

Exminster Parish Council Meeting Minutes

Monday 19 September at 19:30 in the Victory Hall, Main Road, Exminster

Chairman: Josie Walledge

16/379	<p><u>Public open session</u></p> <p>Comments:</p> <ol style="list-style-type: none"> 1. Referring to the draft minutes of the meeting on 5 September, where would the permanent Suitable Alternative Natural Green Space (SANGS) be located for the Sentry's Farm development? Cllr Wood replied that the SANGS for the Matford development would be the permanent SANGS. Further information was available on the planning portal of the Teignbridge District Council (TDC) website. 2. Mr Neil Sampson, a resident of Berrybrook Meadow, introduced himself and expressed concern about a number of matters associated with the development at Sentry's Orchard. He had had extensive correspondence with TDC, but there had been few satisfactory answers forthcoming to alleviate the concern. Mr Sampson offered to clarify any information on the detailed questions that he had asked for the benefit of the Council. 	
Part 1		
16/380	<p><u>Present</u></p> <p>Cllr Peter Chandler (PC), Cllr Gordon Evans (GE), Cllr John Goodey (JG), Cllr Derek Madge (DM), Cllr Richard Morgan (RM), Cllr John Ponsford (JP), Cllr Kevin Smith (KS), Cllr Lorne Smyth (LS), Cllr Josie Walledge (JW), Cllr Adrian Wood (AW).</p> <p>Clerk: Mrs Jill Daw (JD) Deputy Clerk: Mrs Helen Hibbins (HH) Teignbridge District Councillor: John Goodey (JG) Public: 3</p>	
16/381	<p><u>Apologies accepted from</u></p> <p>Cllr Chris Maynard (CM) – personal reasons Teignbridge District Councillor Kevin Lake Devon County Councillor Alan Connett.</p>	
16/382	<p><u>Declaration of interest on Agenda Items</u></p> <p>None declared.</p>	
16/383	<p><u>Dispensation requests regarding Code of Conduct</u></p> <p>None received.</p>	
16/384	<p><u>To approve the Draft Minutes of the EPC Meeting held on 5 September 2016</u></p> <p>Resolved.</p>	
Planning Matters		
16/385	<p><u>Planning Decisions</u></p> <p>Noted as listed below.</p>	
/1	16/01916/FUL, 5 Brunel View - Single storey rear extension - GRANTED	
/2	16/01819/FUL, 11 Exe View, Townfield - Replacement garage and driveway and erection of a pergola in front garden - GRANTED	
/3	16/01882/CLDP, Sans Souci, Deepway Lane - Certificate of Lawfulness for proposed single storey rear extension	
/4	16/02097/VAR, Luccombes Coarse Fishery, Towsington Lane - Variation of condition 3 on planning permission 10/03859/COU to allow occupancy of manager's accommodation all year round and by manager of the fishery and holiday accommodation - GRANTED	
/5	16/01488/FUL, 40 Milbury Farm Meadow - Retrospective application for roof lights to north and south elevations - GRANTED	
/6	16/01989/FUL, 37 Gissons, Exminster – Attached dwelling - REFUSED	
Other Planning Matters		
16/386	<p><u>To discuss the monitoring of Sentries Farm planning conditions</u></p> <ol style="list-style-type: none"> 1. Update on the breach of the SANGS provision in accordance with condition number 	

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	<p>11 of the planning consent Following a question from a Member of Public at the Parish Council meeting held on 15 August, Council agreed to write to TDC bringing their attention to the fact that, according to planning conditions, the Suitable Alternative Natural Green Space (SANGS) relating to this development should have been available before the occupation of the first dwelling. This condition appeared to have not been fulfilled as the field in which the temporary SANGS was to be located remained completely overgrown. The Clerk has been informed by TDC that their legal team has issued a 'letter before action' to the Company Secretary for Bovis relating to this issue and that the Parish Council would be apprised of any further developments in due course. Council agreed to write a further letter to TDC to confirm whether the letter before action precluded further occupants moving in to the development.</p> <p>2. To inform Council of the result of the review from TDC on the Sustainable drainage systems (SUDS) for the development The Clerk had written to TDC for an update regarding the discharge of the planning condition relating to SUDS and has been advised that the condition has been formally discharged. The Parish Council had been copied into correspondence between Mr Sampson and TDC. Mr Sampson had asked why building on the development was allowed to continue before the condition had been discharged. He had been advised that it was discretionary for Councils to allow building to continue and any work that did take place was at the risk of the developer. Following the response from TDC regarding foul water provision Mr Sampson had also written to South West Water and had been advised that the system was adequate. A detailed response to Mr Sampson's query had been circulated to all Councillors. Standing Orders were suspended to allow Mr Sampson to clarify points raised in his email, including concerns about the capacity of the pumping station at the end of Milbury Lane. Mr Sampson advised that he would keep the Council informed of any further responses from South West Water and it was agreed that the Council would write to South West Water to reiterate Mr Sampson's concerns if a response was not received within a week. Standing Orders were reinstated. The item would be on a future agenda when there was any update for the Council</p>	<p>JD</p> <p>JD</p> <p>JD</p>
16/387	<p><u>To consider the information from TDC that a Strategic Housing Land Availability Assessment (SHLAA) review which includes a call for sites is planned for this year and the implications for the review of the Exminster Neighbourhood Development Plan.</u> The Chairman explained that there was strong opposition to further development in and around the village. There was a possibility that some of the exception sites [sites rejected for development when the TDC Local Plan was approved] including Sentry's Farm and Hillcrest may come forward during the call for sites. It was suggested that the matter was discussed at the Neighbourhood Development Plan Implementation Group (ENDPIG) meeting on 21 September, to decide whether professional advice should be sought regarding strengthening the village boundaries and any recommendations to come back to Council</p>	
Community Plan		
16/388	<u>Community Plan Steering Group (CPSG)</u>	
/1	To note the intention to wind up the CPSG at the Annual Parish Meeting 2017 Noted.	
/2	To consider the following outstanding actions from the CPSG a) Siting of 2 extra Community Notice Boards b) To produce a plan of village amenities	

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	Cllrs Ponsford, Smith and Walledge were appointed to the advisory group.	
16/390	<p><u>If the resolution at 16/389.1 is carried, the following proposals to be considered:</u> <u>To appoint Cllrs Goodey and Wood and up to three other Council members to the S106 Working Party and confirm the first Community Members as Messrs Hewertson, Markham and Walker, Mrs Smyth and Revd Littlefair (all existing members of the ENDP Implementation Group)</u></p> <p>It was resolved that Cllrs Ponsford, Smith and Walledge were appointed to the S106 Working Party.</p>	
16/391	<p><u>To authorize the Clerk to obtain initial legal advice on procurement up to the sum of £1000 plus VAT.</u></p> <p>Two firms of solicitors had been approached to provide estimates for the work. The first estimate received indicated that initial advice was likely to cost between £2500 and £3000. The second quotation had not yet been received. A third firm, specialising in procurement law needed to be identified in order to obtain another estimate for comparison. This item would be on a future agenda following receipt of three estimates.</p>	HH/ JD
16/392	<p><u>To update Council on the following actions from the EPC meeting held on the 5 September</u></p> <ol style="list-style-type: none"> 1. Investigate prospects for grant funding <ul style="list-style-type: none"> • The Fruit Tree, who had assisted with the Viridor Grant application for the Deepway Green Community Plan Projects had been approached to ask what information would be required to assist with Grant Funding for the Facility. • A conversation had taken place with a representative of Aalgaard Renshaw who were involved in Project Design and Management and had a number of District and Town Councils as clients. • Councillors had been asked to find sources of grant funding in order to compile a list. 2. Investigate the likely costs of Business Rates for the Matford Facility (including the GPs Surgery) and the ATP Facilities – this will be picked up by the S.106 Working Party Details of the Facility had been sent to the Valuations Agency on advice received from Teignbridge District Council. A response had been received requesting the postal address of the facility, without which they would be unable to advise. The Deputy Clerk had offered an approximate Ordnance Survey grid reference and awaited a further response. 3. Clarify with TDC the use of CIL in advance of S.106 receipts and whether Community Infrastructure Levy was payable on the Matford Facility and the ATP Facilities – this will be picked up by the S.106 Working Party A preliminary enquiry had been made with TDC. Further detail needed to be provided to determine if any elements of the Facility were classified as retail. 	HH HH
Finance Matters		
16/393	<p><u>RFO's report</u></p> <ol style="list-style-type: none"> 1. The Ted Wragg Trust had been named as the successful bidder for the Free School in Matford. The school would be an all through school, with the primary phase opening in September 2018. Council agreed with Cllr Wood's suggestion that a letter should be written to MP Mel Stride to express concern about lack of engagement and consultation regarding an All Through school, questioning the effectiveness of the Government Policy. A copy of the letter sent by the Parish Council to the Regional Schools Commissioner dated 7 June would be attached. 2. Due to concern about increase in Town and Parish Council Precepts, the Government were consulting on a proposal to cap Principle and "higher spending" Town and Parish Councils' precept increases at 2%, eventually extending this to all Town and Parish Councils. It was agreed that a draft response to the consultation would be formulated 	HH/ AW JD/ HH

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	and brought before an October Parish Council meeting. 3. Direct Debit payments reported as follows: <ul style="list-style-type: none"> • Electricity for Deepway £87.49 including VAT • NEST pension scheme contributions £13.01 paid and £8.96 refunded 	
16/394	<u>To approve the renewal of the Councils Insurance with Came and Company in the sum of £2622.23</u> The Deputy Clerk confirmed that the renewal documentation had been reconciled with the Assets Register and that the cover was adequate. However, with the receipt of Community Infrastructure Levy due at the end of October, the Fidelity Guarantee would need to be increased to £500,000. The Insurance Company had advised that this could be done and the paperwork was being prepared to be brought before the Parish Council at the meeting on 3 October. Resolved.	JD/ HH
16/395	<u>Accounts for Approval</u> It was resolved to approve payments in the sum of £9000.24 to include the Insurance in item 16/394.	HH
16/396	<u>Draft accounts for August 2016</u>	
/1	<u>Budget Comparison Report</u> It was resolved to approve the Budget Comparison Report.	
/2	<u>Balance Sheet</u> It was resolved to approve the Balance Sheet.	
16/397	<u>To consider paying the Staples account by direct debit</u> The Deputy Clerk explained that this would be more efficient. The payments would be reported in the same way that the pension contribution and electricity payments were reported and the invoices would be made available for inspection as they were currently. Resolved.	HH
16/398	<u>To agree amendments to the EPC Emergency Plan</u> The following additional amendments to the tracked changes version circulated were suggested: <ul style="list-style-type: none"> • Elaine Coles should be added as the new administrator for the Victory Hall Trust. • The page number referenced on the front of the document needed to be changed • Page 6, bullet point 1 should read “pull together the Community <i>Emergency Plan</i>” (the document should be checked for other instances where this correction would be necessary). It was resolved to approve the amendments subject to the aforementioned changes.	JD
Property & Amenities Matters		
16/400	<u>To authorise the sum of £300 + vat for the annual work undertaken by the Conservation Group in the Wilderness area</u> Resolved.	JD/ HH
16/401	<u>To consider a request from Teignbridge District Council that all play parks in the district will display a corporate A3 gate sign declaring it as a smoke free zone</u> The Clerk explained that TDC would provide the sign(s) and the Parish Council would be responsible for siting. It was resolved to approve the acquisition of the sign(s).	JD
16/402	<u>To consider the siting of the third Community defibrillator</u> Potential sites were identified as Exminster Garage, the Stowey Arms or the Deepway Centre. It was agreed that the Stowey Arms was the favoured site, due to accessibility and offering an off road car park.	JD
16/403	<u>Councillors’ Reports – for information only</u> 1. Cllr Goodey reported that a screening application order had been lodged for employment land behind Frank Tucker’s Garage.	

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	<p>2. Cllr Evans would be attending the CPRE community forum.</p> <p>3. Cllr Madge had received reports of speeding traffic on Deepway Lane.</p> <p>4. Cllr Chandler asked whether the 20mph speed limits could be extended in the village. It was explained that Cllr Connett had been approached about this in the past and had asked for a safety audit to be carried out. It was noted that the 20mph painted road signage needed renewing. It was agreed that the Clerk would take the matter up with Cllr Connett.</p>	JD
16/404	<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 16/406 (part II) having due regard to the confidential nature of the business to be transacted.</u></p> <p>Resolved.</p>	
16/405	<p><u>Public Open Session</u></p> <p>Comments:</p> <ol style="list-style-type: none"> 1. Mr Sampson reported that he had asked TDC about a gap between houses on the Sentry's Orchard Development and had been advised that this had been allowed in case access were required for a potential second phase. 2. Mr Sampson expressed concern about the maintenance of the culvert running from the Sentry's Farm development onto the Marshes. He had been advised that this would be carried out by the site management company. 3. Mr Sampson noted concern about the Exeter Flood Defence Scheme narrowing the flood plain and forcing water onto the Marshes and that run off from the Matford Development would also end up on the Marshes via Alping brook. 	
Part II		
16/406	<p><u>To agree the notes of the Part II meeting held on the 5 September 2016</u></p> <p>Resolved.</p>	
<p>The meeting closed at 21:21 Date of next meeting: Monday 3 October 2016 at 19:30 in the Victory Hall</p>		

Signed:....Josie Walledge..... Date:....3 October 2016.....