

Exminster Parish Council Meeting Minutes

Monday 18 September at 19:30 in the Victory Hall, Main Road, Exminster

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| | The Chairman expressed an interest in being a Parish Council representative on the working group. Mrs Caroline Aird would initiate a meeting of interested parties. | |
| Planning Matters | | |
| 17/430 | <u>Planning Applications</u> | |
| /1 | <p>17/02041/MAJ, Matford Barton, Dawlish Road - Outline - residential development of up to 14 dwellings (approval sought for access)</p> <p>The application was summarised as a proposal to redevelop a farmyard and adjacent land in three phases with a total of 51 dwellings. Phase one involved building 14 detached two storey buildings. It was noted that the affordable housing target of 12 dwellings would be met in the second phase. The land was within the South West Exeter development area.</p> <p>The following points were noted:</p> <ul style="list-style-type: none"> • Although outline permission was under consideration in this application, the development would respect the setting of Matford Barton; a grade II listed building. • Access to the development would be from Dawlish Road. The developers considered that Dawlish Road could cater for 14 additional dwellings, but there was no mention of the potential effect of 51 dwellings. • There was no mention of Suitable Alternative Natural Green Space (SANGS) in the application. <p>To date, there were only statutory responses on the TDC planning portal. Devon County Council (DCC) had objected to the application as it did not conform to the flood risk policy of the TDC local plan and the applicant would be required to submit additional information to ensure that all aspects of the proposed surface water drainage management system had been considered. Council resolved to object to the application; requiring clarification on the following points:</p> <ul style="list-style-type: none"> • Access to the development from Dawlish Road should be considered for the whole development of 51 houses and not just the first phase of 14 houses. (This point should also be highlighted to DCC Highways). • There is no information regarding Suitable Alternative Natural Green Space (SANGS) for the development. As the land falls within the South West Exeter Development, is it subject to the requirement that a SANGS needs to be in place prior to first occupation? • If the second phase of housing does not come forward within a reasonable timescale, and therefore the affordable housing provision not met, would the developer be liable to pay a contribution to TDC to fund affordable housing elsewhere? • Confirmation is sought that the development will be subject to the same developer contributions towards primary healthcare (£500 per dwelling) and sports and community facilities (£2000 per dwelling) as the other South West Exeter developments. • Confirmation is sought that the public footpath that currently runs through the proposed development will be maintained. • In accordance with the Quality of Design Policy in Exminster’s Neighbourhood Plan, the layout of the development needs to be considered in conjunction with the adjacent Bovis Homes development. | HH |
| /2 | <p>17/01877/FUL, 60 Berrybrook Meadow - Single/two storey rear extension and first floor window on side elevation</p> <p>Cllr Smith noted that there appeared to be an error on the rear elevation drawing in that the existing conservatory was shown on the right-hand side rather than the left. TDC were awaiting a revised plan from the applicant, but it was assumed that in all other respects the plans were correct.</p> <p>The bricks and tiles would match the existing property and the windows on the side elevation would have obscured glass.</p> <p>There were no comments on the TDC planning portal to date.</p> <p>It was resolved to comment as follows:</p> | |

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| | <ul style="list-style-type: none"> It was assumed that the photographs and plans were correct apart from the drawing of the existing conservatory. Council was concerned that the use of grey aluminium window frames on the dormer and rear of the extension would not be in accordance with the Exminster Neighbourhood Plan Quality of Design Policy. | HH |
| 17/431 | <p>Planning Decisions Noted as listed below:</p> | |
| /1 | 17/01758/FUL, 5 Spurfield Cottages, Main Road - Retention of feather-edge boarded garden fence to front and side - REFUSED | |
| /2 | 17/01806/CLDE, Treetops, Deepway Lane - Certificate of Lawfulness for existing use of land for leisure/recreation and the stationing of caravan - APPROVED | |
| /3 | 17/01742/FUL, Barnfield House, 10 Dawlish Road - Single Storey Extension - GRANTED | |
| /4 | 17/01904/FUL, Matford Filling Station - Installation of two rapid electric vehicle charging stations - GRANTED | |
| /5 | 17/01559/FUL, Abbots Ann, Deepway Gardens - Single storey extensions, extension to roof to form additional accommodation and raised decking - GRANTED | |
| /6 | 17/02002/DCC, Kenbury Wood Landfill Site – Retrospective application for a covered storage area for storage of dry recyclable materials - GRANTED | |
| Other Planning Matters | | |
| 17/432 | Planning Application 16/03251/MAJ, West Exe Park, Alphington | |
| /1 | <p>To update Council on a meeting held on the 11 September with Exeter Estates The meeting had been attended by Cllr Goodey (TDC, EPC), Cllr Walledge (EPC), Cllr Chislett (Kenn PC), Cllr Connett (DCC), Cllr Lake (TDC) and Jon Pearson (traffic consultant) together with representatives from AWP and Exeter Estates. Cllr Goodey reported that the applicants had presented four traffic mitigation measures at the meeting:</p> <ul style="list-style-type: none"> The developer would fund a road traffic order (including implementation costs) for a 7.5 tonne weight limit for Kennford to prevent large lorries travelling through the village. The development would provide £250,000 to fund or build a cycle path on the A379. However, DCC had only requested a section between the A30 overbridge and the development, with no provision for a cycle lane to or from Kennford. The developer advised that the cycle path from the Devon Hotel up to the A30 overbridge would be part of the SWE development. It was not clear how the cycle path would cross the A30 overbridge. Jon Pearson had pointed out that a safety audit for the cycle lane should have been carried out and consideration given to its deliverability due to restricted width on the A30 overbridge. New bus stops could be provided or the existing bus stops could be moved nearer to the development. It was pointed out that the existing bus stops would be required to serve the South West Exeter development. Exeter Estates had not approached Stagecoach about the feasibility of adding additional bus stops to the route and were asked to do so. There would be difficulty for passengers travelling from the Kennford direction in crossing a four-lane carriageway near a roundabout to reach the development. The developer proposed that signage could be erected at the entrance to Days Pottles Lane indicating that it was not suitable for heavy vehicles. However, this would not stop smaller vans from using the lane and the safety of pedestrians/cyclists would not be addressed by this measure. There was disagreement between local representatives and the developers about the number of trips that would be generated, particularly if – for instance – the development included a high-volume business such as a parcel delivery company. Jon Pearson proposed that one solution might be to sever Days Pottles Lane. Another option was to require built passing places. <p>The application offered to retrospectively fund other traffic mitigation measures if there was a need identified once the development was in place.</p> | JD |

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| | <p>The applicant insisted that they had complied with all legislation regarding drainage and visual amenity.</p> <p>The application would be considered at the TDC planning committee meeting on 26 September. Discussion took place about the Parish Council's representation at the meeting and it was agreed that all parties speaking should confer beforehand to ensure that all points were covered. The Clerk would liaise with TDC officers regarding the amount of time allowed per speaker.</p> | |
| /2 | <p>To authorise expenditure of £500 plus VAT to retain Jon Pearson, Highways Consultant, to represent Exminster Parish Council at the Teignbridge District Council Planning Committee meeting to be held on the 26th September</p> <p>Resolved. It was noted that the cost would be shared with Kenn Parish Council.</p> | |
| 17/433 | <p><u>To discuss the monitoring of Sentrys Farm planning conditions</u></p> <p>There had been a dispute between residents and Bovis over boundaries and the erection of a fence.</p> <p>TDC had confirmed that the residents' boundaries lay at the foot of their side of the bank and Bovis would move the fence from the far side of the bank to rectify.</p> | |
| Neighbourhood Development Plan | | |
| 17/434 | <u>Matford Development, SW Exeter</u> | |
| /1 | <p>To update on the meeting held with TDC on 8 September</p> <p>Notes from the meeting had been circulated and were summarised by the Chairman. The Deputy Clerk had spoken with the Parish Council's solicitor who was awaiting a draft of the S106 agreement.</p> <p>Regarding the offer of TDC and DCC to assist with cashflow to ensure that the facilities were delivered in a timely manner, the solicitor suggested that either a contract or a memorandum of understanding may be put in place with each authority, setting out the expectations of both parties. This would be separate to the S106 agreement.</p> | |
| /2 | <p>To consider a letter of support for Devon County Council's bid to the Housing Infrastructure Fund to assist with infrastructure provision for South West Exeter</p> <p>A draft letter had been circulated. It was resolved to send the letter.</p> | JD |
| Finance Matters | | |
| 17/435 | <p><u>RFO's report</u></p> <ol style="list-style-type: none"> 1. Direct Debit payments during August – Electricity for Deepway £90.70, NEST Pension Scheme Contributions - £10.78, NatWest Bankline charges - £5.20, Staples - £141.43, Devon Communities Together annual subscription - £50.00 2. The Unity Trust Bank account was open and the transfer of £85,000 from the Nat West account would take place in a series of transactions over the next month. 3. A further question regarding CIL from the Auditor had been responded to. It was proving difficult to contact the Auditor to address their queries. This would be noted on their feedback form following the conclusion of the audit. | |
| 17/436 | <p><u>Accounts for Approval</u></p> <p>It was resolved to approve payments in the sum of £17,718.74.</p> | HH |
| 17/437 | <u>Draft accounts for August 2017</u> | |
| /1 | <p>Budget Comparison Report</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> | |
| Property & Amenities Matters | | |
| 17/438 | <p><u>To update the Council on proposed amendments to the Victory Hall Trust Deed and to consider the Council's representation on the Trust</u></p> <p>The Chairman reported on the Victory Hall Trust meeting. The Trust had decided to increase the number of community members by amending the Trust Deed. Therefore, there was no need to amend the Parish Council's membership.</p> | |

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| | It was agreed that a letter of acknowledgement and support for this decision would be sent to the Victory Hall Trust. | JD |
| 17/439 | <p><u>Update on plans for the Deepway Centre following the meeting of the Deepway Trust on 12 September</u></p> <p>Cllr Chandler briefly reported on the meeting:</p> <ul style="list-style-type: none"> • The working party meetings involving representatives from the Parish Council and Deepway Trust had been postponed indefinitely. • The Deepway Trust would consult with TDC planning regarding the Deepway Centre prior to any further communication with the Parish Council. | |
| 17/440 | <p><u>To consider a request from 2nd Exminster Scouts to hold the annual firework display on Friday 3 November at Deepway Green</u></p> <p>Resolved.</p> <p>The Clerk would issue the appropriate form and request a copy of Scouts public liability insurance certificate.</p> | JD |
| 17/441 | <p><u>To authorise expenditure of up to £400 for Solicitors to produce a Deed of Surrender and a Deed of Grant to formalise the legal side of creating a new lease for Exminster Recreational Trust (ERT)</u></p> <p>Since the agenda had been published, the Clerk had received a further quotation for the work, totalling £750 plus VAT.</p> <p>In addition, a further charge of £100 plus a deed registration fee was required.</p> <p>It was proposed to accept the revised quotation of £750 plus VAT. Resolved.</p> <p>It was agreed to ask ERT to pay the £100 plus deed registration fee.</p> | JD |
| 17/442 | <p><u>Councillors' Reports</u></p> <ol style="list-style-type: none"> 1. Cllr Madge reported that the Green Spaces Working Party were holding an open morning on 30 September at 10:00. 2. Cllr Walledge noted another spate of car break-ins around the village. Residents were reminded to be vigilant. It was agreed to write to the police to ask what measures were being taken to investigate this crime. 3. Cllr Smith reported the concerns of a resident from the Community Plan open morning: <ol style="list-style-type: none"> a. The path between Gissons and the Church was in a poor state of repair. The Clerk agreed to write to the Dioceses about this. b. The cutting of the grass in the church yard was not carried out regularly enough and the monuments were being damaged by the contractor. c. An unsafe grave had been fenced off for a number of years; would it be repaired? The Clerk would write to TDC regarding this, but it was thought that there was an issue with contacting the relatives regarding the monument. | JD JD JD |
| 17/443 | <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 17/445 and 17/446 (part II) having due regard to the confidential nature of the business to be transacted.</u></p> <p>Resolved</p> | |
| 17/444 | <p><u>Public Open Session</u></p> <p>Comments:</p> <ul style="list-style-type: none"> • Regarding grass cutting: Grass-cuttings that were not removed caused problems with drainage, as they block the sumps. Weeds in the gutters added to the problems. It was suggested that the employment of a Parish Lengthsman could be discussed as part of the Community Plan. | |
| Part II | | |
| 17/445 | <u>Contracts</u> | |
| 17/446 | <u>Planning application 16/03251/MAJ</u> | |
| <p>The meeting closed at 21:27</p> <p>Date of next meeting: Monday 2 October 2017 at 19:30 in the Victory Hall</p> | | |

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Minutes

Monday 18 September at 19:30 in the Victory Hall, Main Road, Exminster

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