

Exminster Parish Council Meeting Minutes

Monday 7 November 2016 at 19:30 in the Victory Hall, Main Road, Exminster

Chairman: Josie Walledge

16/459	<p><u>Public open session</u> Comments:</p> <ul style="list-style-type: none"> • An overhanging hedge at the corner of Glebelands and Main Road was obstructing the pavement. The Clerk would send a letter to the resident. 	JD
16/460	<p><u>Present</u> Cllr Peter Chandler (PC), Cllr Gordon Evans (GE), 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). Clerk: Mrs Jill Daw (JD) Deputy Clerk: Mrs Helen Hibbins (HH) Teignbridge District Councillors: Kevin Lake (KL) Public: 2</p>	
16/461	<p><u>Apologies accepted from</u> Devon County Cllr Alan Connett – personal reasons Cllr John Goodey – personal reasons</p>	
16/462	<p><u>Declaration of interest on Agenda Items</u> None declared.</p>	
16/463	<p><u>Dispensation requests regarding Code of Conduct</u> None received.</p>	
16/464	<p><u>To approve the Draft Minutes of the EPC Meeting held on 17 October 2016</u> Resolved.</p>	
16/465	<p><u>County Councillors Report on items other than those on the agenda</u> Cllr Connett had sent a report to the Clerk in his absence:</p> <ol style="list-style-type: none"> 1. Cllr Connett was pleased that the Parish Council was considering highways improvements and gave assurance that he would support the Council in achieving their aims. 	
16/466	<p><u>District Councillors Reports on items other than those on the agenda</u> Cllr Kevin Lake reported:</p> <ol style="list-style-type: none"> 1. There have been reports of dog owners taking dogs onto Deepway Green. Questions were raised about whether there should be additional signage. The Dog Warden would be advised. 2. The Community Payback team had undertaken work on Crockwells Road. 3. Residents near Kerswell Farm had reported hoarding leading to rat infestation. The environment team would be contacted to investigate. 	
16/467	<p><u>Chairman's Report</u> The Chairman reported:</p> <ol style="list-style-type: none"> 1. The Remembrance Day service was taking place at 10:30 on Sunday morning in the Victory Hall. 	
16/468	<p><u>Clerk's Report</u> The Clerk reported:</p> <ol style="list-style-type: none"> 1. The Green Spaces Group intended to plant some saplings from the Woodland Trust at the South East corner of Crockwells Meadow to enhance the wildlife habitat in the area. 2. The next Parish Council meeting would be held at the Deepway Centre. Councillors were requested to help set up the hall as there were other users in the hall until 7pm. 3. The sale of Spurfield house had completed and, as far as the agents were aware, the new owners intend to trade as a care home. The agents had been asked whether the Parish Council's interest in the adjacent land had been passed on to the new owners. 4. The Clerk and RFO had attended a Paperless Planning course run by Teignbridge District Council (TDC). A projector would be required in the hall from January onwards as TDC 	All

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	<p>would not be sending out paper copies of plans after that date.</p> <p>5. An email had been received from Ros Eastman, Senior Planning Officer for the Matford Development, inviting representatives of the Parish Council to attend a briefing as the report to the TDC Planning Committee regarding the Bovis application was being finalised. Councillors suggested that an evening meeting would be preferable to a daytime meeting to allow maximum attendance. Tuesday 22 November at 7.00pm was cited as a possibility and it was suggested that the County and District Councillors and members of the S106 Working Party were invited to the same briefing. The Clerk would contact Ros Eastman to arrange.</p> <p>6. Delegated Authority to be used in the sum of £120.00 plus VAT to buy an additional software license from Edge IT (accounts software). It was required as the threshold for income has nearly been exceeded due to the receipt of CIL. The licence was required urgently, as the software would not work if the income threshold was exceeded.</p> <p>7. The Casual Vacancy notice had expired and no election was required.</p> <p>8. An administrative oversight on the part of two firms of undertakers had led to an interment into an existing grave in the cemetery without the permission or knowledge of the Parish Council. This had now been rectified, the relevant paperwork completed and payment received.</p> <p>9. Cllr Goodey would be unavailable to read the Roll of Honour at the Remembrance Day Service on Sunday. Cllr Madge agreed to read the Roll of Honour in his absence.</p>	<p>JD</p> <p>HH</p> <p>DM</p>
16/469	<p><u>To note the presentation given by Exeter Estates Ltd regarding a proposed development on land adjoining their existing site off the Peamore Centre on the A379</u></p> <p>Prior to the Parish Council meeting, representatives from Exeter Estates had given a presentation on their proposed development and taken questions from Parish Councillors and the public.</p> <p>Two points were highlighted:</p> <ul style="list-style-type: none"> • There would be managed office space in the development which would be close to the Matford Facility where managed office space was also proposed. • Confirmation was sought as to whether the area was designated as employment land in the TDC Local Plan. 	JD
Neighbourhood Development Plan		
16/470	<p><u>To agree to stand down Standing Order 7a to enable Council to re-consider the following item on the agenda within 6 months of its original decision in light of extra information that has been circulated to Councillors</u></p> <p>Resolved.</p>	
16/471	<p><u>To receive a report from Cllrs Goodey and Wood and, if satisfied, to agree the following recommendations:</u></p> <p>1. <u>£25,720 be spent with Devon County Council (DCC) Highways for the detailed design work for the Northern Junction;</u></p> <p>Cllrs Wood and Goodey were thanked for producing a comprehensive report which would enable Councillors to make an informed decision on the highways projects. Cllr Wood introduced the report, stating a need to respond to the wishes of motorists and improve the safety of the junction for pedestrians and cyclists.</p> <p>Comments from the Community Plan free text responses were highlighted.</p> <p>Holistically, the proposals would provide safe crossings at both junctions with Sannerville Way with a safe cycle route connecting the two.</p> <p>It was clarified that the northern junction would be controlled by full time intelligent traffic lights.</p> <p>It was established that it was highly unlikely that there would be land costs as DCC owned the land involved.</p> <p>Concerns were raised that the impact on traffic exiting the village outside of the peak morning rush hour had not been considered; that residents from the Southern end of</p>	

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	<p>the village may be disadvantaged by having traffic lights on Sannerville Way; that it may encourage increased traffic through the village centre; that insufficient quantitative analysis on traffic flow had been carried out and that it had not been demonstrated that the benefit justified the cost.</p> <p>A vote on the proposal was taken and was carried, with 5 votes for, 2 against and 2 abstentions.</p> <p>It was resolved to commission the detailed design work and to ask DCC Highways to address some of the concerns highlighted, including the impact on traffic flow and the possibility of part time signalling.</p> <p>2. <u>£4,000 be spent with DCC highways for the Preliminary and Detailed design work for the Southern Junction;</u> Resolved.</p> <p>3. <u>Subject to approval from TDC, up to £12,000 be spent on a T-path across the Gissons play area; improvements to the exit from the alleyway down from Crockwells Road; and, a widening of the entrance to Crockwells Meadow</u> Cllr Wood explained that a phased delivery of the cycle path was required due to land ownership issues. The specification for the depth and quality of the tarmacking, was outlined in the cycle path report. It was resolved to approve the provision of the cycle path and to authorise the Clerk to spend up to £12,000 on its construction. (It was noted that a detailed design would need to be provided before sourcing quotations).</p> <p>4. <u>Further recommendations are brought forward as and when appropriate.</u> Noted (VAT is to be added to above if applicable)</p> <p>Councillors Wood and Goodey were thanked for their work on the report.</p>	<p>JD/ HH</p> <p>JD/ HH</p> <p>JD/ HH</p>
16/472	<p><u>Notes of the ENDP Implementation Group meeting held on 19 October 2016</u> Notes of the meeting had been circulated. Cllr Wood suggested that the draft Annual Report should be circulated to all Parish Councillors before coming before the meeting on 21 November for approval. This would facilitate the publication and delivery of the leaflet by the end of November/early December.</p>	KS/ HH
16/473	<p><u>To agree the amended Terms of Reference for ENDPIG</u> The Terms of Reference, as discussed at the ENDPIG meeting on 19 October, were circulated in track/trace format. It was resolved to approve the revised Terms of Reference.</p>	JD
Planning Matters		
16/474	<p><u>Planning Applications – Cllrs Smith and Evans</u></p>	
/1	<p><u>16/02821/FUL, Brookside Bungalow, Dawlish Road - Detached garage</u> Cllr Smith had produced a report on the application. The history of the applications for the dwelling and garage were outlined and it was noted that this application had reduced the size of the garage by 20%. (The Parish Council had objected to a previous application due to the size and scale of the garage). There were no objections lodged on the planning portal. It was resolved to support the application.</p>	HH
16/475	<p><u>Planning Decisions</u> Noted as listed below.</p>	
/1	<p><u>15/03501/MAJ, Land At Matford Home Park South Of A379, Matford - Variation of condition 4 on planning permission 13/02729/MAJ to provide alternative design for access, footways and cycleways – GRANTED</u></p>	

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Other Planning Matters		
16/476	<p><u>16/00053/REF, Exminster Golf Centre , Exminster Hill - Appeal against refusal of Planning Permission No 16/00605/FUL - New dwelling including annexe for staff use and basement for storage and workshop</u></p> <p>Council resolved to comment that it stood by its original comments and additionally supported the grounds for refusal, in particular the potential impact on the landscape.</p>	HH
16/477	<p><u>To update Council on issues relating to Milbury Reach</u></p> <p>The Clerk had written to Ian Perry, TDC Planning Officer for the development, asking for clarification regarding the open space at Milbury Reach.</p> <p>The response stated: <i>“The application description on which the whole development is based is Residential Development including Public Open Space and community hub. We would therefore expect the space to remain open to all. The Council are more than happy to support the Parish Council in ensuring the space remains open to all.”</i></p> <p>The Council had enquired of TDC whether there had been a change to the maintenance agreements for various areas of the development since planning permission was granted. The response stated that TDC’s main responsibility was to ensure that maintenance took place, irrespective of who did the work. Responsibility for completing the work was a private matter that Sanctuary Housing should resolve with Bloor Homes. TDC would be happy to provide advice if approached by either party</p> <p>Cllr Connett had been asked to investigate why the Stowey Arms footpath remained in the ownership of Enterprise Inns, rather than being adopted by DCC. Cllr Connett had determined from Highways that it was a goodwill project on the part of Enterprise Inns to allow the path to cross their land and, at the time, they did not want to release ownership of the land. If in the future they did withdraw access, there were legal procedures that could be put in place. The path would be appropriately signed as a permissive right of way in due course by DCC.</p>	
16/478	<p><u>To report on the response from Teignbridge District Council regarding the SANGS at Sentry’s Farm</u></p> <p>A response to the enquiry of the uses of the land currently designated as SANGS at Sentry’s Orchard had been received from Donna Crabtree, Senior Planning Officer for the Sentry’s Farm Development.</p> <p>The site location plan included a unilateral undertaking giving permission for the land to be used as SANGS.</p> <p>It was confirmed that the landowner may keep the area currently designated as SANGS for public use, or may fence it off. Planning permission would not be required to use the land for agriculture in the future. The land would need to remain as SANGS until at least 30% of the land comprising the SW Exeter Ridge Top SANGS was available for use.</p> <p>Regarding the breach in working hours noted by residents, TDC had discussed the issue with the site manager.</p>	
Finance Matters		
16/479	<p><u>Accounts for Approval</u></p> <p>It was resolved to approve payments in the sum of £5458.50.</p>	HH
Property & Amenities Matters		
16/480	<p><u>To receive and consider any further actions arising from the stability report on the banks at Minster Park, Reddaway Drive dated 11 October</u></p> <p>Following receipt of a report from Ruddlesden Geotechnical Ltd, Cllrs Chandler and Evans had visited the site and walked the banks to gain a better understanding of the report</p> <p>The Clerk had asked some further questions of Ruddlesden Geotechnical and circulated their response.</p> <p>It was agreed that a letter would be written to Exminster Recreational Trust (ERT) regarding responsibility for the banks. The Parish Council would take responsibility for the next 12 months and would schedule 3 slope inspections at a cost of £450 (plus VAT).</p>	JD HH

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	The lease with ERT would be on the agenda for discussion in the new year.	JD
16/481	<u>To agree a maximum budget of £350 for the purchase and lighting of the village Christmas tree</u> Resolved.	HH
16/482	<u>To authorise expenditure of up to £50 on a Christmas tree for the village tree festival</u> Resolved.	PC
16/483	<u>To authorise the sum of £500 to clear the dykes in Crockwells Meadow</u> Resolved. RSPB to be contacted regarding the schedule of the work.	JD/ HH
16/484	<u>Councillors' Reports – for information only</u> <ol style="list-style-type: none"> 1. Cllr Madge reported that the Sub Postmaster, Peter March, was retiring. 2. Cllr Smith would attend a Devon Communities Resilience event on Wednesday. 3. Cllr Evans attended the Scout's fireworks display on 4 November and noted his appreciation of the community event. 	
16/485	<u>Public Open Session</u> No comments.	
<p>The meeting closed at 21:20 Date of next meeting: Monday 21 November 2016 at 19:30 in the Deepway Centre</p>		

Signed:....Josie Walledge..... Date:....21 November 2016.....