

## Exminster Parish Council Meeting Minutes

Wednesday 11 January at 20:00 in the Victory Hall, Main Road, Exminster

Chairman: Josie Walledge

17/26	<p><b><u>Public open session</u></b></p> <p>Comments:</p> <ul style="list-style-type: none"> <li>The Parish Council should consider the Exminster Neighbourhood Development Plan, the provision of adequate facilities and the impact on the whole Parish when making a decision and commenting on the Bovis planning application.</li> </ul>									
17/27	<p><b><u>Present</u></b></p> <p>Cllr Peter Chandler (PC), Cllr Gordon Evans (GE), 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).</p> <p>Clerk: Mrs Jill Daw (JD) Deputy Clerk: Mrs Helen Hibbins (HH) Teignbridge District Councillor: John Goodey (JG) Public: 6</p>									
17/28	<p><b><u>Apologies accepted from</u></b></p> <p>Devon County Councillor Alan Connett.</p>									
17/29	<p><b><u>Declaration of interest on Agenda Items</u></b></p> <p>None offered.</p>									
17/30	<p><b><u>Dispensation requests regarding Code of Conduct</u></b></p> <p>None declared.</p>									
<b>Matford Development</b>										
17/31	<p><b><u>To consider the Teignbridge District Council (TDC) Planning Officer's report on the Bovis Homes planning application 15/00708/MAJ, which will be considered by the TDC Planning Committee on 17 January, and to agree any submission to be made by Exminster Parish Council</u></b></p> <p>A Working Party had met on Friday 6 January and also prior to the EPC meeting of 11 January to consider the Officer's Report to the TDC Planning Committee.</p> <p>The key points from the report were outlined and additional comments made (in italics):</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 25%;">Section</th> <th style="width: 70%;">Comment</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>2A - completion of S106 agreements and 2B land purchase agreements</td> <td> <p>To fulfil policy EXM1 of the Exminster Neighbourhood Development Plan (ENDP), land over and above that required for Community and Health Provision necessitated by the development is required to enable the expansion of the facilities to meet the needs of the whole Parish where existing provision is inadequate or absent. A land purchase agreement for the additional land should be included in the recommendation.</p> <p>The S106 agreements should include that the land be level and serviced (as outlined in Exminster Parish Council's (EPC) letter to Nick Davies of 6 September 2016) and the additional land required to be immediately adjacent to the land designated as part of the application for the Community Facility as identified in 2/3.45.</p> <ul style="list-style-type: none"> <li><i>Confirmation and agreement on the triggers and timings of the S106 payments was needed to enable the Parish Council to deliver the Facility in a timely manner.</i></li> </ul> </td> </tr> <tr> <td style="text-align: center;">2</td> <td>2/3.45 - sport and community uses</td> <td> <p>It is currently envisaged, against the wishes of EPC and the requirement of the South West Exeter Development Framework that the Artificial Turf Pitch (ATP) will be delivered by the All-Through school provider. However, point 3.12 notes that if the secondary school is not delivered, the land could be used for additional housing. If this was the case, there is no assurance that the ATP would be delivered as it is aligned with the secondary school provision, and therefore the Active Recreation provision may not be fulfilled.</p> <ul style="list-style-type: none"> <li><i>Viability of the Matford Facility may be at stake if the ATP was not in</i></li> </ul> </td> </tr> </tbody> </table>		Section	Comment	1	2A - completion of S106 agreements and 2B land purchase agreements	<p>To fulfil policy EXM1 of the Exminster Neighbourhood Development Plan (ENDP), land over and above that required for Community and Health Provision necessitated by the development is required to enable the expansion of the facilities to meet the needs of the whole Parish where existing provision is inadequate or absent. A land purchase agreement for the additional land should be included in the recommendation.</p> <p>The S106 agreements should include that the land be level and serviced (as outlined in Exminster Parish Council's (EPC) letter to Nick Davies of 6 September 2016) and the additional land required to be immediately adjacent to the land designated as part of the application for the Community Facility as identified in 2/3.45.</p> <ul style="list-style-type: none"> <li><i>Confirmation and agreement on the triggers and timings of the S106 payments was needed to enable the Parish Council to deliver the Facility in a timely manner.</i></li> </ul>	2	2/3.45 - sport and community uses	<p>It is currently envisaged, against the wishes of EPC and the requirement of the South West Exeter Development Framework that the Artificial Turf Pitch (ATP) will be delivered by the All-Through school provider. However, point 3.12 notes that if the secondary school is not delivered, the land could be used for additional housing. If this was the case, there is no assurance that the ATP would be delivered as it is aligned with the secondary school provision, and therefore the Active Recreation provision may not be fulfilled.</p> <ul style="list-style-type: none"> <li><i>Viability of the Matford Facility may be at stake if the ATP was not in</i></li> </ul>
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*Parish Council ownership and delivered alongside the Matford Facility.*

- *Concern about changing room provision for the ATP if it was owned by and operated by the school.*

3	5/3.58 – securing education provision on site (3.79, 3.80 and 3.81 also refer)	This point states that uncertainties about the availability of land for the education infrastructure should not remain following the grant of planning permission. This should also apply to the land for Community Facilities, both required by the application and over and above, in accordance with the ENDP.
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4	3.93 - ENDP	The proposal as currently set out in the S106 obligations, land purchase and conditions sections of the report (see point 1) does not fulfil the ENDP policy EXM1 unless the additional land requirement is included and would not in the Parish Council's view provide a facility that is of sufficient size to meet the needs of the whole Parish.
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- *Confirmation of the contributions of £2000 per house for community sports and leisure provision and £500 for health provision was welcomed.*

Standing Orders were suspended to allow comment from members of the public:

- Would the Parish Council be formally supporting the application?
- Concern was expressed about the timing of the healthcare provision at the new development. It was important that it was in place early in the development to lessen impact on the existing communities of Exminster and Alphington.

Standing Orders were reinstated.

It was proposed to support the application subject to the following:

1. Land purchase agreements should be in place prior to the granting of planning permission and should include the land additional to that required by the application that is needed to fulfil Exminster Neighbourhood Development Plan's policies to provide community facilities (Matford Community Facility) that are of a sufficient size to meet the needs of the whole Parish. The additional land should be immediately adjacent to the land required by the application and a S106 agreement should be in place to ensure that the land is level and serviced.
2. Agreement of satisfactory trigger points for payment of the developer S106 contributions for health and community facility provision to enable the Matford Community Facility to be delivered in accordance with the trigger points identified in the South West Exeter Development Framework.
3. A S106 agreement should be in place to ensure that the Artificial Turf Pitch (ATP) is delivered early in the development to meet the active recreation provision, and is not tied to the delivery of the secondary school phase of the All-Through School.
4. Satisfactory resolution of ownership and management of the ATP.

It should be noted that the proposed delivery of the ATP by the All-Through School provider is contrary to both the South West Exeter Development Framework, which states that the land should be in community ownership, and the wishes of Exminster Parish Council to provide a package of sport and leisure facilities.

The Parish Council has continuously supported the framework and put forward numerous arguments over the last 12 months as to why the ATP should be in community ownership. Recently professional advice was obtained in the form of a high-level report considering the ATP alongside the indoor sports facilities. The report suggested that the ATP was a key factor in the viability of the package. A more detailed report on needs and revenue has been commissioned and is expected by the end of January. On receipt, the Parish Council will be able to analyse the impact of the removal of the ATP from the mix and whether it needs to

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	<p>reconsider its stance on ownership and operation of the Matford Community Facility. The Parish Council need to ensure that the package of proposed facilities are attractive to potential operators, to avoid being left with an empty or under-utilised community building, requiring long term subsidy from the precept.</p> <p>5. Confirmation that adequate public transport links between Matford, Exminster and Exeter will be in place, without detrimental impact to the current provision.</p> <p>Resolved.</p> <p>It was proposed that, due to the tight timescale, the Deputy Clerk was delegated authority to send the final version of the response to the planning application, subject to approval by the Chairman.</p> <p>Resolved.</p>	
17/32	<p><b><u>To nominate a representative to speak at the above Planning Committee meeting</u></b></p> <p>As there were no Councillors available the Deputy Clerk would represent the Parish Council and read a report. This to be prepared from the response to the planning application, with assistance from Karl Walker and Phil Markham.</p>	
17/33	<p><b><u>Public open session</u></b></p> <p>No comments.</p>	
<p>The meeting closed at 20:45 Date of next meeting: Monday 16 January 2017 at 19:30 in the Victory Hall</p>		

Signed:.....Josie Walledge..... Date:....16 January 2017.....