

Exminster Parish Council Meeting Minutes

Monday 6 March 2017 at 19:30 in the Victory Hall, Main Road, Exminster

Chairman: Josie Walledge

17/115	Public open session No comments.	
Part 1		
17/116	Present Cllr Gordon Evans (GE), Cllr Derek Madge (DM), Cllr Chris Maynard (CM), Cllr John Ponsford (JP), Cllr Kevin Smith (KS), Cllr Josie Walledge (JW). Clerk: Mrs Jill Daw (JD) Deputy Clerk: Mrs Helen Hibbins (HH) Public: 1	
17/117	Apologies accepted from Cllr Peter Chandler (PC) – personal reasons Cllr John Goodey (JG) – alternative meeting commitment Cllr Lorne Smyth (LS) – personal reasons Devon County Councillor Alan Connett (AC) – personal reasons	
17/118	Declaration of interest on Agenda Items None declared.	
17/119	Dispensation requests regarding Code of Conduct None received.	
17/120	To approve the Draft Minutes of the EPC Meeting held on 20 February 2017 Resolved.	
17/121	County Councillors Report on items other than those on the agenda Devon County Councillor Alan Connett was not present.	
17/122	District Councillors Reports on items other than those on the agenda Teignbridge District Councillors Kevin Lake and John Goodey were not present.	
17/123	Chairman's Report The Chairman had no matters to report.	
17/124	Clerk's Report <ol style="list-style-type: none"> 1. Councillors were reminded to bring their Register of Interests up to date if necessary. 2. An opportunity for the Parish to sponsor or host an Otter sculpture as part of a Dartmoor National Park Public Arts Initiative had been circulated to all Councillors. Council agreed that it did not wish to participate in the Initiative. 3. Teignbridge District Council (TDC) had sent a notice of proposals regarding a new Off-Street Parking Places Order to replace the previous order made in March 2016. It was noted that this did not affect Exminster. The Clerk would reply that the Parish Council had no comment to make on the Order. 4. The County representative for the Milestone Society in Devon had contacted the Clerk regarding a boundary stone at the foot of Markham Lane as he believed it to be in Exminster Parish. The Clerk had established that it was actually just inside the Exeter City Council boundary and the Society has been put in touch with Alphington Forum who are endeavouring to protect the milestone. 5. The 2017 Rural Aid Grant applications process opens on Friday 17 March for 8 weeks. It was agreed to advertise the scheme at the Annual Parish Meeting, In Scene and on Facebook. Additionally, the Clerk would email the Deepway Trust, Victory Hall Trust, Exminster Recreational Trust, Exminster Pre-school, Exminster Youth Club and Exminster School Association. Expressions of interest from the aforementioned would be sought to be considered at a future meeting. 6. A resident had complained about damage to the turf on the visibility splay at Jupes Close caused, in his opinion, by builders parking on the verge. Devon County Council (DCC) Highways were unable to act unless the perpetrators were caught in the act. Obstructive parking of this nature was a low priority Police matter, but the Highways 	<p style="text-align: right;">JD</p> <p style="text-align: right;">JD</p> <p style="text-align: right;">DM/ HH</p> <p style="text-align: right;">JD</p>

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	<p>Officer would endeavour to arrange for the Community Payback to attend and make good.</p> <p>7. Mr Phil Markham, the Treasurer of St Martin's Church had written to thank the Parish Council for their financial contribution towards the work to the Clock.</p>	
17/125	<p><u>To consider the response from Linden Homes regarding siting a bus shelter at Milbury Reach</u> Mrs Michelle Woodgates, Highways Development Officer at DCC, had advised that Linden Homes were not in a position to proceed with payment towards the bus shelter at this time due to a dispute over S106 contributions relating to the bus service. It was noted that this situation had been ongoing for some time. Grants towards a bus shelter had been arranged by Cllr Connett although these would not cover installation. It was resolved to advise Mrs Woodgates not to pursue the matter with Linden Homes at this time and to determine what steps the Parish Council would need to take to install a shelter.</p>	JD
Planning Matters		
Planning Applications		
17/126	<p><u>To further consider:</u> <u>16/03251/MAJ, EXMINSTER/SHILLINGFORD ST GEORGE - West Exe Park, Alphington - Outline application for employment development (Use Classes B1, B2 and B8) up to 47,112 square metres (gross floor area) together with associated infrastructure including new vehicular access, an internal road layout, car parking, landscaping, services and all other associated development (approval sought for access)</u> Following agreement at the last Council meeting and input from Councillors, the Clerk had sent an email to DCC Highways officer Sarah Ratnage pointing out issues regarding highways matters associated with the development that were of concern to the Council. A copy of the email was circulated at the meeting. Ms Ratnage will be preparing a response to TDC to be discussed at the DCC meeting on 5 April. Cllrs Evans, Smith, Chandler and Goodey were meeting to discuss the Parish Council's full response to the planning application on Friday 10 March. A report would be generated for discussion at a future Parish Council meeting, with final approval on the submission no later than the meeting on 18th April.</p>	JD
17/127	<p><u>Planning Decisions</u> Noted as listed below:</p>	
/1	17/00461/CLDP, 53 Brownlees - Certificate of Lawfulness for proposed rear extension - GRANTED	
/2	16/03044/FUL, 26 Crockwells Road - Demolish existing garage and construction of a two storey side extension - GRANTED	
/3	<p>15/01779/FUL, Old Matford Lane, Matford, erection of 8 dwellings – GRANTED It was noted that a draft Community Infrastructure Levy (CIL) liability notice had been issued in the sum of £200,599.68 of which the Parish Council would be entitled to 25%.</p>	
/4	<p>16/00605/FUL, Exminster Golf Centre, Exminster Hill. Appeal against refusal of Planning Permission 16/00605/FUL – New dwelling including annexe for staff use and basement for storage and workshop. A letter inviting the Parish Council to contribute to an Informal Hearing in place of an appeal had been received. It was agreed to respond that the Parish Council's comments still stood and it had no further comments to make on the application.</p>	JD
/5	<p>To inform Council of the response to its query regarding the Officers Report relating to a planning decision A representative from TDC's Planning Department responded to the Clerk's question about site visits, by email, as follows: <i>"We have recently been using a streamlined approach to non-contentious, simple applications where we consider them to be a straightforward approval. With these applications, there is</i></p>	

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	<i>normally no need to visit the site as there is no impact on neighbour/visual amenity etc. There is no increased implied responsibility to the parish, however, if a neighbour or the parish raises an objection on planning grounds, we will consider that objection and this consideration may or may not lead to a site visit."</i>	
Other Planning Matters		
17/128	<p><u>To consider the initial 'issues document' relating to the Greater Exeter Strategic Plan Consultation which will formulise a statutory document to provide the overall spatial strategy and level of housing and employment land to be provided up to 2040</u></p> <p>It was agreed that this was an extremely important consultation that Council needed to fully engage in.</p> <p>Cllr Madge noted that Exeter City Council did not have sufficient land to build more houses in their area and it was likely that neighbouring Councils, including TDC, may be required to take additional housing.</p> <p>It was agreed that the Deputy Clerk would send out a poll to arrange a meeting of interested Councillors and Community Members of the Neighbourhood Plan Implementation Group to formulate a response to the consultation to be brought back to the Parish Council.</p>	HH
17/129	<p><u>To update Council on a meeting held with Exminster Primary School</u></p> <p>The Chairman and Deputy Clerk met with the Headteacher, Mrs Whalley, on Friday 3 March. An update on progress of the Matford Development was given. Population of the school at Matford would take place over a number of years with limited year groups being available initially. This may impact on Exminster School, particularly in Key Stage 2 (with additional children from Matford), but once the Matford school was fully populated it was likely that numbers would settle and there was sufficient population in Exminster village to require a school of the current size of Exminster school.</p> <p>The Headteacher was asked to keep the Parish Council informed of any infrastructure requirements that arose as a result of development.</p> <p>Currently, the school were considering three projects:</p> <ul style="list-style-type: none"> • An extension to the kitchen, due to the school providing additional school meals • Refurbishment of the Key Stage 1 practical area • Outside improvements including the refurbishment of the play equipment <p>It was believed that the extension to the kitchen may qualify for Community Infrastructure Levy (CIL).</p> <p>There would be a three form intake into Reception in September 2017 due to a high birth rate. The school would require an additional classroom to accommodate this (funded by DCC) and would therefore lose some space currently allocated for educational interventions.</p> <p>DCC were in the process of recruiting a new School Crossing Patrol.</p> <p>The temporary closure of the Townfield gate would be discussed by Governors again in March. A revised Road Safety Audit had been carried out by DCC since the closure of the gate.</p>	
17/130	<p><u>To update Council on matters concerning Sentry's Farm</u></p> <p>The SANGS had become inaccessible on 24 February and the whips that were planted by Bovis had been removed, due to a dispute over the land transfer.</p> <p>This was in breach of a planning condition and was being addressed by the legal department at TDC.</p>	
Neighbourhood Development Plan		
17/131	<p><u>Notes of the ENDPIG meeting held on 22 February 2017</u></p> <p>The notes had been circulated to all Councillors.</p> <p>Cllr Smith asked about progress of the design work for the Northern Junction. The Clerk agreed to find out.</p>	JD
17/132	<p><u>To consider the possible acquisition of land at Eager Way</u></p> <p>The Chairman reminded the Parish Council of the Neighbourhood Development Plan Green Spaces Policy to acquire strategic green spaces in the Parish.</p>	

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	<p>The Parish Council had expressed an interest in purchasing the land from TDC in 2015 but had been refused.</p> <p>Discussion took place about the potential development of adjacent land in the light of the Greater Exeter Strategic Plan consultation.</p> <p>It was resolved to approach TDC to ask about purchasing the land.</p>	JD
17/133	<p><u>To authorise the Clerks in conjunction with the Chairman to appoint a solicitor to act on behalf of the Parish Council in negotiations regarding s106 agreements for the Matford Development</u></p> <p>Motion withdrawn.</p> <p>It was suggested that the appointment of a solicitor should be a whole Parish Council resolution.</p> <p>Discussion took place about the most suitable approach to take.</p> <p>It was agreed to ask TDC for a copy of the brief that they sent out for acquiring a solicitor for this purpose in the first instance.</p> <p>A further recommendation would be made at the meeting on 20 March.</p>	HH
Finance Matters		
17/134	<p><u>Accounts for Approval</u></p> <p>It was resolved to approve payments in the sum of £1780.43.</p> <p>It was noted that Nat West online banking had now been set up and a transition from cheque payments to electronic payments would be taking place over the next couple of months, starting with the staff wages and HMRC payments later this month.</p>	HH
Property & Amenities Matters		
17/135	<p><u>To update Council on proposals for Spurfield House</u></p> <p>The Clerk had contacted Mr Feller, a representative of Felco Developments who are a construction company and owners of residential homes, and recent purchasers of Spurfield House.</p> <p>The company specialises in complex care issues; both mental and physical.</p> <p>Work to the roof would be completed in April/May once the issues with bats had been resolved.</p> <p>There was an intention to build on both sides of the site, which would potentially be surrounded by a two metre high fence to protect the residents.</p> <p>The first phase of the work would see the original building being extended to the rear to accommodate more residents in order to make it financially viable.</p> <p>Once the business was established, it was intended that a second phase of work would include the development of a two storey specialist unit to treat more complex conditions. This would be in response to the requirements of NHS England at that time.</p> <p>It was explained that the Parish Council sought a meeting to discuss shared boundaries and potential access to land. Mr Feller agreed to contact the Clerk to arrange a site meeting following meetings with TDC regarding the initial proposal.</p>	
17/136	<p><u>To update Council on discussions taking place regarding the boundary of 52 Crockwells Rd with Crockwells Meadow</u></p> <p>The Clerk explained that the shed located in Crockwells Meadow, outside the boundary of number 52, had been in situ for more than 20 years and that the temporary boundary had been put up by a farmer when the Crockwells Meadow was owned by DCC and leased out. Documentation supporting the siting of the shed was drawn up at the time, but was never legally filed.</p> <p>An Adverse Possession claim was being filed by the owners of the bungalow.</p> <p>It was agreed to inform the Land Registry of the dispute.</p> <p>Any agreement relating to the issue to which the Parish Council would become a party should not incur legal costs by the Parish Council.</p> <p>It was agreed that the boundary fence should be maintained by the owners and not the Parish Council and there should be no access onto Crockwells Meadow.</p>	JD

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17/137	<p><u>Councillors' Reports – for information only</u></p> <ol style="list-style-type: none"> 1. Cllr Madge reported vandalism of the Flower Bed outside the Victory Hall and graffiti on the wall of Cemetery Lane. It was agreed that PC Croft should be informed. 2. Cllr Madge asked whether a Part II was necessary to approve Part II minutes, if there were no other Part II items. It was agreed that Part II minutes would be approved in Part I in the future without discussion about the content of the notes. However, if discussion was required, a resolution to move to Part II would be required. 3. Cllr Smith had spoken with the driver of the Rural Skip who was concerned about the future of the Rural Skip service. The Clerk agreed to ask TDC about this. 4. Cllr Walledge noted that the ExAct AGM would take place on Wednesday 8 March. 	JD JD JD
17/138	<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 17/140 and 17/141 (part II) having due regard to the confidential nature of the business to be transacted.</u></p> <p>Resolved.</p>	
17/139	<p><u>Public Open Session</u></p> <p>No comments.</p>	
<u>Part II</u>		
17/140	<u>To agree the notes of the Part II meeting held on the 20 February 2017</u>	
17/141	<u>Matford Development – negotiations</u>	
<p>Date of next meeting: Monday 20 March 2017 at 19:30 in the Victory Hall</p> <p>The meeting closed at 21:35</p>		

Signed:.....Derek Madge..... Date:...20 March 2017.....