

Exminster Parish Council Meeting

Minutes

Monday 7 September 2015 at 19:30 in the Victory Hall

Chairman: Josie Walledge

Part 1	
15/370	<p>Present Cllr Peter Chandler (PC), Cllr John Goodey (JG), Cllr Chrissy Hussey (CH), Cllr Derek Madge (DM), Cllr Chris Maynard (CM), Cllr John Ponsford (JP) – item 15/377 onwards, Cllr Lorne Smyth (LS), Cllr Josie Walledge (JW) Clerk: Mrs Jill Daw (JD) Deputy Clerk: Mrs Helen Hibbins (HH) Teignbridge District Councillors: John Goodey (JG), Kevin Lake (KL) Public: 2</p>
15/371	<p>Election of Chairman and Declaration of Acceptance of Office Cllr Walledge was elected Chairman of the Parish Council and duly signed a Declaration of Acceptance of Office. Cllr Goodey was thanked for his Chairmanship over the last four months.</p>
15/372	<p>Public open session PC Jon Croft, the Community Policeman for Exminster, was present in the Public Gallery. PC Croft explained that he was PC for 11 rural parishes and outlined the incident statistics since January. The number of reported crimes was down 12% on the same period last year. Anti-Social Behaviour outside the Victory Hall had been reported on a number of occasions. This situation was being addressed and the Anti-Social Behaviour Officer at Teignbridge District Council (TDC) had been informed. There had also been a spate of thefts in the area. Deepway was noted as an area of concern and was visited whenever possible. Speeding motorists had also been reported. Cllr Madge asked whether any traffic speed monitoring had been carried out. PC Croft said that it was not specifically the role of a Community Police officer, but it could be arranged. Cllr Chandler noted a problem with speeding traffic on Exminster Hill. Cllr Goodey noted issues with items being thrown into the field at the end of Milbury Lane, disturbing cattle in the area of Gissons Play Park where youths gathered on occasions. PC Croft was thanked for his attendance at the meeting.</p>
15/373	<p>Apologies accepted from Cllr Richard Morgan (RM) – personal reasons Cllr Adrian Wood (AW) – personal reasons Devon County Cllr Alan Connett (AC) – work commitments</p>
15/374	<p>Declaration of interest on Agenda Items None declared.</p>
15/375	<p>Dispensation requests regarding Code of Conduct None received.</p>
15/376	<p>To approve the Draft Minutes of the EPC Meeting held on 17 August 2015 It was resolved to approve the Draft Minutes without amendment.</p>
15/377	<p>To consider the co-option of John Ponsford to Exminster Parish Council Mr Ponsford, present in the public gallery, was invited to outline his reasons for wanting to join the Parish Council. A vote took place and it was resolved to co-opt Mr Ponsford onto the Parish Council. Cllr Ponsford joined the meeting table and signed a Declaration of Acceptance of Office.</p>
15/378	<p>County Councillors Report on items other than those on the agenda Cllr Connett was not present.</p>
15/379	<p>District Councillors Reports on items other than those on the agenda Teignbridge District Councillor Kevin Lake reported:</p> <ol style="list-style-type: none"> 1. A new waste collection scheme would be rolled out in Exminster soon. The first phase of the programme was being rolled out elsewhere in Teignbridge. 2. Mr Steven Hobbs, TDC planning enforcement officer, had emailed the Clerk regarding the

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	<p>unauthorised encampment behind Milbury Reach. It was proposed that a short paragraph requesting information on behalf of TDC would be submitted for publication in Scene. Resolved. (It was noted that this paragraph would be separate from the Parish Council article).</p> <p>Teignbridge District Councillor John Goodey reported:</p> <p>3. A recycling roadshow was planned at the Victory Hall on 7 October from 15:00 to 19:00 to introduce the new waste collection scheme to Exminster. Cllr Madge would include this information in the next Scene report.</p>	<p>JD/ DM</p> <p>DM</p>
15/380	<p><u>Chairman's Report</u> No report available. A round table introduction took place for the benefit of the new Councillor.</p>	
15/381	<p><u>Clerk's Report</u></p> <ol style="list-style-type: none"> 1. The Clerk reminded Councillors to update their Register of Interests if necessary. 2. The recent works on the area under the Victory Hall stage had incurred an extra cost of £1640 plus VAT on top of the original quote of £420 plus VAT. The authority for the extra spend had previously been given to the Clerk by the Council, minute 15/275, EPC meeting 6 July, refers. Following a closer inspection of the area, it was discovered that several plates under the joists needed replacement. There were also rotten timber floor boards around most of the area joining the external walls which was de-stabilising the support of the stage as the wood compacted down. All of this timber had been replaced, new supports installed and all wood treated. It was confirmed that there were air bricks under the stage to aid ventilation. The Victory Hall Trust would be looking at an improved method of accessing the tables under the stage to stop any long term damage to the floor boards. 3. The annual staff review was due to take place in September and was on the draft agenda for the next meeting. Last year, two Councillors had completed the review on the Clerk and Deputy Clerk and reported back to the Council. Cllrs Madge and Walledge agreed to undertake the review. The Clerk had already carried out a review on Miss Langdon, the Caretaker and Litter Picker. 	<p>All</p> <p>DM/ JW</p>
15/382	<p><u>To review the Councillor vacancy on the Deepway Trust & Victory Hall Trust</u> Currently, there was no Parish Council representatives on the Deepway Trust, and there were two (out of a maximum three) Parish Council representatives on the Victory Hall Trust. It was agreed to re-agenda this item at the meeting on 21 September to give Councillors time to consider whether they could take the role on.</p>	<p>JD</p>
15/383	<p><u>To review the structure of meetings of the Council</u> It was agreed that it was beneficial for new Councillors to attend two full Parish Council meetings per month in order to fully understand the workings of the Council. Therefore it was resolved not to change the current structure of meetings at this time.</p>	
Planning Matters		
15/384	<p><u>Planning Applications</u></p>	
/1	<p>15/02178/MAJ, Matford Home Farm , Matford - Change of use of land to Suitable Alternative Natural Green Space (SANGS) (Use Class D2) required for the residential development on adjoining land Cllr Goodey gave some background information on the SANGS and its location between the Bovis application land and Matford Home Park application land. It was noted that there was a scheduled ancient monument within the SANGS area that would remain untouched, although there would be access around it. Concern was expressed about the provision for a car park within the SANGS with access from Old Matford Lane. The Parish Council had made a strong representation about the car park in the Matford Home Park application that should be repeated in the response to TDC regarding this application. Otherwise, the SANGS was in accordance with</p>	

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	<p>the South West Exeter Development Framework.</p> <p>It was resolved to support the change of use of land but to object to the provisional siting of the car park suggested in this application. Clarity on the proposed arrangements for SANGS car parking (with appropriate access) should be sought as there was no decision regarding the proposed car park in the Matford Home Park application (opposed by DCC highways as unsuitable access) and this needed to be addressed before this application could be determined.</p>	HH
/2	<p>15/02214/COU, Priests House, Main Road - Change of use from office (Use Class A2) to chiropractic clinic (Use Class D1) including replacement windows and changing bricked up doorway to a false door</p> <p>Cllr Madge explained that the change of use and proposed improvements described in 15/02215/LBC (item 15/384/3) would bring the building back into use while ensuring that it was sympathetically preserved. It was resolved to support both applications.</p>	HH
/3	<p>15/02215/LBC, Priests House, Main Road - Division of first floor into three rooms, removal of cement pointing and replace with lime, replacement windows and changing bricked up doorway to a false door</p> <p>See item 15/384/2.</p>	HH
/4	<p>DCC/3805/2015, Kenbury Wood Resource Recovery Centre at Kenbury Wood Landfill Site, Old Dawlish Road, Kennford - Installation of office/welfare cabins within a designated cabin zone and provision of an electrical switch gear cabin, generator, staff footpath, low level lighting bollards, lighting column and septic tank, ancillary to the applicant's waste management operation</p> <p>Cllr Madge had examined the application and found no issues to bring to the attention of the Council. It was confirmed that proposed work was in line with relevant Neighbourhood Development Plan policies. It was resolved to support the application.</p>	HH
/5	<p>15/02336/COU, Shell House, Dawlish Road - Change of use of former workshop building (Use Classes B1 & B8) to car repairs (Use Classes B1 & B2) and use of grassed area for car sales (Use Class Sui Generis)</p> <p>Cllr Madge explained the intention of the application. Concerns were raised about a potential increase in the traffic movements into and out of the site from Sannerville Way. It was noted that the traffic would be required to cross the cycle path which was a potential safety issue. It was resolved to support the application and to highlight concerns about highways matters, particularly increased crossing of the cycle path.</p>	HH
15/385	<u>Planning Decisions</u>	
/1	15/01711/FUL, Land At Milbury Farm, Milbury Lane - Construction of new footway/cycleway - GRANTED	
/2	APP/P1133/A/14/2226140, Land at Sentrays Farm, Exminster- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission - APPEAL ALLOWED	
/3	15/01912/NPA, Exminster House, Miller Way, Exminster – Application for Prior Approval under Part 3 Class O and paragraph W for change of use from offices to 40 flats - REFUSED	
15/386	<u>Other Planning Matters</u>	
/1	<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>At the Parish Council meeting on 3 August it was agreed to undertake three exercises before considering whether an appeal should be lodged against the refusal of planning permission.</p> <ol style="list-style-type: none"> 1. The report by Simon Williams (planning consultant) had been received and circulated to all Councillors. 2. Persimmon homes had agreed to release the covenant on the land at a cost of £10,000 plus legal fees. A quotation for legal fees had been received which would be in the region of £2000, plus the legal costs of the Parish Council. 	

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	<p>3. A meeting with Westbank had taken place at which they had expressed an interest in making a financial contribution to the construction and maintenance of the Car Park. Discussion on the aforementioned highlighted the following points:</p> <ul style="list-style-type: none"> • The timescale to lodge an appeal was relatively short and, as highlighted in Simon Williams report, there would be a significant amount of work to undertake before the deadline. However, it was acknowledged that there was a possibility that Historical England may have considered the wrong area of land. • As the application for change of use of the Environment Agency building from offices into flats had been refused at this stage, Westbank vehicles would still be able to use the car park there in the foreseeable future. • There had been significant public opposition to the scheme, although it was noted that public perception may change if cars were forced to park on Miller Way and Reddaway Drive should there be a change in circumstance with the Environment Agency building. • The cost to release the covenant was a significant added expense to the project. <p>Cllr Madge proposed that the Council should take no further action regarding the grasscrete car park at this time and that an appeal on the refusal of the application should not be lodged. Resolved on the grounds of cost, timescale and workload to meet the appeal deadline, level of local opposition and the fact that it was not currently considered a short term priority of the Council.</p> <p>It was agreed to inform Westbank and Persimmon Homes of the Parish Council's decision.</p>	JD
/2	<p>South West Exeter (Matford) Development</p> <p>Cllr Goodey reported on a meeting that had taken place on 18 August with Matford Development Stakeholders. Notes from the meeting had been circulated to all Councillors alongside supporting documentation and a report from Cllr Wood citing recommendations made by the Exminster Neighbourhood Development Plan Implementation Group (ENDPIG). The recommendations had been concluded considering the Neighbourhood Development Plan, the South West Exeter Development Framework document and the output from the Stakeholders' meeting. In order to fully consider the recommendations, additional information would be required that should result from meetings to be held with Devon County Council in the near future, predominantly related to Education issues but also the Artificial Turf Pitch (ATP). Brief discussion took place about the Education Provision and concern was expressed by Councillors about the current primary education proposal not according with the Framework.</p> <p>The NHS and Doctors Surgery provision appeared to be on track.</p> <p>The community building and sports and leisure facilities size was still under discussion and it was possible that the Parish Council would be required to negotiate with Bovis Homes for additional land.</p> <p>Cllr Wood was thanked for his comprehensive report and further discussion would take place once the outcome of the meeting with Simon Niles, Alan Connett and Cllrs Wood and Goodey had taken place. Cllr Maynard also expressed an interest in attending the meeting subject to work commitments.</p>	
/3	<p>To brief the Council on a meeting that took place on the 19 August with Michelle Davies, Highway Development Management Officer for TDC</p> <p>Cllrs Goodey and Wood had met with Michelle Davies. A number of Highway improvements for the village and the Matford development had been discussed including:</p> <ul style="list-style-type: none"> • A 20mph speed limit between the northern entrance to the village and the existing 20mph speed limit in the village centre. • It was unlikely that a pavement could be provided between the Swans Nest Roundabout and Royal Oak Roundabout by Highways, due to land ownership issues. • Access to the SANGS and its car parking arrangements. • The possibility that Waybrook Lane could be made one way. 	

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	<ul style="list-style-type: none"> The removal of the temporary bus stop by the Stowey Arms. [This has now been done]. The provision of a Bus Shelter at Milbury Reach. The developers did not feel obliged to build the shelter as it was not in the position that it originally should have been. However, as this was a condition of the planning permission, it was suggested that the Parish Council wrote to Michelle Davies (copying in Ian Perry at TDC) to insist that the shelter was built as per the application. 	JD
/4	<p>Sentry's Farm</p> <p>Cllr Goodey reported that the appeal decision had been received and the appeal had been allowed, therefore the development would go ahead.</p> <p>It was noted that a temporary SANGS was being provided for the development as the Matford Development SANGS, (which would eventually have enough capacity for this development), was not likely to come forward in the next five years. Although the siting of the temporary SANGS was not clear, it raised concerns that further development could take place once the land was no longer required for SANGS. It was agreed that the Parish Council should be mindful of this prospect.</p> <p>It was suggested that the Parish Council should monitor the planning conditions carefully.</p> <p>It was agreed that Cllr Goodey would draft a letter from the Parish Council expressing concern about the temporary SANGS not solving the issue of the SANGS requirement for this development.</p>	JG/ JD
Community Plan		
15/387	Community Plan Projects	
/1	<p>To consider the provision of litter bins on Deepway Green</p> <p>The Clerk reported that currently TDC were emptying both bins in situ at Deepway, twice a week. This equated to a cost of £28.40 per week (£1476.80 per annum).</p> <p>The TDC charge for a standard 90 litre litter bin was approximately £140.00 with an £86.00 installation cost. The servicing would be £7.10 per empty (at twice a week, £738.40 per annum). A double litter bin could be purchased with a 160 litre capacity. The cost for this would be £386 including delivery and installation. TDC would charge approximately £10 to empty both liners from this double bin (at twice a week £1020 per annum).</p> <p>Suggested locations for the siting of the bins were:</p> <ul style="list-style-type: none"> Between the Skate Park and MUGA Close to the petanque and outdoor fitness area <p>Additionally, TDC had advised that a summer and winter programme of emptying could be negotiated with an annualised cost.</p> <p>Council agreed that the current provision at Deepway was inadequate and that additional bins were required.</p> <p>It was resolved to purchase a 90 litre bin for the outdoor gym area and a 90 litre bin for the MUGA/Skate park area with an annualised cost programme to be negotiated with TDC.</p>	JD
/2	<p>Update</p> <p>The Clerk reported:</p> <ol style="list-style-type: none"> Invitations had been sent out for the official opening of the projects on Saturday 26 September. In addition to those listed at the previous meeting, it was agreed to invite members of the Community Plan group. The Deepway Trust agreed the need for a Public toilet at Deepway Green and, in principle, that it was sited next to the Deepway Centre to share the existing utilities. The Trust had requested that they were consulted during any planning stage. Cllr Smyth had sent out e-mails to local builders to ask advice, but had not received any responses to date. It was suggested that a working party was formed to consider the provision. Cllrs Ponsford, Smyth and Walledge agreed to take part. A site meeting with Public Open Space would be taking place on Wednesday morning to discuss various outstanding items. The lighting box problem was yet to be resolved. 	JD JP/ LS/ JW

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	4. Cllrs Walledge and Maynard would meet with Head teacher Sarah Whalley to discuss the school's usage of the MUGA.	JW/ CM
15/388	<u>Community Plan Steering Group</u> Item to be on the agenda for the meeting on 21 September.	JD
Neighbourhood Development Plan		
15/389	<u>To consider the appointment of Cllr John Goodey to ENDPIG</u> It was resolved to appoint Cllr Goodey to the Implementation Group, as he was no longer an ex-officio member of the group.	
Finance Matters		
15/390	<u>Accounts for Approval</u> The Deputy Clerk explained that a sum was being retained from the Full Circle Leisure Ltd invoice (for the Skate-park refurbishment) to ensure that necessary minor rectification work was completed. It was resolved to approve payments in the sum of £57,761.00.	
15/391	<u>To consider a request from Teignbridge Neighbourhood Watch for a donation towards a fund raising campaign to purchase D.N.A. property marking kits</u> Item to be on the agenda for the meeting on 21 September.	JD
Property & Amenities Matters		
15/392	<u>To consider a suitable place for the siting of cycle racks in the centre of the village – Cllrs Madge and Chandler</u> Item to be on the agenda for the meeting on 21 September.	JD
15/393	<u>To further discuss the management of grass verges in Exminster owned by Devon County Council – Cllr Walledge</u> Item to be on the agenda for the meeting on 21 September.	JD
15/394	<u>To consider a request from Exminster Pre-school to increase the size of the enclosed garden at the Deepway Centre.</u> Photographs and a plan of the area had been circulated to Councillors. Concerns were raised about access to the Scout store and for emergency vehicles to Deepway Green. Clarification was required as to whether the existing fence would be retained and whether equipment would be left in the garden as it would be accessible to the public and therefore possibly subject to vandalism. It was suggested that a site meeting took place. Cllrs Hussey and Walledge agreed to meet with Pre-school staff/committee on site.	JW/ CH
15/395	<u>Councillors' Reports – for information only</u> <ol style="list-style-type: none"> 1. Cllr Madge reported that a boot camp fitness class had been advertised to take place on Deepway Green. Had permission been sought from the Parish Council to use the land? 2. Cllr Madge had received the information panel for the historical walks, but it was heavier than expected and therefore may not be suitable to fix to the sandstone Victory Hall wall. 3. Cllr Goodey reported that he had been approached by a member on behalf of the Methodist Church Council who were interested in providing a defibrillator for the village, possibly as a joint venture with the Parish Council. To be put on the agenda for a future meeting. 4. Cllr Goodey had received a phone call from a member of the public complaining about overgrown hedges in Deepway Lane. This information had been passed onto Cllr Connett. 5. Cllr Goodey reported that there had been a near miss with a car exiting the Limes Surgery onto Church Stile as there were no give way lines. Cllr Connett had been informed. 6. Cllr Goodey reported that Kenn, Kennford and Shillingford were missing their rural bus service and that volunteers were required to drive Parishioners to the Westbank centre. Could the Parish Council highlight the need for additional volunteers to come forward? 	JD
15/396	<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 15/398 (part II) having due regard</u>	

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	<u>to the confidential nature of the business to be transacted.</u> The Part II was not required.	
15/397	<u>Public Open Session</u> Comments: <ul style="list-style-type: none">• Grass verges opposite Exminster garage were untidy.	
Part II		
15/398	<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> This item was not required.	
Date of next meeting: Monday 21 September 2015 at 19:30 in the Victory Hall The meeting closed at 21:40		

Signed:....Josie Walledge..... Date:..21 September 2015.....