

Exminster Parish Council Meeting Minutes

Monday 3 April 2017 at 19:30 in the Victory Hall, Main Road, Exminster

Chairman: Josie Walledge

17/169	<p><u>Public open session</u></p> <ul style="list-style-type: none"> • A Parish Councillor from Kennford was in attendance to hear the views of Exminster Parish Council regarding the proposed West Exe Park development at Peamore. • A Little Silver resident was extremely concerned about the impact of the Peamore Development. 	
17/170	<p><u>Present</u> 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). 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: 4</p>	
17/171	<p><u>Apologies accepted from</u> None offered.</p>	
17/172	<p><u>Declaration of interest on Agenda Items</u> None declared.</p>	
17/173	<p><u>Dispensation requests regarding Code of Conduct</u> None received.</p>	
17/174	<p><u>To approve the Draft Minutes of the EPC Meeting held on 20 March 2017</u> Resolved.</p>	
17/175	<p><u>County Councillors Report on items other than those on the agenda</u> Devon County Councillor Alan Connett reported:</p> <ol style="list-style-type: none"> 1. Installation of the Exeter bound Berry Brook Garage bus stop had been delayed due to a change in contractor and the Dawlish bound bus stop sign had been accidentally removed during replacement of the street lighting. The bus stop sign would be replaced as soon as possible. 2. A resident had reported that the bin at the bottom of Church Path was overflowing. Teignbridge District Council (TDC) had been contacted and asked to attend. 3. Installation of the cycle racks by the Victory Hall was awaited. 4. Potholes had been reported in Reddaway Drive. 	
17/176	<p><u>District Councillors Reports on items other than those on the agenda</u> Teignbridge District Councillor Kevin Lake reported:</p> <ol style="list-style-type: none"> 1. During a conversation with a new resident of the village, the Parish Council had been complimented on the facilities at Deepway. 2. A meeting with residents in Little Silver had taken place regarding the Peamore Development. <p>Teignbridge District Councillor John Goodey reported:</p> <ol style="list-style-type: none"> 3. Bell Cornwell, planning consultants for the proposed West Exe Park, had called a meeting with Cllr Goodey on Thursday 6 April. 	
17/177	<p><u>Chairman's Report</u> The Chairman reported:</p> <ol style="list-style-type: none"> 1. Councillors and residents were thanked for attending the Annual Parish Meeting. 2. The Victory Hall Trust had had an asbestos survey carried out. A very small amount of asbestos was found within the fire doors and electricity cabinet which were due to be replaced. There was no risk to the public. 	
17/178	<p><u>Clerk's Report</u> The Clerk reported:</p>	

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	<p>1. A letter had been received from a member of the public who was trying to ascertain the ownership of the cast iron gates at Milestone Cottages. They were now listed in Devon County's Historic Environment Record. The gates did not belong to the householders. Teignbridge District Council were also involved in recording details of these gates and would appreciate any local information about them. It was suggested that the question could be asked on Facebook and in a Scene article.</p> <p>2. Three objections to application 16/03251/MAJ, lodged with TDC, had been copied to the Parish Council and circulated to all Councillors for information.</p>	DM/ HH
Planning Matters		
17/179	<u>Planning Applications</u>	
	<p><u>To further discuss: 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></p> <p>A meeting had taken place involving representatives from Kennford and Exminster Parish Councils and Cllr Connett to discuss common concerns about the application. Increased traffic continued to be a major issue.</p> <p>To date there were 35 objections to the application on the TDC planning portal.</p> <p>Cllr Connett noted that Devon County Council (DCC) would not be considering their Highways response in April as originally planned. Taking into account the elections in May, this would make it unlikely that the application would be heard by the TDC Planning Committee before July.</p> <p>Cllr Connett had met with Mr Ian McLean, representing the applicant. Discussion had taken place about increased traffic. The traffic survey included with the application used data from 2001 and Mr McLean would ensure that this was updated with more recent data (from a survey in 2011). The concerns were noted by Mr McLean. Cllr Connett had asked DCC Highways for potential solutions that would discourage commuter traffic from using local routes through Exminster and Kennford, to be advised to the developer for potential inclusion in the application.</p> <p>The area in which the proposed development was to take place was not identified for this purpose in the TDC Local Plan, and was in an Area of Great Landscape Value. However, TDC had not met their target for industrial/commercial development within the lifetime of the plan so far and it was thought that there may be an intention to back-fill. The proposed development was also not in accordance with Exminster's Neighbourhood Development Plan. It was suggested that it would make sense for TDC to wait for the Greater Exeter Strategic Plan to ascertain whether the development was warranted in this location.</p> <p>Concern about the environmental impact was noted, specifically regarding Berry Brook.</p> <p>The next steps for the Parish Council were identified:</p> <ul style="list-style-type: none"> • Ask TDC for a further extension to the submission date for comments from the Parish Council. • Ascertain the availability/capacity of similar industrial/commercial sites in the TDC, DCC and Exeter City Council (ECC) areas. [Cllr Connett offered to ask for data for DCC and ECC and Cllr Lake offered to ask for data from TDC]. • Consider appointing a consultant to analyse and interpret the traffic management data associated with the development, taking into account the impact of the Matford Development. <p>Cllr Connett offered to put together a joint submission from Kennford and Exminster Parish Councils, which could be added to by the individual Parish Council's. It was suggested that the Exeter City Councillors for Alphington should also be invited to add their comments and the Parishes of Ide, Dunchideock and Shillingford may also wish to contribute.</p> <p>This item would remain on the agenda until the Parish Council had agreed its submission.</p>	<p style="text-align: center;">JD</p> <p style="text-align: center;">AC/ KL</p> <p style="text-align: center;">JD</p> <p style="text-align: center;">AC</p> <p style="text-align: center;">JD</p>

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17/180	Planning Decisions Noted as listed below:	
/1	17/00194/FUL - 96 Berrybrook Meadow, Exminster: Construction of a front porch and a rear single storey extension - GRANTED	
/2	17/00042/FUL - Garden Cottage, Exminster: conversion of outbuilding to en-suite bedroom - GRANTED	
Other Planning Matters		
17/181	<u>To agree the submission to the Greater Exeter Strategic Plan Consultation</u> Notes from the Working Party meeting on 17 March were circulated. The notes contained responses to the questions outlined in the consultation. Each question was considered individually and the following amendments suggested: <ul style="list-style-type: none"> • Question 2: It was noted that any additional development on the periphery of Exeter would cause additional traffic congestion. • Question 2: Regarding infrastructure, it should be questioned whether the capacity of the Royal Devon and Exeter Hospital was sufficient, especially with a number of rural hospitals being closed. It was resolved to submit the response subject to the including the comments above.	JW/ JD
17/182	<u>To consider the letter from Waddeton Park Limited regarding Land at Hillcrest</u> The letter had been circulated to all Councillors. The Parish Council had always had concerns about this large area of land. It had been rejected as an exception site in the Local Plan. The Parish Council had tried, unsuccessfully, to secure a Community Right to Bid on the land and associated buildings. On a strategic level, development on this land was against both the TDC Local Plan and Exminster's Neighbourhood Development Plan. However, the Parish Council needed to be mindful that if development did go ahead (for instance, on appeal), then mitigation would be required. It was suggested that it would not be viable for a developer to solely build starter homes and the proportion of starter homes would be small in comparison with open market properties. The overriding need in TDC was for affordable rented accommodation, as those currently on the housing register would not have sufficient income to obtain a mortgage on a starter home. The Parish Council were against development of this site. It was agreed to accept the invitation for a meeting. Cllrs Walledge, Goodey and Madge agreed to attend the meeting on behalf of the Parish Council.	JD
Matford Development		
17/183	<u>Notes of the meeting of the S106 Working Party on 22 March 2017</u> The notes had been circulated and were summarised at the meeting by Cllr Ponsford. It was noted that the Brief to obtain legal advice had been sent to a number of Solicitors with a closing date for responses of 21 April. It was agreed that a Working Party would convene to form a recommendation to present to the Parish Council on 2 May.	JD
17/184	<u>To appoint the District Valuer to value the additional land required for the Matford Facility</u> The quotation received from the District Valuer had been circulated. It was resolved to appoint the District Valuer to value the additional land requirement at Matford (over and above that to be acquired by TDC).	HH
Finance Matters		
17/185	<u>Payments for Approval</u> It was resolved to approve the payments in the sum of £940.64.	HH
17/186	<u>Councillors' Reports – for information only</u> <ul style="list-style-type: none"> • Cllr Madge reported that there had been several comments on Facebook regarding the signal box sign. The matter would be on a future agenda for discussion and a decision. 	JD
17/187	<u>To agree the notes of the Part II meeting held on the 20 March 2017</u> Resolved.	

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17/188	Public Open Session Comments: <ul style="list-style-type: none">• There were no measures that could possibly lessen the impact of the Peamore development on the residents of Little Silver.• Cllr Connett explained the planning process in detail.	
The meeting closed at 21:00 Date of next meeting: Tuesday 18 April 2017 at 19:30 in the Victory Hall Annexe		

Signed:....Josie Walledge..... Date:.....18 April 2017.....