

# LEE & LINCOMBE RESIDENTS' ASSOCIATION

Chairman: Mr. Eric Couling (01271) 871545 [ericleedevon@gmail.com](mailto:ericleedevon@gmail.com)

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 8<sup>th</sup> January 2019 Lee Memorial Hall

1. **Chairman's welcome, persons present, and apologies:** Owen Rolfe, Trevor Greaves, Pat Coates, David Biggerstaff, Alan Bannister, Carolyn Weekes, Paul (Treasurer) and Marion Thom. Eric Couling (Chair) and Paul Scarrott (Secretary). Apologies were received from Mavis Rogers and Elizabeth Gilliat. Both were wished well by the committee.
2. **The minutes of 2<sup>nd</sup> October 2018 were approved.**
3. **Matters arising from 2<sup>nd</sup> October 2018.**
  - a) The council's response to the Knotweed infestation at the Hotel was reviewed, and following a final warning to the land owner, Acorn Blue has committed, we understand, to treat the knotweed in June 2019.
  - b) Greystones (65770) had submitted a planning application indicating a new build rather than a renovation, as previously circulated and agreed – to be discussed under AOB.
  - c) We were able to confirm that there did not seem to be any movement on the Sunsets' (64683) planning application reference the removal of S106 obligations.
4. **Treasurer's report.** Paul T presented an up to date report demonstrating the financial position. All public toilet costs had now been recovered. Member subscriptions were up £20 on the last committee meeting. Elizabeth was thanked for performing treasurer duties in the absence of Paul. The opening of the public toilets during the next Christmas and New Year holiday was discussed; there had been quite a demand this year with further difficulties caused by the closing of the Grampus PH in the afternoon. **Action: Paul S to write Ilfracombe TC requesting funding, permission and querying insurance cover for the next Christmas holiday period.**
5. **Lee Bay Hotel Development (63167) update and action.** The recent response from Mr Pedlar, planning officer, indicating that the financial viability assessment had been completed by Acorn Blue's agent, and that he would expedite a response from the independent assessor at Plymouth City Council. The assessment had not yet been uploaded to the planning portal. A discussion took place concerning potential outcomes and various courses of action the committee could take. The chair and other members emphasised the need to be prepared given the Planning Committee's decision to hear the application again within 3 planning cycles. Other members wanted to await the assessment, Plymouth's review, and the planner's recommendation. **Action: Paul S to write to Mr Pedlar in two weeks to ascertain the most up to date status of the application so that the committee could best prepare ahead of the relevant planning committee (potentially 13<sup>th</sup> February).** It was agreed that press coverage in the Journal would be helpful in raising the profile of the issue ahead of the relevant planning committee. It was thought this could best be done with a letter on behalf of the committee incorporating a heartfelt plea on behalf of the members and visitors emphasising that the developer did not

seem to care about the views of the community, the AONB, or the conservation area. Other important points may include that the development is not in the new Local Plan, the dereliction of the site, and the fabulous response to the petition. **Action: Pat C to write to the Devon Journal on behalf of the chair.** Alan queried whether the Council for Protection of Rural England could help. **Action: Alan to contact CPRE on behalf of the association.**

6. **The next committee meeting was agreed as Wednesday 10<sup>th</sup> April 2019, 7.30 pm Lee Village Memorial Hall.**

7. **Any Other Business:**

- a) Paul T presented a listed of planning applications for 2018 which was then reviewed and discussed by members;
  - i. It was felt that the LLRA was not consistently notified of planning applications. The chair and administrator had written their complaint to the Council including the Chief Executive and Chief Planning Officer,
  - ii. The Greystones (65770) application was revisited given that as a new build it differed from the renovation scheme that had been previously circulated. Members noted that objections had been raised by the Conservation Officer, AONB, and a neighbour. Some members felt that the size and nature of the building was not appropriate for the sensitive location on a coastal path within the extended conservation area. It was decided to have a vote once members had had chance to review the online documents. **Action: members to forward their views to the chair by the end of the week so that representations could be made one way or another.** Whichever way it was deemed important for LLRA to respond on planning matters within the parish,
  - iii. It was confirmed that the parking bay at Warcombe Farm had been discharged as a planning formality, and that the association would not have been notified as a matter of course.
- b) Paul T proposed that he should meet with the Chair and Secretary to review the Constitution. This would be reference to paragraph 3a) that required local residence, and sub paragraphs with 4) that required a residence period of at least two years before becoming eligible for the committee. Changes to the rules can only be done at an Annual General Meeting or an Extra-Ordinary meeting called for the purpose. **Action: Paul T to organise a meeting with the Chair and Secretary to review the constitution and put forward recommendations to the next Committee meeting for its consideration and a decision on any changes to be submitted to the AGM in May 2019**
- c) The renovations to Elmsgarth (now Apple Store) including the large silver wood burner chimney was brought to the attention of the committee. It was believed that any such chimney should be black within the conservation area. **Action: David B to contact Collette Hall ([collette.hall@northdevon.gov.uk](mailto:collette.hall@northdevon.gov.uk)), conservation officer, to confirm black chimney requirement.**

The meeting concluded at 2045 hours, and the Chair thanked everyone for their contribution.