

Exminster Parish Council Meeting Minutes

Monday 1 August 2016 at 19:30 in the Victory Hall, Main Road, Exminster

Chairman: Cllr John Goodey

16/317	<u>Election of Chairman</u> Cllr Goodey was elected to chair the meeting in the absence of the Chairman and Vice Chairman of the Parish Council.	
16/318	<u>Public open session</u> No comments.	
16/319	<u>Present</u> Cllr Peter Chandler (PC), Cllr John Goodey (JG), Cllr Derek Madge (DM), Cllr John Ponsford (JP), Cllr Kevin Smith (KS), Cllr Lorne Smyth (LS), Cllr Adrian Wood (AW). Clerk: Mrs Jill Daw (JD) Deputy Clerk: Mrs Helen Hibbins (HH) Devon County Councillor: Alan Connett (AC) Teignbridge District Councillors: John Goodey (JG), Kevin Lake (KL) Public: 1	
16/320	<u>Apologies accepted from</u> Cllr Chris Maynard (CM) – personal reasons Cllr Josie Walledge (JW) – personal reasons Cllr Gordon Evans (GE) – personal reasons Cllr Richard Morgan (RM) – personal reasons It was noted that Cllr Connett was expected to arrive at 20:30.	
16/321	<u>Declaration of interest on Agenda Items</u> 16/338 - Cllr Chandler declared an interest in the item as a member of the Green Spaces group. 16/343 - Cllr Wood declared an interest as he assisted the contractor on a pro bono basis when the contract was originally drafted. Therefore, he would not be present for Part II.	
16/322	<u>Dispensation requests regarding Code of Conduct</u> None received.	
16/323	<u>To approve the Draft Minutes of the EPC Meeting held on 18 July 2016</u> Resolved.	
16/324	<u>County Councillors Report on items other than those on the agenda</u> It was resolved to defer this item until later in the meeting when Cllr Connett was present.	
16/325	<u>District Councillors Reports on items other than those on the agenda</u> District Councillors Kevin Lake and John Goodey had no matters to bring to the Parish Council's attention.	
16/326	<u>Chairman's Report</u> Cllr Madge was thanked for organising the guided walk around the Parish Council's assets that took place on 22 July.	
16/327	<u>Clerk's Report</u> The Clerk reported: <ol style="list-style-type: none"> 1. Graffiti at Deepway Green – PC Croft had apprehended the culprits. It had been agreed by the Police and other victims that Restorative Justice would be a suitable way of dealing with the crime. One offender had already carried out 5 hours of community service, litter picking at Deepway. The second offender would be undertaking 10 hours of community service in the village. Removing the graffiti at the skate park had proved difficult. Teignbridge District Council's (TDC) team had attended and attempted to clean the graffiti with limited success, and would be asked to return. The purchase of anti-graffiti paint coating was supported. 2. TDC had responded to the Parish Councils request to have early sight of the Officers' Report to the Planning Committee regarding the Bovis application. TDC would make every effort to allow the Parish Council to see the report as soon as it was available. 	JD/ HH

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	<p>3. Mr Richard Pike had attended a successful community event in Topsham that could be replicated in Exminster. The intention was that the event would be a joint fundraiser for the Victory Hall Trust and Nayamba School. Grants were available for community cohesion events. The Parish Council's support for the venture was requested. It was noted and a request made to be kept informed.</p> <p>4. A reply had been received from the Regional Schools' Commissioner regarding the Free School provider selection process for the Matford Development.</p> <p>5. The Parish Council now held a Public Sector Mapping Agreement members licence, allowing official use of Ordnance Survey maps.</p> <p>6. The area of land opposite Dairy Close, owned by Devon County Council (DCC) was no longer maintained due to budgetary cuts. A complaint from a resident had been received and the area adjacent to 1 Pottles Court was to be cut by the Probation Service and the area opposite Dairy Close would also be included. Cllr Connett had advised that the Community Payback scheme could be involved in other projects in the village.</p> <p>7. The Parish Council had been copied into a letter to a number of other authorities complaining that the footway on Chudleigh Road was in a state of disrepair.</p>	JD
16/328	<p><u>To consider any Councillor nominations to the Victory Hall Trust</u> There were no nominations. It was agreed to put the item on the agenda in November.</p>	JD
16/329	<p><u>To agree to commission South West Council to undertake a job evaluation of the Clerks and the RFO's job role at a cost of £495 plus VAT, this to include an associate membership to South West Council's services for a year.</u> Resolved.</p>	JD
Planning Matters		
16/330	<u>Planning Applications</u>	
/1	<p>16/01916/FUL, 5 Brunel View - Single storey rear extension Cllr Madge reported that the extension to the four bedroomed house would enlarge the kitchen. The extension could not be seen from the road. It was resolved that the Parish Council had no comment to make on the application.</p>	HH
/2	<p>JR/DCC/3868/2016, Kenbury Wood Landfill Site, Old Dawlish Road, Kennford - Consolidating application for the retention of the integrated waste management facility for the processing, transfer and recycling of waste and production of recycled aggregates, including offices, parking, hardstanding, associated plant and equipment and the extension in time (20 years) and area of the inert landfill Cllr Goodey explained that the application was for a renewal of their license. It was resolved that the Parish Council had no comment to make on the application.</p>	HH
16/331	<p><u>Planning Decisions</u> Noted as listed below.</p>	
/1	16/01443/FUL, 52 Crockwells Close - Single storey rear extension - GRANTED	
/2	<p>16/00605/FUL, Exminster Golf Centre, Exminster Hill - New dwelling including annexe for staff use and basement for storage and workshop - REFUSED It was agreed to circulate the refusal notice to all Councillors.</p>	JD
	<u>Other Planning Matters</u>	
16/332	<p><u>Neighbourhood Development Plan</u> It was resolved to defer this item, item 16/333 and 16/334 until later in the meeting when Cllr Connett was present.</p>	
16/333	<u>Notes of the ENDPIG meeting held on 20 July 2016</u>	
16/334	<u>Update on progress with the Matford facility and the Artificial Turf Pitch (ATP)</u>	
Finance Matters		
16/335	<u>To consider potential projects that could be funded through an application to the Elector Fund</u>	

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	<p>Cllr Smith suggested a project that the Victory Hall Trust were pursuing to provide a projector and screen in the Victory Hall. No other suggestions were forthcoming.</p> <p>It was resolved to support the application.</p> <p>Members of the Trust would complete the relevant forms and the application would be submitted through the Parish Council.</p> <p>It was noted that the Victory Hall Trust would need to source funds from elsewhere to top up any funding received through a successful grant application.</p>	JD
16/336	<p><u>To consider further funding required for the Youth Shelter at the Skate Park, Deepway Green following a Rural Aid Grant of £2000</u></p> <p>The shelter would cost between £5,000 and £7,000.</p> <p>The West Exe Cluster funds would be used towards the project and it was agreed that the Lot 9 S106 funds relating to provision and maintenance of recreational facilities at Deepway could be used to make up the shortfall.</p> <p>It was suggested that the shelter was coated with anti-graffiti paint. Cllr Smyth to research the appropriate shelter.</p>	LS/JD /HH
Property & Amenities Matters		
16/337	<p><u>Defibrillators – update on current situation and consideration to be given on the siting of the remaining units</u></p> <p>The Clerk explained that the first Defibrillator would be sited near the gate to the Victory Hall Annexe later in the week. However, it would not be in use until it was officially activated by the ambulance service.</p> <p>An awareness evening, for residents to attend, had been provisionally booked for 10 October. The event would be held in the Victory Hall and widely publicised.</p> <p>The siting of the second Defibrillator was discussed. Two options had been identified at the southern end of the village: The Royal Oak and Berrybrook Motors. Accessibility and parking were considered.</p> <p>The Brewery associated with the Royal Oak had issued a legal agreement allowing the Parish Council to site the Defibrillator at the Royal Oak, regardless of the tenant.</p> <p>It was resolved that the Royal Oak was the preferred site. Cllr Smith agreed to look through the legal agreement with the Clerk.</p> <p>Suggestions for siting the third Defibrillator were identified as Deepway Green, the Stowey Arms and Exminster Garage. It was agreed that this would be discussed further when information had been received from Enterprise Inns.</p>	DM/ HH/ JD KS/ JD JD
16/338	<p><u>To agree a further planting of a Cherry tree on the Bowling Green area in Reddaway Drive to complete the avenue of trees</u></p> <p>Cllr Chandler explained that the Red Maple and Paper Handkerchief tree could be complemented by a white Cherry blossom tree. Planting would take place in October.</p> <p>It was resolved to approve the planting.</p>	PC
16/333	<p><u>Notes of the ENDPIG meeting held on 20 July 2016</u></p> <p>The notes were discussed within the context of item 16/334.</p>	
16/334	<p><u>Update on progress with the Matford Facility and the Artificial Turf Pitch (ATP)</u></p> <p>The Implementation Group intended to present a report to the Parish Council at the meeting on 5 September regarding the Matford Facility. If approved, it would allow a submission to be made to TDC, prior to the publication of the Officers' Report to the Planning Committee regarding the Bovis application. The report would contain three elements: Capital costs based on outline plans, details of the procurement process to be followed and further issues, yet to be resolved by the Implementation Group, such as ongoing revenue. The latter element would require the input of a consultant and authority would be sought at the Parish Council meeting on 15 August to fund the work.</p> <p>It was noted that discussion of the report at the meeting on 5 September was likely to take an hour or more and the agenda would need to be modified to accommodate this. Agreed.</p> <p>At the Implementation Group meeting questions were raised as to whether TDC should</p>	JD JD

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deliver the facility. Cllr Wood explained that TDC were unlikely to deliver the Parish Council's vision for the Facility and the Neighbourhood Plan would not be fulfilled. Additionally, viability was being questioned by Bovis and if the Parish Council were not driving the project, it was possible that funding from developers would be reduced.

Councillors were satisfied with the approach that the Parish Council should deliver the Facility.

A report from Cllr Wood regarding the ATP had been circulated and the contents were discussed. A meeting was scheduled for Wednesday 3 August, involving representatives from the Parish Council, TDC, DCC and Cllr Connett. Clarity on the Parish Council's position on several points was sought so that they could be addressed at the meeting if appropriate.

It was noted that TDC's position on the ownership of the ATP appeared to have changed since the meeting in April 2016 when it was suggested, for a number of reasons, that it would be beneficial for the Parish Council to take ownership.

The South West Exeter Development Framework (the Framework) stated that the ATP should be a community facility that could be shared with the school and not the reverse. Councillors were reminded of discussions that took place in April 2015 when the ATP appeared, on the Bovis outline plans, within the Education Campus. The matter had been taken up with DCC, TDC and Bovis and it was believed that the situation had been resolved in April 2016, but recent correspondence suggested otherwise.

DCC's position was that they wanted to lease the land for 125 years to the Parish Council for a peppercorn rent. This had previously been rejected by the Parish Council.

It was resolved to suspend Standing Orders to allow Cllr Connett to speak.

Cllr Connett was unsure why the DCC Officers wanted to own the ATP, particularly as the school would be a free school and therefore not maintained by DCC. It was believed that it was to ensure that the school retained access to the ATP.

Cllr Wood said that it had been raised by Bovis that if the ATP was owned by DCC then it would be a CIL rather than a S.106 issue. If it was a CIL issue then this would reduce the developers' liability for S.106.

Cllr Connett noted that there had been some disagreement as to whether this was the case when this had been advised to DCC and it was suggested that clarity should be sought on the issue at the meeting on 3 August.

Standing Orders were reinstated.

It was proposed;

- that the Parish Council supported TDC in stating that there should be clarity that the land and facility was owned by the Community through the Parish Council to avoid any issues with S.106 contributions by the developers. Resolved.
- that, in the event that it was confirmed at the meeting that TDC's position had changed regarding the ownership of the ATP, a letter was written to Strategic Place Business Manager at TDC, Nick Davies, asking why this was the case as the Parish Council had expended a great deal of time and effort on the project. The letter should be copied to Deputy Chief Executive, Phil Shears and Cllrs Goodey and Connett. Resolved.
- that, in the event that it was suggested at the meeting that the Parish Council should take up a lease with DCC for the ATP land, the Parish Council confirmed that it was not acceptable as it should be on community land, as per the Framework, and not Education Land. Resolved.
- that, if there was no acceptable resolution to the ATP land and ownership issue by 26 August, the Parish Council would consider at its meeting on 5 September objecting to the Bovis planning application on the grounds that it was against the Framework and may propose that the Secondary School was not given automatic access to the Community ATP. Resolved.

Cllr Wood said it was his intention to stand down from the Implementation Group after its

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	October meeting and noted that there were no succession plans in place. It was agreed to agenda this item for discussion at the second Parish Council meeting in September. Cllr Goodey thanked Cllr Wood for his commitment to the Implementation Group.	JD
16/324	<p><u>County Councillors Report on items other than those on the agenda</u></p> <p>Devon County Councillor Alan Connett reported:</p> <ol style="list-style-type: none"> 1. Bus Stops had been requested near Berrybrook Motors. Officers were considering appropriate locations. 2. A request by residents for the re-instatement of the bus stop near the Stowey Arms had been actioned. 3. A report had been received that the litter bin near the Royal Oak had been vandalised. TDC had been asked to attend. 4. An agreement would be in place for adoption of the roads at Milbury Reach within the next few weeks. This would allow, for example, parking restrictions to be enforced, but the developers would be responsible for maintaining the roads for a further 12 months before DCC would take over. 5. A director at DCC was retiring and management restructuring was taking place. This would see Children's Services being separated from Adult Social Care. 	
16/339	<p><u>Councillors' Reports – for information only</u></p> <ol style="list-style-type: none"> 1. Cllr Ponsford reported that the Pedestrian Crossing on Sannerville Way was not working. Cllr Connett agreed to follow this up with Highways. 2. Cllr Chandler reported that there had been activity on Social Media regarding the Royal Oak suggesting that the Brewery may be considering developing the site. Cllr Goodey noted that the Parish Council had a Community Right to Bid on the property. 3. Cllr Goodey had met with Cllr Smith and Cllr Wood regarding the proposed Cycle Path through the village. Advice would be sought from TDC on the next steps and a date for a further meeting would be arranged. 	JG
16/340	<p><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 16/342 and 16/343 (part II) having due regard to the confidential nature of the business to be transacted.</u></p> <p>Resolved.</p>	
16/341	<p><u>Public Open Session</u></p> <p>No comments.</p>	
<p>The meeting closed at 21:20</p> <p>Date of next meeting: Monday 15 August 2016 at 19:30 in the Victory Hall</p>		

Signed: ...Josie walledge..... Date: ...15 August 2016.....