanese Knotweed.** Paul S had been briefed by Enid and was able to say that the JK had been treated in the spring and would be again this autumn. Overall Enid was reporting lower growth this year.
5. **The New National Planning and Policy Framework.** Trevor kindly gave an overview of the new framework. He sought to highlight the changes with reference to protected areas such as the Hotel site. Eric said it was a large report that we should seek to summarise in our speeches to the planning committee on 10<sup>th</sup> October. Some key points included:
  - It's not statutory but has a compelling force, and opens the way to judicial review if not complied,
  - The Minister had re-iterated the PM 'Housing must be right for the community. Locally led, well designed and high quality'. 'Vital tool for planning the right homes in the right places',
  - It applies to all planning applications made after 24<sup>th</sup> July 2018,
  - Any development with 10 or more homes required at least 10% affordable,
  - At section 11 – brown field sites were not in the original,
  - At section 12 developments should be attractive and sympathetic,
  - Section 15 protected the natural environment, and great weight should be given in planning to enhancing it,
  - Section 16 protected the historic environment,

- Whilst paragraph 191 described how deliberate neglect should not be considered in coming to a planning decision.
6. The maintenance of the sea wall was discussed. Large holes had been previously been reported to the council, and Pat was pleased to state that work had commenced.
  7. ***The recent planning applications and queries were discussed.*** Eric agreed to let the Jeffreys know that their pre-planning query with the committee was fine and appreciated by all. Paul S gave a description of the planning application for layby parking at Lee Chapel; all agreed that following the approval for additional parking at Park Cottage that this proposal would make the dangerous bend safer. The committee discussed the failure of the council on several occasions to notify the residents' association of new applications. We agreed to continue to make representations.
  8. ***Planning application 63167 Lee Bay Hotel*** was discussed with reference to the committee being ready for the planning committee on 10<sup>th</sup> October 2018. Several points and decisions were made:
    - I. ***It was decided to have two more meetings (following Thursday and Monday at 7pm) to review and practice speeches by nominated persons,***
    - II. The most effective style of delivery was debated with clarity, practice, preparation and passion emphasised,
    - III. The issue of infrastructure was raised, and it had been under emphasised,
    - IV. The absence of the café or refreshments on the front was highlighted, and had been a concern for visitors over the summer; the proposal placed the café at the dampest, dreariest position away from the front,
    - V. The chair read out his speech and received feedback for which he was grateful.
  9. ***Any other business.***
    - a) The toilets to be closed by Eric at the end of October after half term,
    - b) Speeding through the village and the options available were debated, with support for an automatic sign at the top of the hill in Lincombe, and for home made (children) warning signs as in Slade and Knowle; ***there was agreement to clear and clean the current speed signage,***
    - c) A reminder that the recommendation from the council in the Hotel Development was finely balanced and we needed to clearly demonstrate that the benefits do not outweigh the disadvantages.
  10. Next Meeting Thursday 4<sup>th</sup> October 7pm Village Hall to review speeches. Next committee meeting is 7.30 pm 8<sup>th</sup> January 2019 Village Hall.