

Exminster Parish Council Meeting Minutes

Tuesday 18 April 2017 at 19:30 in the Victory Hall Annexe, Main Road, Exminster

	Item 17/199/1 was heard next to accommodate Cllr Connett.	
Planning Matters		
17/199	<u>Planning Applications</u>	
/1	<p>To further consider the response to the following planning application: 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)</p> <p>It was proposed that the Parish Council objected to the application. Resolved. Devon County Councillor Alan Connett had written a draft joint submission from both Kenn and Kennford and Exminster Parish Councils. The Council formally thanked Cllr Connett for his work on the comprehensive document.</p> <p>The Clerk would contact the Clerk at Kenn and Kennford to get agreement for the joint submission. The document would then be submitted, making it clear that it was an interim response and there would be a further individual response from Exminster Parish Council in due course including items that were of specific concern to Exminster, such as drainage into Berry Brook and localised traffic concerns affecting the Main Road through the village and Days Pottles Lane.</p> <p>In relation to the local traffic concerns two quotations had been received from Transport and Highways Consultants to analyse the traffic report submitted by the developers with the application.</p> <p>It was suggested that Kenn and Kennford Parish Council may share the cost of the work. Cllr Goodey agreed to approach the Chair about the matter.</p> <p>It was resolved to appoint Jon Pearson to research and write a report; authorising expenditure of up to £1200.00 plus VAT.</p> <p>Cllr Connett left the meeting.</p>	<p>JD</p> <p>JD</p> <p>HH</p>
17/196	<p><u>Complaints Procedure</u></p> <p>1. To approve the updated Complaints Procedure The redrafted procedure had been circulated. Amendments were suggested by Councillors. It was resolved to approve the Complaints Procedure subject to the amendments.</p> <p>2. To approve the Terms of Reference for the Complaints Committee Amendments were suggested by Councillors. It was resolved to approve the Terms of Reference subject to the amendments.</p>	<p>JD</p>
17/197	<p><u>To agree this year's applicant to the Rural Aid Grant Scheme</u></p> <p>Cllr Goodey chaired this item. Cllrs Walledge, Smith and Chandler did not vote on this item, having declared an interest.</p> <ul style="list-style-type: none"> • The Deepway Centre Trust wanted to replace the kitchen at the Deepway Centre. The Deepway Trustees had not discussed any potential grant application at a meeting and no quotations had been supplied. • The Victory Hall Trust wanted to replace at least six Fire Doors at the Victory Hall. Supporting information for the application had been received from the Victory Hall Trust. <p>The maximum available from a Rural Aid grant was £5000. It was resolved that the Victory Hall Trust would make the application.</p>	<p>JD</p>
17/198	<p><u>To consider whether to renew the Exminster Community Plan</u></p> <p>The Chairman reminded Councillors of some of the reasons suggested by members of the public at the Annual Parish Meeting for renewing the Community Plan, including the benefit of providing a mandate for the expenditure of Community Infrastructure Levy (CIL) within the village.</p>	

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	<p>It was noted that producing a plan was a time-consuming process and the Parish Council did not currently have the bandwidth to carry out the process without considerable input from members of the Community.</p> <p>It was agreed that the possibility of renewing the plan should be publicised widely, in Scene Magazine and on Facebook, in order to measure Community interest. The Chairman would discuss with interested parties the possibility of organising a drop-in session or meeting at the Victory Hall.</p>	DM /HH /JW
Planning Matters		
17/199	<u>Planning Applications</u>	
/2	<p>17/00751/FUL, Modena - Replacement porch</p> <p>The replacement porch was barely visible from neighbouring properties and the materials chosen were in keeping with the original porch. There were no public comments lodged on the TDC planning portal.</p> <p>It was proposed to support the application. Resolved.</p>	HH
/3	<p>17/00718/FUL, 9 Berrybrook Meadow - Double garage and garden room</p> <p>The materials proposed were in keeping with the existing property, with the exception of the zinc roof.</p> <p>It was resolved to comment that the flat roof would be out of keeping with the street scene where all other garages were tiled to match the main house.</p>	HH
/4	<p>17/00805/VAR, 5 Brunel View - Variation of condition 2 on planning permission 16/01916/FUL (single storey rear extension) to change roof finish</p> <p>There were no objections to the variation on the TDC planning portal. The material change proposed was from fibreglass to single ply membrane.</p> <p>It was resolved to support the application.</p>	HH
/5	<p>17/00511/FUL, 9 Glebelands - Two storey rear and single storey side extensions</p> <p>Cllr Evans noted the following:</p> <ul style="list-style-type: none"> • The extensions included living rooms, a kitchen, bedrooms and bathrooms. • There would be a significant impact on the other half of this semi-detached bungalow – as noted in pre-application correspondence dated 09 Feb 2017 commenting on loss of light to west-side neighbour which had resulted in the build being moved by 1.5m. • Building materials had been selected to match the current property. • Many properties in Glebelands had had extensions over the years, but this would appear to be the largest, especially for a semi-detached bungalow. • There were no objections noted in the Ecological Report dated 09 Feb 2017 • The footprint of the property would increase by over 50%. <p>It was resolved to object to the application on the following grounds:</p> <p>The design of the extension did not comply with the Neighbourhood Development Plan's quality of design policy.</p> <p>The extension would overbear and overlook neighbouring properties leading to loss of privacy and loss of light.</p> <p>The scale of the property was not in accordance with other properties in the Glebelands and would impact on the street scene.</p>	HH
17/200	<u>Planning Decisions</u>	
	Noted as listed below:	
/1	Appeal Ref: APP/P1133/W/16/3160912 37 Gissons, Exminster – Dwelling in Garden - DISMISSED	
Other Planning Matters		
17/201	<p><u>To discuss the monitoring of Sentrays Farm planning conditions</u></p> <p>A resident had reported that a revised landscaping layout had been submitted to discharge planning condition 11 regarding the Suitable Alternative Natural Green Space (SANGS). This</p>	

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	<p>condition had previously been discharged in September 2016 based on landscape designs approved by the planning inspector at appeal.</p> <p>Disappointment was expressed that Teignbridge District Council (TDC) had not advised the Parish Council of the variation.</p> <p>The revised layout removed planting from the flattest area of the site, adjacent to the entrance to the field. This was concerning as it suggested that the area may be under consideration for further development. The revised layout also removed wildflower planting and shrubs adjacent to the field boundaries, raising concerns about the ecological impact on hedgerows.</p> <p>It was proposed to write to TDC to comment on the decision to discharge planning condition 11 (13/02614/COND8), with a revised landscape layout, noting the Parish Council's disappointment that it was not consulted or advised.</p>	JD
Finance Matters		
17/202	<p>RFO's report</p> <p>Direct debit payments during March</p> <ul style="list-style-type: none"> • Electricity for Deepway £90.27 • NEST pension scheme contributions £10.73 • Communicate Better (Microsoft Office 365) £230.64 	
17/203	<p>Accounts for Approval</p> <p>It was resolved to approve payments in the sum of £4219.00.</p>	HH
17/204	<p>Draft accounts for March 2017</p>	
/1	<p>Budget Comparison Report</p> <p>The summary on the last page of the Budget Comparison Report showed a surplus. Budget lines where there had been an underspend were highlighted.</p> <p>It was noted that the budgeted underspend would be significantly reduced had the Parish Council not received Community Infrastructure Levy funds from which £16,000 of legal and professional fees had been paid relating to the Matford Development.</p> <p>It was resolved to approve the Budget Comparison Report.</p>	
/2	<p>Balance Sheet</p> <p>It was resolved to approve the Balance Sheet.</p>	
/3	<p>Virement</p> <p>It was resolved not to make any virement.</p>	
17/205	<p>Draft Year End Accounting Reports</p> <p>The draft reports had been circulated for information only at this stage.</p> <p>The Annual Return would be on the agenda for the Parish Council meetings of 15 May and 5 June.</p>	JD
Property & Amenities Matters		
17/206	<p>To discuss the feasibility of locating extra Community Notice Boards in the Village</p> <p>Deferred.</p>	JD
17/207	<p>To agree the future siting of the Exminster Signal Box sign</p> <p>Deferred.</p>	JD
17/208	<p>Councillors' Reports – for information only</p> <ol style="list-style-type: none"> 1. Cllr Evans reported further deep potholes on Reddaway Drive which had been reported to DCC. 2. Cllr Chandler reported fly tipping near the RSPB car park. 	
17/209	<p>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 17/211 and 17/212 (part II) having due regard to the confidential nature of the business to be transacted.</p> <p>Resolved.</p>	
17/210	<p>Public Open Session</p> <p>Comments:</p>	

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	<ul style="list-style-type: none">• Could the Police Report to the Parish Council (currently on the Parish Council notice board) be published in Scene Magazine?	JD
Part II		
17/211	<u>Matford Development</u>	
17/212	<u>Tree Inspection Contract</u>	
Date of next meeting: AGM - Tuesday 2 May 2017 at 19:30 in the Victory Hall		

Signed:....Josie Walledge..... Date:....2 May 2017.....