

**Exminster Parish Council Meeting
Monday 1 June 2015 at 19:30 in the Victory Hall**

Minutes

Chairman: Chris Maynard

15/195	<p><u>Public open session</u></p> <p>A summary of the history regarding the Sentry's Farm Planning application was given by a member of Get Involved Exminster (GIE). A member of the council was requested to attend the public hearing to re-iterate the comments submitted in writing by the Parish Council. The Parish Council was thanked for its support.</p>	
Part 1		
15/196	<p><u>Present</u></p> <p>Cllr Chrissy Hussey (CH), Cllr Chris Maynard (CM), Cllr Richard Morgan (RM), Cllr Lorne Smyth (LS), Cllr Josie Walledge (JW), Cllr Adrian Wood (AW). Clerk: Mrs Jill Daw (JD) Deputy Clerk: Mrs Helen Hibbins (HH) Teignbridge District Councillor: Kevin Lake (KL) Public: 3</p>	
15/197	<p><u>Apologies accepted from</u></p> <p>Cllr John Goodey (JG) – personal reasons. Cllr Derek Madge (DM) – personal reasons. Devon County Councillor Alan Connett (AC) – personal reasons</p>	
15/198	<p><u>Declaration of interest on Agenda Items</u></p> <p>Cllr Wood declared an interest in item 15/227. Cllr Hussey declared an interest in item 15/212/1.</p>	
15/199	<p><u>Dispensation requests regarding Code of Conduct</u></p> <p>None received.</p>	
15/200	<p><u>To approve the Draft Minutes of the EPC Meeting held on 19 May 2015</u></p> <p>It was resolved to approve the minutes.</p>	
15/201	<p><u>To approve the Draft Minutes of the Finance & General Purpose Committee Meeting held on 20 April 2015</u></p> <p>It was resolved to approve the minutes.</p>	
15/202	<p><u>To approve the Draft Minutes of the Property & Amenities Committee Meeting held on 27 April 2015</u></p> <p>It was resolved to approve the minutes.</p>	
15/203	<p><u>County Councillors Report on items other than those on the agenda</u></p> <p>Devon County Councillor Alan Connett was not present.</p>	
15/204	<p><u>District Councillors Reports on items other than those on the agenda</u></p> <p>Teignbridge District Councillor Kevin Lake reported:</p> <ol style="list-style-type: none"> 1. A trailer, fly tipped near the motorway bridge, has been removed by Teignbridge District Council (TDC) operatives. 2. A notice has been served on the occupants of the encampment near Sannerville Way, but there is a dispute over the ownership of the land. The occupants were alleging that the camp is a den and not used for residential purposes. 3. A report has been received alleging active drug dealing at Deepway Green. The police have been informed. 4. A private contractor is now responsible for cutting the verges on behalf of Devon County Council (DCC). 5. Shale was becoming detached from the bank at the entrance to Milbury Reach. Bloor Homes would be asked to rectify. 6. Bloor Homes have agreed to resubmit the planning application for the Stowey link footpath. The tenant has signed the legal paperwork releasing the land. 	

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development comprising 65 dwellings with associated means of access, highway infrastructure, parking, landscaping and open space, including provision of a SANGS

Cllr Hussey left the meeting having declared an interest.

A paper had been circulated by Cllr Wood regarding the appeal. It was suggested that it would be advantageous to attempt to submit a further written representation to the Inspector, although it was acknowledged that the submissions window had closed, and for a representative of the Parish Council to attend the hearing on Tuesday 23 June.

Cllr Wood explained the paper in detail and raised a four key points:

1. Exminster residents did not want any more housing development after Milbury Reach. (Informed by the results of the Community Plan which pre-dated work starting on the Milbury Reach Development).
2. If the legal challenge by Get Involved Exminster (GIE) was successful and lead to the Sentrays Farm planning permission being quashed, then the Parish Council would move immediately to have the Settlement Limit in the Neighbourhood Development Plan redrawn without the Sentrays Farm site. (As it was not identified for development required to meet local needs but as the result of successful appeals by developers when there was no local plan in place).
3. Because of the non-determination of planning application 13/02614/MAJ, the usual rigour of the planning process had not yet been carried out, and should be, before the planning application was considered for approval. The process should include dealing with inconsistencies within the house types, the infrastructure issues including Education, Primary Care and Highways and ensuring that the design accords with the Exminster Neighbourhood Plan Policy EXM3 – Quality of Design. (It was noted that the report should be amended to take account of the recent concerns raised by Parishioners about road safety on the stretch of road between the Royal Oak roundabout and the Swans nest roundabout, particularly considering children walking the stretch to catch buses).
4. The application should not be determined until after the legal challenge by GIE (currently the subject of an application to appeal to the Supreme Court) had been exhausted as per paragraph 5.1 of TDC’s statement to the Local Planning Authority.

If the Inspector was minded to approve planning permission for 13/02614/MAJ then the Parish Council would request that:

1. The third point above was fully taken into account;
2. The SANGS was located in the field alongside the proposed development in the area marked with a blue line on the revised plan received by Teignbridge District Council on 22 September 2014 (see also paragraph 4.4 of TDC’s statement of LPA); and,
3. Adequate provision of matters not covered by CIL should be covered by S.106 agreements including, but not limited to, affordable housing, health provision, community facilities (e.g. upgrading of facilities within Exminster Village and / or contribution to Parish facilities in the Matford development) and indoor / outdoor sports facilities (e.g. upgrading of facilities within Exminster Village and / or contribution to Parish facilities in the Matford development).

It was resolved to submit the amended document to TDC, the Inspector and Bovis Homes.

Standing Orders were suspended to allow Diane Smyth, member of GIE, to speak from the public gallery who suggested that the response should be sent to the Inspector in advance of the hearing and also handed in at the beginning of the hearing on 23 June. 4 copies of the document would be required.

It was agreed that the Clerk/Deputy Clerk had authority to ensure that there was representation from the Parish Council at the Hearing. It was suggested that Phil Markham, member of the Neighbourhood Development Plan Implementation Group, could be asked to attend or possibly the newly appointed Project Manager. Cllrs Goodey and Walledge would also check availability.

JD

JD/
HH

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	Standing Orders were reinstated. Cllr Hussey returned to the meeting.	
/2	<p>Land off Chudleigh Road, Exeter – to consider an offer from the Developer to discuss the planning application</p> <p>Cllr Wood explained that public meetings had taken place involving developers with mixed success in the past. The land in question had no infrastructure involvement and was inside the Parish boundary close to Alphington. The application had not yet been validated. Cllrs Goodey and Wood would look at the application and it was hoped that a response did not need to be submitted until July. Section 106 agreements were likely to be the major concern.</p> <p>The developer was happy to attend a Parish Council meeting and answer any questions. It was suggested that letters were sent to Matford residents inviting them to attend the meeting. It was resolved that the developer would be invited to the meeting on 20 July, subject to the application being validated in the near future.</p> <p>It was resolved that a copy of the response to TDC from the Parish Council concerning the Bovis Homes application would be sent to all of the developers involved in Matford for their information, and to chase up the response with TDC and Sarah Ratnage.</p>	JD JD JD HH
/3	<p>To consider the refusal of the Planning application submitted by Exminster Parish Council for a grasscrete car park on land adjacent to Reddaway Drive, Exminster</p> <p>It was agreed to re-agenda this item for the meeting on 6 July.</p>	JD

Community Plan

15/213	<p>Community Plan Projects</p> <p>Multi Use Games Area (MUGA)</p> <ol style="list-style-type: none"> 1. The position of the ball stop fence had been determined; as close to the boundary fence with Mr Fowler’s field as possible. 2. The lighting control box had been installed in the most viable location, based on the cable run from Deepway. The lighting would be on demand with timings for lights out to be agreed as per the suggestion in the minutes of 7 April 2014. It was resolved that initially the lights should come on at dusk and switch off at 9pm. 3. The earth jumps on Spurfield had been levelled, but Mr Fowler was of the opinion he would still be unable to mow it and the Clerk would arrange further levelling. <p>Skate Park</p> <ol style="list-style-type: none"> 4. Work should start mid-June depending on progress of the MUGA. 5. The concrete edge of the skate-park was deteriorating. A price was being sought for the works to take place as soon as possible. <p>Under 8’s play area</p> <ol style="list-style-type: none"> 6. The play area had been inspected by a qualified inspector and a written report was awaited, although it had been verbally signed off, hence the opening of the area for last weekend. It was proposed that the Play Inspection Company, who the Parish Council employed on an annual basis was retained to complete an inspection on the whole site once work had finished. 7. The harness for the inclusive swing seat had now been ordered by Playdale. It was not included in the original order as it was not normal practice to provide one for an open area as they are easily removable. 8. Mr Fowler had completed the infilling of soil. His bill would be offset against Playdale’s invoice. 9. Part of the area around the trampoline was showing signs of sinking and affecting the wet pour surface – Playdale had been informed. Cllr Morgan noted that there had been a comment on the Exminster Online Facebook page that the toddler swings were unsafe. The person commenting had been advised that the correct course of action was to contact the Clerk. 	
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	<p>10. There would be an additional cost for replacing the gate nearest the Deepway centre as the old gate was broken. A quotation had been received to supply and install 1.2m wide Prosafe Gate in the sum of £780 + VAT. The gap left would be infilled with a fence by Mr Fowler. It was resolved to approve the expenditure to renew the gate.</p> <p>Outdoor Gym</p> <p>11. The outdoor gym area had been completed and was open for use.</p> <p>Tennis Court</p> <p>12. It was proposed that the current hardstanding to the entrance of the court would be left and edged with kerb stones running to the gap in the hedge. A quotation in the sum of £950 plus VAT had been received from Courtstall to complete the work. Two removable/fold down bollards would also be required at the entrance to control access at a cost of between £60.00 and £80.00 each. It was resolved to approve the expenditure.</p> <p>13. The siting of basket swing needed to be revised and confirmed. It was suggested that it could be sited adjacent to the under 8's area. It was agreed to authorise the Clerk to make the decision.</p> <p>14. The ongoing management of the area needed to be considered to include:</p> <ul style="list-style-type: none"> • Safety checks • Notices for the use of the MUGA and Tennis Court • Dog/litter notices • Replacement of the two benches near the MUGA <p>It was agreed to discuss these matters at a future Parish Council meeting.</p> <p>15. Courtstall's had issued an interim invoice for works completed up to 21 May. The Project Manager had signed off the work as being satisfactory.</p> <p>16. A meeting with the Project Manager would take place on Wednesday 3 June to discuss work to date and the financial terms of the contract.</p> <p>Cllr Walledge proposed a vote of thanks to the Clerk and Deputy Clerk for the work involved in overseeing the projects.</p>	<p>JD/ HH</p> <p>JD/ HH</p> <p>JD/ HH</p> <p>JD</p>
15/214	Community Plan Steering Group No update.	
	Neighbourhood Development Plan	
15/215	To receive updates on progress and discuss / decide further Priorities for the use of Community Infrastructure Levy (CIL) and infrastructure paid by development No update.	
15/216	Neighbourhood Development Plan Implementation Group (ENDPIG) – update Interviews for the appointment of a Project Manager would be taking place on Monday 8 June and Wednesday 10 June. There were two candidates.	
Finance Matters		
15/217	Accounts for Approval It was resolved to approve payments in the sum of £47.52.	HH
15/218	To approve the Accounts and Financial Report for the Financial Year 2014/15 Council resolved to approve the documents which were signed by the Chair and RFO/Deputy Clerk. To approve and sign the Council's Assurance (Annual Governance Statement) on the Annual Return for the Financial Year 2015/15 Council resolved to approve the Annual Governance Statement which was signed by the Chair and Clerk. Cllr Wood proposed a vote of thanks to the Deputy Clerk.	HH
15/219	Review of Exminster Parish Council bank signatories Currently, Councillors Madge, Walledge and Wood were signatories on the NatWest, Lloyds and Public Sector Deposit Fund accounts.	

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	The Deputy Clerk suggested that it would be advisable to have a fourth account signatory on each account and that the signatory ought to be the Vice Chair. It was resolved that Cllr Maynard would be appointed as a signatory on all three accounts. The Deputy Clerk would arrange the paperwork and ensure that the appropriate resolutions were passed at a future Parish Council meeting.	HH/ JD
15/220	<u>To consider a Rural Aid Grant application for the Community Halls owned by Exminster Parish Council and leased to the Deepway Trust and the Victory Hall Trust</u> The Parish Council were required to submit the application to TDC on behalf of the Deepway Trust and Victory Hall Trust. Funds were being sought to upgrade fire doors and fire alarm equipment. It was resolved to approve the application in the sum of £5000. Caroline Aird was thanked for putting the application together.	HH
Property & Amenities Matters		
15/221	<u>To discuss the ongoing maintenance of Exminster Parish Council property in Townfield</u> Councillor Madge was not present to introduce this item. It was agreed to re-agenda for the meeting on 6 July.	
15/222	<u>Councillors' Reports – for information only</u> No updates.	
15/223	<u>It is proposed that in accordance with section 1 (2) of the Public Bodies (Admission to Meetings) Act of 1960, the Press and Public will be excluded from items 15/225, 15/226, 15/227 and 15/228 (part II) having due regard to the confidential nature of the business to be transacted.</u> Resolved.	
15/224	<u>Public Open Session</u> The Lead Councillor concept was a good idea that had worked well in the past and in other Parish Councils.	
Part II		
15/225	<u>To agree the Property & Amenities notes of the Part II meeting held on the 27 April 2015</u>	
15/226	<u>Contracts</u>	
15/227	<u>To further consider a contract for the maintenance of trees on Parish Council land</u>	
15/228	<u>To receive updates on progress and discuss / decide on the contractual arrangements for the delivery of Priorities agreed in Part I of EPC meetings for the use of Community Infrastructure Levy (CIL) and infrastructure paid by development</u>	
The meeting closed at 21:48 Date of next meeting: Monday 15 June 2015 at 19:30 in the Victory Hall		

Signed:.....Chris Maynard..... Date:....1 June 2015.....