

Exminster Parish Council Meeting Minutes

Monday 16 May 2016 at 19:30 in the Victory Hall, Exminster

Chairman: Josie Walledge

16/222	<p><u>Public open session</u></p> <p>Comments:</p> <ol style="list-style-type: none"> 1. Were there alternative arrangements for buses during the road closure due to roadworks near Tesco? [It was noted that the Parish Council had not received any information to date, but any information received would be shared on social media.] 2. There had been over one hundred written objections to Teignbridge District Council in response to the Grasscrete Car Park Application, and only 16 in favour. The Parish Council should not spend tax payers' money on the facility which would not be used by people using the village centre amenities as it was too far from the village centre. The Car Park would be primarily for the benefit of Westbank. Other options should be considered and the green space should be protected. The Parish Council were asked to withdraw the application. (There were two further residents present who supported this view.) 3. Historic England had raised concerns about the Grasscrete Car Park's proximity to a listed building. The weight of public opposition should be considered. 4. The draft minutes from the Parish Council meeting on 4 May mentioned that discussions about Spurfield House had taken place in part II. Would the public be advised of the outcome? [It was explained that the reason for the part II had been to consider negotiations. A report would be given in item 16/245] 	
Part 1		
16/223	<p><u>Present</u></p> <p>Cllr John Goodey (JG), Cllr Derek Madge (DM), Cllr Chris Maynard (CM), Cllr John Ponsford (JP), Cllr Kevin Smith (KS), Cllr Lorne Smyth (LS), Cllr Josie Walledge (JW), Cllr Adrian Wood (AW)</p> <p>Deputy Clerk: Mrs Helen Hibbins (HH)</p> <p>Teignbridge District Councillors: John Goodey (JG)</p> <p>Public: 6</p>	
16/224	<p><u>Apologies accepted from</u></p> <p>Cllr Peter Chandler (PC) – personal reasons Cllr Gordon Evans (GE) – personal reasons Cllr Richard Morgan (RM) – work commitment Devon County Councillor Alan Connett Teignbridge District Councillor Kevin Lake</p>	
16/225	<p><u>Declaration of interest on Agenda Items</u></p> <p>None.</p>	
16/226	<p><u>Dispensation requests regarding Code of Conduct</u></p> <p>None received.</p>	
16/227	<p><u>To approve the Draft Minutes of the EPC Meeting held on 4 May 2016</u></p> <p>Resolved.</p>	
16/228	<p><u>Chairman's Report</u></p> <ol style="list-style-type: none"> 1. Devon County Council (DCC) contractors had cut the grass on Reddaway Drive. 2. There had been articles in local media about TDC receiving its first instalment of Community Infrastructure Levy (CIL) from the Sentry's Farm Development. Exminster Parish Council would be receiving 25% of the 1 million pound claim. 3. Cllr Madge would be attending the Buckingham Palace Garden Party on 24 May. 	
16/229	<p><u>Clerk's Report</u></p> <ol style="list-style-type: none"> 1. DCC had advised that the grass verges in the village were scheduled to be cut on or around 28 April but the work was weather dependent. Unfortunately, there was no longer a budget allocated for the spraying of weeds in gutters but, in extreme cases and only on entire lengths of road, there was the possibility of Community Pay Back 	

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	<p>operatives hand weeding.</p> <p>2. The Exminster Allotment Society had submitted its annual report and accounts for the last financial year to the Council.</p> <p>3. A letter had been received from the General Manager of the Devon Hotel concerned about the increase in traffic on Old Matford Lane and Deepway Lane due to the Bridge Road roadworks. The letter had been copied to DCC Highways and the Police.</p>	
16/230	<p><u>To consider the legal advice received on the covenant relating to the fence required between land at Spurfield owned by EPC and Spurfield House</u></p> <p>The advice had been circulated to all Councillors. The Chairman went through the questions raised with the Solicitor and the responses were briefly discussed.</p> <p>It was noted that the advice had been obtained pro-bono. If it was possible that further advice could be received free of charge, then clarification should be sought on the answer to question 3 regarding trespass, as the Parish Council owned publicly accessible land abutting the land currently owned by Spurfield House.</p> <p>If the advice could not be obtained free of charge, there was no further action that the Parish Council needed to take at this time until advised otherwise by the new owners.</p>	HH
16/231	<p><u>To report on a quote received to provide a proposed new sewer connection to the Deepway Centre</u></p> <p>An estimate of £15,000 to £20,000 had been received for the installation of a gravity sewer to connect the Deepway Centre to the main sewer on Deepway Lane.</p> <p>An alternative proposal to install a larger septic tank and soakaway was estimated between £10,000 and £12,000.</p> <p>No further action was proposed at present, although it was noted that improvements to the Deepway Centre were on the list of priorities for the use of CIL income.</p>	
16/232	<p><u>Electoral Review of Teignbridge</u></p> <p>Cllr Goodey explained the purpose of the review which took place every ten years. The Kenn Valley Ward boundary was likely to change, however Exminster residents would be unaffected as Exminster would remain in the Kenn Valley Ward, with the same number of District Councillors. Population increases resulting from the proposed Matford development would not be taken into account as part of this review.</p> <p>Consultation was underway and a decision was due at the end of the summer.</p>	
16/233	<p><u>To consider the process of transferring our internet domain to .gov.uk</u></p> <p>Cllr Maynard explained that as a local authority the Parish Council was entitled to have a .gov.uk domain name and that the current internet provider would be able to accommodate this without the requirement to move content from the website and without disruption to the email service.</p> <p>It was acknowledged that there would be an increase in the cost of the domain name.</p> <p>It was resolved to remain with the current internet provider and to request exminster.gov.uk as the new domain name.</p>	CM
Planning Matters		
16/234	<u>Planning Applications</u>	
/1	<p>16/01168/FUL, 2 Higher Aboveway - Single storey rear extension</p> <p>Cllr Madge explained that the extension would not be seen from the road.</p> <p>It was resolved to support the application and to note that the Quality of Design Policy in the Neighbourhood Development Plan should be taken into consideration.</p>	HH
/2	<p>16/01138/FUL, Brookside, Dawlish Road - Two storey rear extension, new rear dormer, single storey side extension and erection of new garage</p> <p>Cllr Madge explained that although the proposed two-storey garage would be screened from the road by a large hedge, there were concerns that it would still be prominent on the site as it was in front of the existing dwelling. Comments from a neighbour were noted, expressing concerns about the practicalities of demolishing the existing garage, which abuts that of the neighbouring property. It was noted that this was not a planning consideration.</p>	HH

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	It was resolved to object to the application due to the size and height of the proposed new garage and its position in front of the building line.	
16/235	<u>Planning Decisions</u> Noted as listed below.	
/1	16/00759/OUT, 2 Old Matford Lane Matford - Outline - Demolition of two dwellings and replacement with four dwellings (approval sought for access) - GRANTED	
Other Planning Matters		
16/236	<u>To discuss the monitoring of Sentrays Farm planning conditions</u> No update.	
Community Plan		
16/237	<u>Community Plan Steering Group update</u> Cllr Goodey reported on the meeting that had taken place on 11 May. <ul style="list-style-type: none"> • The Green Spaces group intended to plant daffodil bulbs throughout the village at the end of the year. • CIL had been discussed. 	
Finance Matters		
16/238	<u>RFO's report</u> <ol style="list-style-type: none"> 1. A payment of £48.63 including VAT was made by direct debit on 28 April for electricity for the skate park and Multi Use Games Area. 2. The Internal Audit had been concluded by Mr Hinchliffe. There were no matters to bring to the attention of the Council. 3. Consideration should be given to setting up online banking with NatWest to enable payments to be made electronically. Council were in agreement that this should be pursued. 	HH
16/239	<u>Accounts for Approval</u> It was resolved to approve payments in the sum of £5066.48.	HH
16/240	<u>Draft accounts for April 2016</u>	
/1	<u>Budget Comparison Report</u> Questions were raised about the footpath grant income which required further investigation. It was resolved to approve the report.	HH/JP
/2	<u>Balance Sheet</u> It was resolved to approve the balance sheet.	
16/241	<u>External Audit/Annual Return</u> The paperwork supporting the proposals had been circulated. The RFO briefly explained the Governance Statement and Accounting Statements. <ol style="list-style-type: none"> 1. <u>To approve and sign the Parish Council's Annual Governance Statement for Financial Year 2015/16.</u> Resolved. 2. <u>To approve and sign the Parish Council's Accounting Statements for Financial Year 2015/16.</u> Resolved. <p>The Chairman, Deputy Clerk and RFO signed the return.</p>	HH
16/242	<u>To approve to continue the payment of the electricity bill at Deepway Green by direct debit</u> Resolved.	
16/243	<u>To consider reinstating the Finance Committee on a quarterly basis</u> Cllr Wood presented figures comparing Exminster's financial position, council tax base and precept income with other towns and Parishes in Teignbridge. It was noted that Exminster's precept income would continue to grow and that the figures did not take into account income from CIL. Additionally, all the comparative towns operated a committee structure. A Finance Committee needed to be in place before CIL was received and a quarterly meeting was not frequent enough. A monthly meeting starting in July was proposed.	

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	<p>Discussion took place about the arrangements for transitioning to a committee structure, staffing of the meetings and the need for a broader review of staffing including the scope and breadth of the workload and the added impact on Councillors' time and attendance at meetings.</p> <p>It was resolved that a group of Councillors would meet to discuss the issue and to report back to the Parish Council meeting on 4 July.</p> <p>Cllrs Walledge, Wood, Smith and Ponsford expressed an interest in being involved.</p>	<p>JW/ AW/JP /KS JD</p>
Property & Amenities Matters		
16/244	<p><u>To update the Council on the current position of the Planning application for the proposed Grasscrete Car Park off Reddaway Drive and consider commissioning a report at the cost of £1200 to address issues raised by Teignbridge District Council Planning Department.</u></p> <p>An email had been received from TDC suggesting that the Parish Council may wish to address the concerns raised by the previous application and evidence the "public benefit versus harm" of the proposed car park. The case officer had agreed an extension on the application until 20 June for the information to be provided.</p> <p>Cllr Wood outlined the background to the Parish Councils decision to apply for planning permission, citing evidence of need going back as far as 2010, mentioning the consultation and support garnered through the Community Plan and Neighbourhood Development Plan.</p> <p>Cllr Wood supported the idea of commissioning a professionally written report.</p> <p>Cllr Madge stated that he was against spending further money on the application due to the number of objections to the application being in excess of the number of objections received to the original application indicating increasing public opposition.</p> <p>It was noted that when it was agreed to re-submit the application it was because of the timescale and it would not incur cost to the Council.</p> <p>Discussion took place about whether to withdraw the application and it was noted that there were a large number of residents in favour of the car park, as evidenced by social media as well as by supporting comments on the TDC Planning Portal.</p> <p>Cllr Goodey suggested that if the application was successful, the Parish Council should commit to go back to the community to obtain a balanced view as to whether to proceed.</p> <p>Cllr Walledge noted that this decision was purely about the planning permission and there were many other factors to consider should permission be granted.</p> <p>It was resolved not to commission a report and incur cost. The Parish Council would compile a report to be brought to the Parish Council meeting on 6 June. Cllrs Smith and Walledge agreed to review the report to be researched by the Deputy Clerk.</p>	<p>HH/JW /KS</p>
16/245	<p><u>To report on the response from the Guinness Trust regarding the possible sale of land behind Spurfield House</u></p> <p>The Chairman explained that the survey, valuation and ongoing running costs of Spurfield House had been considered in a part II meeting and the Parish Council were not in a position to purchase it, but were interested in the adjacent land and potentially access from the village centre via the drive.</p> <p>The agent had been contacted and advised of the Parish Council's decision and a response had been received indicating that the adjacent land was not available separately and that an offer had been received for both the house and land, and that negotiations should take place with the new owners regarding any proposal for access after completion.</p> <p>Cllr Goodey had received conflicting information indicating that the land was under a separate offer and suggested that the Parish Council should consider putting in an offer for the land.</p> <p>It was resolved to advise the Agent of the information received by Cllr Goodey and express the Parish Council's ongoing interest in the land.</p> <p>A proposal for the offer would be discussed in part II of the Parish Council meeting on 6 June.</p>	<p>HH JD</p>
16/246	<p><u>To consider a request from Exminster Pre-school to site a notice board and plaque on the outside of the Deepway Centre</u></p> <p>It was noted that as the Lease Holder, the request should have come from the Deepway Trust</p>	

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	and not the Pre-school. It was resolved to agree in principle the siting of a notice board (preferably with plaque included), subject to a formal request being received from the Deepway Trust and agreement of the scale and siting with the Clerk.	JD
16/247	<u>Councillors' Reports – for information only</u> Cllr Goodey reported that the pothole in Days Pottles Lane had been repaired.	
16/248	<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 16/250 (part II) having due regard to the confidential nature of the business to be transacted.</u> Resolved.	
16/249	<u>Public Open Session</u> <ol style="list-style-type: none"> 1. The Parish Council should consider that Parishioners had taken time to register their objections to the planning application. St Martins football club did not need additional parking. Only Westbank would benefit from the car park and they were only willing to contribute 50% of the costs. Green spaces should be cherished and the Parish Council should not be subsidising parking for commercial purposes. 2. Regarding the grasscrete car park, why consider factors from 2010? Many people had moved into or out of the village since then. 3. Open space car parks often attract anti-social behaviour after dark. 	
Part II		
16/250	<u>To agree the notes of the Part II meeting held on the 4 May 2016</u> Resolved.	
<p>The meeting closed at 21:15 Date of next meeting: Monday 6 June 2016 at 19:30 in the Victory Hall</p>		

Signed:....Josie Walledge..... Date:...6 June 2016.....