

Exminster Parish Council Meeting Minutes

Monday 15 February 2016 at 19:30 in the Victory Hall, Exminster

Chairman: Josie Walledge

16/052	<u>Public open session</u> No comments.	
16/053	<u>Present</u> Cllr Peter Chandler (PC), Cllr John Goodey (JG), Cllr Derek Madge (DM), Cllr Richard Morgan (RM), Cllr John Ponsford (JP), Cllr Josie Walledge (JW). Clerk: Mrs Jill Daw (JD) Deputy Clerk: Mrs Helen Hibbins (HH) Teignbridge District Councillor: John Goodey (JG) Public: 2	
16/054	<u>Apologies accepted from</u> Cllr Adrian Wood (AW) – work commitment Cllr Chris Maynard (CM) – personal commitment Cllr Lorne Smyth (LS) - illness Teignbridge District Councillor Kevin Lake (KL) – commitments in another Parish	
16/055	<u>Declaration of interest on Agenda Items</u> None declared.	
16/056	<u>Dispensation requests regarding Code of Conduct</u> None received.	
16/057	<u>To approve the Draft Minutes of the EPC Meeting held on 1 February 2016</u> Resolved.	
16/058	<u>To consider the co-option of Kevin Smith to Exminster Parish Council</u> The Chairman invited Mr Smith to introduce himself to the Council and outline his reasons for wishing to join. It was resolved to co-opt Mr Smith. Cllr Smith joined the meeting table and signed a declaration of acceptance of office.	
16/059	<u>Chairman's Report</u> Cllrs Chandler and Walledge had met with Mary Nisbett at Westbank on Friday 5 February to discuss parking issues on Farmhouse Rise. The Parish Council were asked to reconsider the planning application for the grasscrete car park. This matter would be on the agenda for discussion at the Parish Council meeting on 7 March.	
16/060	<u>Clerk's Report</u> <ol style="list-style-type: none"> 1. Delegated authority in the sum of £216 was used to engage Dyno-Rod to unblock the drains to the Public Toilet. 2. Cllr John Ponsford had resigned as a Parish Council representative on the Victory Hall Trust for personal reasons. Cllr Ponsford was thanked for his time. As there were now 2 Parish Council vacancies on the Trust, the matter would be on the agenda for the Parish Council meeting on 7 March. 3. The Good Councillor Guide had been updated. The publication could be accessed via the Devon Association of Local Councils (DALC) website. Hard copies could be purchased at £2.00 per copy. It was resolved to order several copies. 4. Teignbridge District Council had awarded the Parish Council £3419.90 from the Elector Fund towards the purchase of 2 defibrillators for the village. The Pancake Day event held at the Methodist Hall raised £442.46. A further £200 (approximately) was required to meet the fundraising target. It was agreed to discuss potential locations for the defibrillators at the Parish Council meeting on 7 March. Cllr Goodey pledged to make a contribution from his Teignbridge District Councillor fund in the new Financial Year. 5. It was noted by several people at the end of the last Parish Council meeting that the acoustics were very poor in the Victory Hall. It was agreed to agenda this item for discussion on 7 March. 6. An update had been received from Michelle Davies from Devon County Council (DCC) 	<p style="text-align: right;">JD</p> <p style="text-align: right;">HH</p> <p style="text-align: right;">JD</p> <p style="text-align: right;">JD</p>

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	<p>Highways regarding several outstanding matters:</p> <ul style="list-style-type: none"> • The pathway between the Milbury Reach development and the main road (through the Stowey Arms car park) would remain private. The developer would be asked to erect signs informing pedestrians they are entering a private footway, prior to adoption of the roads on the development. Enterprise Inns would be responsible for the path. Concerns were noted about this land remaining in private ownership and it was agreed to find out why this was the case by contacting DCC. • The S38 Agreement for the development was still not in place and DCC await engrossments from the Developers. • Several meetings had taken place with Linden Homes regarding the Bus Shelter. No decision had been made to date. DCC Highways continued to pursue. <p>7. The Victory Hall Trust reported finding a large hole in the floor in the cleaners' cupboard in the Victory Hall. A contractor advised that the timber supports and coverings needed to be replaced throughout the room as they were full of moisture and were not adequate to support a new floor covering. A quotation of £556 plus VAT had been received for the work. The work needed to be completed as a matter of urgency as the disabled toilet and nappy changing facility in the Victory Hall was currently out of operation due to it being used as a storage area. Council agreed that the matter was urgent, and within the remit of the Parish Council and to go ahead with the work.</p> <p>8. Dudley Swain from TALC had received a reply from Nicola Bulbeck regarding the proposed changes to the circulation of planning applications. The reply suggested that the date for implementation of the proposed changes may be delayed. Comments from all Town and Parish Councils were being considered by Mr Nick Davies who would issue a response. It was suggested that when discussing acoustics at the next meeting, consideration was also given to suitable display equipment.</p> <p>9. Mr Peter Otley from the RSPB had been contacted following discussion of the planning application for viewing platform at the Lion's Rest Industrial estate (16/00065/FUL) at the Parish Council meeting on 1 February. The RSPB had expressed concerns about the application. Council resolved to comment that the comments of the RSPB had been noted and the Parish Council were supportive of them.</p>	<p>JD</p> <p>JD</p> <p>JD</p> <p>HH</p>
Planning Matters		
16/061	Planning Applications	
/1	<p>16/00201/FUL, Turf Hotel - Demolition of existing storage building and replacement with single storey timber holiday lodge for use in connection with the adjacent Turf Hotel</p> <p>Cllr Morgan circulated a paper summarising the application. The pre-application advice received from Teignbridge District Council (TDC) had no objection in principle. The TDC Tourism and Marketing department was also supportive of the application. It was noted that the Neighbourhood Development Plan was not promoted in the application.</p> <p>It was resolved to support the application, taking into account the Quality of Design policy in Exminster's Neighbourhood Development Plan and, if applicable, the policy on CIL.</p>	HH
16/062	<p>Planning Decisions</p> <p>None.</p>	
16/063	Other Planning Matters	
/1	<p>Appeal Ref: APP/P1133/W/15/3134525, Exminster House, Miller Way - proposed is the change of use from Class B1(a) Office to use as dwelling houses (Class C3) – APPEAL ALLOWED</p> <p>It was noted that CIL was payable on this development. Confirmation from Mr Nick Davies, TDC, had been sought as to why this was the case (as there was no increase in floorspace) and had been advised that it was because the building had not been used for its existing lawful purpose for more than 6 months in the three year period before the Inspector's decision.</p> <p>The impact on parking in the vicinity of the development, as a result of displaced Westbank staff parking, was noted.</p>	

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/2	<p>To discuss the monitoring of Sentrys Farm planning conditions</p> <p>To date, the works vehicle access restrictions had been complied with, the road and roundabout were regularly washed down to ensure that they did not become slippery and the site operatives had adhered to their working hours.</p> <p>Standing Orders were suspended to allow Mrs Dianne Smyth to speak regarding the planning condition related to drainage which had not been discharged. There were concerns because the Sustainable Urban Drainage System (SUDS) was to be located in the floodplain.</p> <p>Standing order were reinstated.</p> <p>It was resolved to enquire with TDC when the planning condition would be discharged.</p>	JD
Community Plan		
16/064	<p><u>Update on the amenities at Deepway Green</u></p> <ol style="list-style-type: none"> 1. Electricity for lighting – The Deputy Clerk had read the meter on 11 February. There was a considerable increase since the last reading taken on 15 September meaning that the estimated electricity bills received had been severely underestimated. It had been calculated that the average consumption was approximately 21 KWh per day. This would suggest that the lights were on for an average of 2.5 hours per day which was not unreasonable considering that during the majority of the time period, it was dark at 5pm, thereby potentially allowing the lights to be on for 4 hours. <p>The costs were in line with the information received from the contractors before commissioning. The Parish Council should expect to receive an invoice of £500.</p> 2. The RoSPA reports on the Deepway Green facilities had been received. There were some minor issues with the half-pipe on the skate park which were due to be rectified by Evolution on 19 February. The concrete bowl on the skate park was highlighted as being an elevated risk due to cracking. A quotation had been sought from the contractors who carried out the work to the concrete edging of the skate park and who were associated with Public Open Space who were coming to install the bins. If the two jobs could be carried out on the same day, the work could be carried out for £220 (plus VAT if applicable), whereas if the work had to be completed as a separate task, there would be an additional £100 charge. Council agreed to the quotation. 3. A resident had suggested that the Parish Council could apply to a new Grant Scheme from Tesco's to raise funds for a shelter for the skate park. It was noted that this had been discussed previously, and Council agreed, in principle with the idea of providing a shelter. The Clerk/Deputy Clerk would look into the grant criteria and research shelters. Concern was expressed about the location of the bins in relation to the shelter. 	HH JD/ HH
Finance Matters		
16/065	<p><u>RFO's report</u></p> <ol style="list-style-type: none"> 1. Direct Debit payments during January 2016 - Electricity for Deepway Facilities £14.83 2. Internal Control - Cllr Goodey carried out an inspection on 27 January for the quarter to 30 December 2015. There were no matters to report. 	
16/066	<p><u>Accounts for Approval</u></p> <p>It was resolved to approve payments in the sum of £9925.55.</p>	HH
16/067	<u>Draft accounts for January 2016</u>	
/1	<p>Budget Comparison Report</p> <p>Resolved to approve.</p>	
/2	<p>Balance Sheet</p> <p>Resolved to approve.</p>	
16/068	<p><u>To consider the draft amended Investment Strategy for 2016/17</u></p> <p>The Deputy Clerk explained that the major change to the Investment Strategy was that the Parish Council's funds were now covered by the Financial Services Compensation Scheme, up to £75,000 per provider. This was due to a change in legislation in July 2015. However, it was noted that when the Risk Assessment was next reviewed, it would need to be amended as the cover was only in place</p>	JD/

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	<p>where the Parish Council's income was below a certain threshold. It was resolved to approve the amended investment strategy. It was suggested that the Parish Council considered taking professional advice from an independent financial adviser when CIL funds started to be received.</p>	HH
Property & Amenities Matters		
16/069	<p><u>To further discuss the future management of grass verges in Exminster owned by Devon County Council (DCC)</u> The Clerk had ascertained that the grass was cut in April, June, July and September. Cllr Chandler had met with Mr Otley from the RSPB who advised that there were certain areas that may require protection (i.e. not cutting) at certain times of the year. Following discussion, it was resolved to expand on the current cut to include the whole width of the verge, not just the visibility splays in the Reddaway Drive/Glebelands area of the village only, in the first instance. This would be reviewed after the first cut had taken place, to be on the agenda in May. The cost for the cutting would be £50 plus VAT per cut.</p>	JD
16/070	<p><u>Councillors' Reports – for information only</u></p> <ol style="list-style-type: none"> 1. Cllr Chandler reported that work on the Townfield Orchard was progressing well and that planting would take place on 12 March. The press would be invited to attend. 2. Cllr Goodey reported that TDC would be offering accommodation for 6 Syrian Refugee family groups and sought privately owned accommodation to be rented for them. 3. Cllr Goodey would be attending the Commonwealth flag raising on behalf of the Parish Council. 4. Cllr Goodey was part of the task and finish group for Exeter and Teignbridge's Homelessness Strategy. 5. Cllr Goodey would be attending the Railway Project Partnership meeting and would speak in favour of reopening Exminster Railway Station. 6. Cllr Ponsford asked whether the Parish Council received notice when the footpaths through the Parish would be cut. The Clerk agreed to put him in touch with the appropriate officer at DCC. 7. Cllr Madge reported that further to the discussion regarding lighting at the rear of the Victory Hall, he had investigated and found that it was possible that the situation could be remedied by installing some higher powered bulbs in the existing fittings. Once the bulbs had been replaced it was suggested that the Victory Hall Trust were asked to review the situation. It was acknowledged that one further light would still be required near the fire exit. 8. Cllr Morgan reported that he attended the Exe Estuary Winter Forum with Cllr Chandler. There were no matters raised that directly affected the Parish. 9. Cllr Smith noted that, as a new resident of Exminster, there was no web presence that provided all the information about the village, its amenities and events. The link to Exminster.net no longer worked. 	JD/ JP JD HH
16/071	<p><u>Public Open Session</u> No comments.</p>	
<p>The meeting closed at 20:55 Date of next meeting: Monday 7 March 2016 at 19:30 in the Victory Hall</p>		

Signed:....Josie Walledge..... Date:....7 March 2016.....