

Exminster Parish Council Meeting

Minutes

Monday 18 April 2016 at 19:30 in the Victory Hall, Exminster

Chairman: Josie Walledge

16/161	<p><u>Public open session</u></p> <p>Comments on agenda item 16/169/3:</p> <p>1/</p> <ul style="list-style-type: none"> i. The proposed car park would not alleviate parking in the centre of the village. ii. The intended beneficiary of the car park was not clear. Why should Exminster residents pay for a car park if it was not for benefit of residents? iii. The proposal was not in accordance with the Neighbourhood Development Plan (NDP) policy regarding green spaces. iv. There were other solutions to village centre parking issues which should be explored. v. If the planning application was approved it would set a dangerous precedent for the NDP. vi. The car park would be a waste of Parish Council funds. <p>2/</p> <ul style="list-style-type: none"> i. A representative from Westbank stated that Westbank were aware of parking issues and received numerous complaints about poor parking in the vicinity; the police had been called on 2 occasions. ii. Westbank had delivered letters/surveys to 400 neighbouring residents and had received the following responses regarding the proposed car park: 18 for, 12 against with the remaining responses offering no opinion and at the advertised open day there were 9 residents for, 6 against. iii. If the planning application was successful Westbank would assist in the operation of the car park and had offered a financial contribution towards its build and upkeep. Westbank were keen to alleviate parking problems and work with the Parish Council and residents. <p>3/</p> <ul style="list-style-type: none"> i. Devington Park representatives were concerned about the proposal, with regard to the setting and were keen to understand how the position had moved on from the refusal of the initial application. ii. Concerns were raised about the policing of the car park and there were doubts that the car park would alleviate problems on Reddaway Drive. <p>4/</p> <ul style="list-style-type: none"> i. Westbank had become an important facility in Exminster and St Martin's Football Club also attracted a large number of visitors, all requiring parking. ii. Devington residents were not allowed to park commercial vehicles within their car park, forcing vehicles onto Reddaway Drive and Hospital Drive. iii. There were road safety issues for children walking up to Westbank from school. iv. It was dangerous turning onto Farm House Rise from Westbank due to inconsiderate parking and subsequent poor visibility. 	
16/162	<p><u>Present</u></p> <p>Cllr Peter Chandler (PC), Cllr John Goodey (JG), Cllr Derek Madge (DM), Cllr Chris Maynard (CM), Cllr Richard Morgan (RM), Cllr John Ponsford (JP), Cllr Kevin Smith (KS), Cllr Josie Walledge (JW). Clerk: Mrs Jill Daw (JD) Deputy Clerk: Mrs Helen Hibbins (HH) Devon County Councillor: Alan Connett (AC) Teignbridge District Councillors: John Goodey (JG) Public: 20</p>	
16/163	<p><u>Apologies accepted from</u></p> <p>Cllr Adrian Wood – work commitments.</p>	
16/164	<p><u>Declaration of interest on Agenda Items</u></p> <p>Cllr Walledge and Cllr Smith declared an interest in item 16/179/3 as Trustees of the Victory Hall. Cllr Maynard declared an interest in item 16/177 as an allotment holder. In all three cases, Councillors would contribute to debate but not vote.</p>	

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16/165	<u>Dispensation requests regarding Code of Conduct</u> None received.	
16/166	<u>To approve the Draft Minutes of the EPC Meeting held on 4 April 2016</u> Resolved.	
16/167	<u>Chairman's Report</u> The Chairman <ul style="list-style-type: none"> • congratulated Her Majesty the Queen on reaching her 90th Birthday this week and invited residents to the planting of a commemorative Red Maple tree on Reddaway Drive at 11:00 on Thursday 21 April. • was saddened to hear of the break in at the Immanuel Chapel overnight on Saturday. Equipment related to the Youth Club had been stolen. 	
16/168	<u>Clerk's Report</u> <ol style="list-style-type: none"> 1. A letter had been received from a resident objecting to the planning application on land off Reddaway Drive, particularly the disappearance of the green space and the profile of the users of the potential car park. 2. The Deepway Trust had informed the Parish Council that the Scout Group had requested outside lights on the side of the building overlooking the garden. The lease had been checked and it appeared that the Parish Council's permission was not required for this, for noting only. 3. Responses were awaited from two of the potential defibrillator sites. The Victory Hall Trust had agreed for a defibrillator to be sited on the wall of the Victory Hall, as had the Deepway Trust if required. An advertisement for volunteers to oversee the governance of the units would be in the May edition of Scene. To date there had been no volunteers forthcoming. 4. The next Parish Council meeting was the AGM on Wednesday 4 May. Roles and responsibilities would be on the agenda. 5. Cllr Morgan asked about the situation with the swings in the under 8's area, following recent communication from a resident. The Clerk responded that the project manager had been contacted about it and the next step was to contact the manufacturer/installer again. 	
Planning Matters		
16/169	<u>Planning Applications</u>	
/1	16/00609/FUL, 87 Crockwells Road - First floor side extension Cllr Morgan reported that the materials for the proposed extension would match the existing building, there would be no effect on access, parking, trees or hedges and the ecological survey had not raised any issues. The application was in accordance with policy EXM3 of the NDP. Council resolved to support the application.	HH
/2	16/00920/FUL, 100 Berrybrook Meadow – Single storey rear extension Cllr Morgan explained the layout of the proposed extension in relation to the existing building and noted that there had been one objection to the application from a neighbour concerned about loss of light to their property. The application was in accordance with policy EXM3 of the NDP. Council resolved not to comment on the application but to ask that the neighbour's concerns were taken into account.	HH
/3	16/00935/FUL, Land Adjacent To Reddaway Drive, Reddaway Drive - Creation of 58 parking spaces with new access Cllr Morgan explained the background to the application: <ul style="list-style-type: none"> • The application was initiated following findings in the Community Plan that were followed up by the NDP Working Party; it was first submitted in January 2014. • The application was rejected first time around as it was in the setting of a listed building and it was noted that the first application for the development of Exminster House was also rejected on a similar basis. • At the time of refusal, Council agreed that the cost of appealing would be considerable and it was resolved not to appeal against the refusal. Subsequently, the Exminster House 	

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	<p>application was granted on appeal, as the curtilage of a listed building was no longer considered to be a factor.</p> <ul style="list-style-type: none"> • The loss of parking at Exminster House, through development at the site, would exacerbate the parking problems in Reddaway Drive/Farmhouse Rise. • Planning applications can be resubmitted, free of charge, within a year of refusal and therefore the Parish Council took the decision to re-submit the application without incurring cost. If approved, there would be a three year window to decide whether the project was feasible and to commence work on site. <p>Cllr Morgan outlined some of the objections to the application that had been lodged on the Teignbridge District Council (TDC) planning portal.</p> <p>Cllr Walledge addressed points raised in the public open session:</p> <ul style="list-style-type: none"> • The land on which the proposed car park would be built belonged to the Parish Council and was currently leased to Exminster Recreational Trust. • The NDP held consultations at various locations and events in August 2013 and support was evident for the car park in that location at that time. • At this stage, planning issues were being established and funding was not under consideration; funding would be discussed at a later date. • Westbank staff currently parked at Exminster House. This parking would be withdrawn when development took place making additional on-road parking likely. • It was welcomed that Westbank were actively promoting their green travel plan. • Safety aspects had been noted, especially for traffic exiting onto Farm House Rise from Westbank. • Parking enforcement was not a planning matter and was not under consideration at this time. As with funding, this would be addressed at a later date. • A parking survey had been carried out in the village centre which was available on the Parish Council website. <p>It was explained that as the Parish Council was the applicant, it would not comment on the application.</p> <p>Cllr Madge proposed that the application was withdrawn due to the number of objections on the TDC planning portal being greater than the number of objections when the application was originally submitted. There were no supporters for this proposal.</p> <p>It was noted that if the application was granted, further consultation would take place to ensure that the outcome was in the interest of the public.</p> <p>Council resolved not to comment on the application, but to reflect the views of the people who had attended the meeting in its response to TDC.</p>	HH /JD
/4	<p>JR/DCC/3849/201, Provision of second weighbridge at Kenbury Wood Landfill Site, Old Dawlish Road, Kennford, EX6 7XD</p> <p>Cllr Morgan explained that an additional weighbridge would make the site more efficient. It was resolved not to comment on this application.</p>	HH
16/170	<p><u>Planning Decisions</u> None to report.</p>	
Other Planning Matters		
16/171	<p><u>To discuss the monitoring of Sentrays Farm planning conditions</u></p> <p>A resident had complained that there was noise disturbance from radios used by site operatives. Cllr Goodey agreed to pass this information to the site manager.</p>	JG

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/3	<p>Financial Year End Budget Review</p> <p>A spreadsheet had been produced showing the main budget headings, the forecast expenditure to the year end (at budget setting in October) and the actual expenditure in the year. Overall, the total expenditure forecast had been exceeded by 1%. This was mainly due to unforeseen expenditure related to emergency works to Parish Council assets and amenities.</p> <p>The review was noted.</p> <p>The Deputy Clerk was thanked for her work on the accounts.</p>	
Property & Amenities Matters		
16/177	<p><u>To consider a request from the Exminster Parish Allotment Society to site new fence posts on the border of the Allotments</u></p> <p>The Allotment Society agreement specified that maintenance to the fence surrounding the allotments was the responsibility of the Allotment Society. However, the fence was in place prior to the agreement.</p> <p>The allotment society suggested that if the Parish Council purchased new fence posts, Allotment Society members would install them. The cost of the fence posts would be in the region of £80.00. It was resolved to approve the expenditure of £80.00 on fence posts.</p>	JD
16/178	<p><u>To authorise the sum of up to £150 for an electrician to programme the timer that operates the lights at Deepway Green</u></p> <p>Resolved.</p> <p>It was explained that the electronic timer included the facility for automatic adjustment between GMT and BST. The timer should only need programming once to accommodate this.</p>	JD
16/179	<p><u>Victory Hall</u></p>	
/1	<p>To approve the quote in the sum of £185 plus VAT if applicable to replace the fencing adjacent to the steps at the rear of the Victory Hall</p> <p>Resolved.</p>	JD
/2	<p>To approve the quote in the sum of £100 plus VAT if applicable to complete electrical works to the external lights at the rear of the Victory Hall</p> <p>Resolved.</p>	JD
/3	<p>Update on the legal position with the Victory Hall Trust and consideration of a request for legal advice on the documentation for both the Victory Hall Trust and the Deepway Centre Trust</p> <p>Cllr Morgan introduced the report that had been circulated prior to the meeting, outlining the work that had taken place in analysing the legal documents associated with the Victory Hall, and comparing them with those relating to the Deepway Centre.</p> <p>A number of anomalies had been identified. Accordingly, legal advice needed to be sought to address 10 questions relating to the documentation in order that the Parish Council could move forward with discussions with both Trusts. It was noted that this advice would be shared with the trusts.</p> <p>Cllr Madge explained some of the history associated with the acquisition of the hall by the Parish Council.</p> <p>The Clerk had obtained a quotation for the advice of £550.00 plus VAT for an email response with a formal written report costing £825 plus VAT and disbursements.</p> <p>It was proposed that the Parish Council obtained advice as outlined in the report and authorised expenditure of up to £825.00 plus disbursements. Resolved (7 for, 1 abstention).</p>	JD
16/180	<p><u>Councillors' Reports</u></p> <ol style="list-style-type: none"> 1. Cllr Morgan reported that there had been complimentary comments on Facebook about the facilities at Deepway. 2. Cllr Chandler reported that the Red Maple tree, being planted on Reddaway Drive on Thursday, was not currently in leaf as it was deciduous. (In order to manage expectations). 3. Cllr Smith appreciated the turn out for the litter pick on Saturday and asked for consideration to be given to the siting of litter bins at the bus stops underneath the motorway bridge. 4. Cllr Maynard was investigating the possibility of a .gov.uk domain name. This would align 	

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	the Parish Council with Government policy and would be discussed at a future meeting.	
16/181	<p><u>Public Open Session</u></p> <p>Comments:</p> <p>1/ i. A wide variety of topics had been covered during the meeting. ii. Clarity would be welcomed by the Victory Hall Trustees regarding the legal documentation. iii. It was a good decision for the Parish Council to keep their options open regarding the car park. iv. It was indicated, and confirmed, that the Parish Council had only received one letter, and one enquiry regarding the car park, but it was noted that there had been considerable activity on social media.</p> <p>2/ i. The Parish Council should consider the future in terms of protection of the green space and materials used if the car park was built. The proposed grasscrete construction material required maintenance and may become waterlogged and unsightly.</p> <p>3/ i. Concerns were reiterated about road safety on Farmhouse Rise and Reddaway Drive. Dropped kerbs were frequently not accessible due to obstruction by parked cars, making it difficult for users of mobility scooters. ii. Some of the objections on the website were not relevant to the car park.</p> <p>4/ i. It had been useful to hear different points of view at this meeting. ii. There had been much discussion about the dangerous corner of Reddaway Drive and Farmhouse Rise. Double yellow lines could be installed as a short term measure between the corner and the Westbank turning to address this.</p> <p>5/ i. Concern was expressed that if Westbank only required half of the proposed number of spaces in the car park it may become a park and ride for commuters.</p> <p>6/ i. A major BT hub was located at the end of the road to Westbank, which attracted a number of vans. ii. The park and ride problem could be overcome by issuing permits. iii. Further traffic problems were caused by learner drivers in Reddaway Drive.</p>	
<p>The meeting closed at 21:15</p> <p>Date of next meeting, AGM: Wednesday 4 May 2016 at 19:30 in the Victory Hall</p>		

Signed:....Josie Walledge..... Date: 4 May 2016