

Exminster Parish Council Meeting Minutes

Monday 20 November at 19:30 in the Deepway Centre, Deepway Lane, Exminster

Chairman: Josie Walledge

17/525	<p><u>Public open session</u></p> <p>Comments:</p> <ol style="list-style-type: none"> 1. An amendment to the plans for the planting of the Suitable Alternative Natural Green Space (SANGS) at Sentrays Farm had been proposed by Bovis Homes. Would the Parish Council consider submitting comments regarding the application? 2. Operatives were working on site at Sentrays Farm at the weekend. Predominately, the work was taking place inside dwellings, but it was still a contravention of the agreed working hours. 3. There was little support available for occupants of existing properties neighbouring new developments, especially when issues regarding boundaries or conflict with developers arose. This would become more apparent when work began at South West Exeter. 	
Part 1		
17/526	<p><u>Present</u></p> <p>Cllr Peter Chandler (PC), Cllr John Goodey (JG), Cllr Derek Madge (DM), Cllr Chris Maynard (CM), Cllr Kevin Smith (KS), Cllr Lorne Smyth (LS), Cllr Josie Walledge (JW).</p> <p>Clerk: Mrs Jill Daw (JD)</p> <p>Deputy Clerk: Mrs Helen Hibbins (HH)</p> <p>Teignbridge District Councillors: John Goodey (JG)</p> <p>Public: 7</p>	
17/527	<p><u>Apologies accepted from</u></p> <p>Cllr John Ponsford – personal reasons</p> <p>Devon County Councillor Alan Connett</p>	
17/528	<p><u>Declaration of interest on Agenda Items</u></p> <p>None declared.</p>	
17/529	<p><u>Dispensation requests regarding Code of Conduct</u></p> <p>None received.</p>	
17/530	<p><u>To consider an application from Sheila Churchward for co-option to the Parish Council</u></p> <p>Mrs Churchward was invited to speak to outline her reasons for seeking co-option. It was resolved to Co-opt Mrs Churchward onto the Parish Council. A Declaration of Acceptance of Office was signed. Cllr Churchward declared an interest in item 17/536/3 as she lived in a neighbouring property.</p>	
17/531	<p><u>To approve the Draft Minutes of the EPC Meeting held on 6 November 2017</u></p> <p>Resolved.</p>	
17/532	<p><u>Clerk's Report</u></p> <p>No matters to report.</p>	
17/533	<p><u>To consider details received regarding Exminster Long Table event to be held on 10 June 2018</u></p> <p>A letter had been received from Mr Richard Pike explaining that, on the strength of the public support for the event last year, a Community Interest Company had been formed to organise future Long Table events in the village. Profits from the events would be distributed to local community organisations and charities.</p> <p>Councillors agreed that the event was well received by the community and well organised last year. Council were satisfied with the proposed arrangements for the event in 2018. Mr Pike was thanked for consulting the Council.</p>	
17/534	<p><u>To consider a proposal from Exminster Feoffees to update their Constitution</u></p> <p>The Feoffees' had resolved to update their constitution and change clause 6 relating to the appointment of Trustees. As the Trustees were appointed by the Parish Council, the Charity Commission required written evidence from the Parish Council that it did not object to the changes.</p>	

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	It was resolved that the clause should be expanded to clarify that the appointments should be made at the AGM of the Parish Council following an election (every four years). If the three positions were not filled by Councillors, Parish Council nominations could be taken from the residents of the Parish.	JD
17/535	<p><u>To consider an offer of litter prevention campaign material from Teignbridge District Council to display in the village</u></p> <p>It was agreed to accept the offer of the campaign materials.</p> <p>It was suggested that the signs were placed on the litter bins underneath the motorway bridge, at Deepway and on an area of land adjacent to the Main Road near the northern junction with Sannerville Way.</p>	JD
Planning Matters		
17/536	<u>Planning Applications</u>	
/1	<p>17/02643/FUL, The Royal Oak, Exminster - Retention of external ground works</p> <p>The application sought retrospective approval for the patio area and raised flower bed installed outside the Royal Oak in August 2014.</p> <p>It was resolved to support the application.</p>	HH
/2	<p>17/02658/FUL, 14 Crockwells Road - Two rear extensions to dwelling and garage</p> <p>The proposed extensions would have matching brickwork features and flat roofs. It was possible that there may be overlooking of, and loss of privacy to, a neighbouring property from the sun lounge. There was one comment on the Teignbridge District Council (TDC) planning portal to this effect.</p> <p>It was resolved to comment that the Parish Council were concerned about the potential of overlooking from the sun lounge window.</p>	HH
/3	<p>17/02564/VAR, Plot 2 Site of San Remo, Dawlish Road - Variation of condition 4 on planning permission 15/03492/FUL (Demolition of existing dwelling and erection of two dwellings and single garage (one dwelling in outline only- approval sought for means of access)) to move dwelling 300mm to north and increase height by 100mm</p> <p>Cllr Smith explained that approval was sought for the repositioning of the dwelling that had already been built.</p> <p>It was resolved to object to the variation as the Parish Council had previously raised a concern about the crowding of the site and the overbearing properties.</p> <p>Additionally, it was noted that a garage for plot 1 was being built adjacent to Wesley Cottage. Cllr Smith would check the planning application regarding the garage.</p>	HH KS
17/537	<p><u>Planning Decisions</u></p> <p>Noted as listed below:</p>	
/1	<p>Marsh Barton To Countess Wear, Exeter - Removal of condition 5 on planning permission 17/01155/FUL (private electrical supply wire from Exeter Energy Recovery Facility and Countess Wear Waste Water Treatment Works) relating to Himalayan Balsam control - GRANTED</p>	
Other Planning Matters		
17/538	<p><u>To discuss the monitoring of Sentrays Farm planning conditions</u></p> <p>Cllr Goodey had emailed the enforcement officer at TDC as the gates at the SANGS had been padlocked. This was now in the hands of the solicitor.</p> <p>As the amendment to the planting schedule for the SANGS, mentioned in the public open session, was a variation of a planning condition, it was unlikely that the Parish Council would be consulted.</p> <p>It was agreed that the Parish Council would write to planning officer, Donna Crabtree, outlining its concerns about the SANGS, particularly as the original intention of the planting was to encourage use of the SANGS, and the planting had now been confined to the top edge of the site. This would not fulfil the purpose of the SANGS as providing an attractive alternative</p>	

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	<p>recreational area in mitigation for the housing and the impact of increased population on the Exe Estuary Site of Special Scientific Interest.</p> <p>Concern was also expressed that by not planting the lower area of the field, there may be the intention for the developer to submit an application for further housing; thereby reducing the attractiveness of the SANGS.</p> <p>The contravention of working hours highlighted in the public open session would also be noted in the response.</p>	HH
17/539	<p><u>Update on West Exe Park, Peamore</u></p> <p>To date there had been no official notification of an appeal against refusal of the planning application, although the Parish Council was aware that it was imminent.</p> <p>Councillors Smith, Goodey, Chandler and Walledge had met with the Chairman of the Teignbridge branch of the Campaign to Protect Rural England (CPRE), Mr Peter Finch, who had suggested a meeting with planning consultant, Joanne Widecome and advised that there may be grant funding available for legal representation, through the CPRE.</p> <p>Kenn Parish Council had offered to contribute towards the cost of any expenses incurred towards contesting the appeal.</p> <p>It was agreed that the Clerk would contact highways consultant, Jon Pearson, to advise him that an appeal was imminent.</p>	JD
Neighbourhood Development Plan		
17/540	<p><u>Update on a meeting with David Kiernan, Neighbourhood Planning Officer, Teignbridge District Council</u></p> <p>Notes from the meeting held on 8 November had been circulated.</p> <p>The timetable for updating the TDC Local Plan was outlined at the meeting and notice was given that the Parish Council may want to review its Neighbourhood Development Plan.</p> <p>A Neighbourhood Development Plan Implementation Group (ENDPIG) meeting would take place on Monday 27 November, to discuss the output from the meeting with David Kiernan in depth and formulate recommendations for the Parish Council to consider.</p>	
Finance Matters		
17/541	<p><u>RFO's report</u></p> <ol style="list-style-type: none"> 1. Direct Debit payments during October: Electricity for Deepway £94.14, NEST pension scheme contributions £10.78, NatWest Bankline £8.40 2. The housing base for Exminster for the 2018/19 Financial Year would be 1676.8; up 58.5 from the current year. 3. The Council Tax Support Grant will decrease by 10% for the 2018/19 Financial Year to £3760 due to cuts in funding received by TDC. 	
17/542	<p><u>To consider increasing the Fidelity Guarantee to £700,000 at a cost of £142.62 including Insurance Premium Tax</u></p> <p>Due to receipt of Community Infrastructure Levy, the Parish Council's funds had increased to over £600,000 thereby requiring a revision of the Fidelity Guarantee.</p> <p>Resolved.</p>	HH
17/543	<p><u>Accounts for Approval</u></p> <p>It was resolved to approve payments in the sum of £5618.92</p>	HH
17/544	<p><u>Draft accounts for October 2017</u></p> <p>The reports had been circulated prior to the meeting.</p>	
/1	<p><u>Budget Comparison Report</u></p> <p>It was resolved to approve the report.</p>	
/2	<p><u>Balance Sheet</u></p> <p>It was resolved to approve the report.</p>	
17/545	<p><u>Report and recommendations from the Finance Working Party regarding the budget</u></p> <p>Notes from the Finance Working Party meeting on 8 November had been circulated.</p> <p>The report contained 3 recommendations:</p>	

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	<ul style="list-style-type: none"> • The Community Plan Sinking Funds and Other Asset Maintenance Sinking Fund were merged into an Assets Sinking Fund to support replacement of all existing assets. • The Community Plan Projects Fund was retained to support new projects and the maintenance of existing assets. • The budget for 2018/19 was set without separation of the expenditure on previously identified Community Plan Projects. <p>It was resolved to approve the recommendations.</p>	HH
17/546	<p><u>Review of Employment Policies</u> The Clerk had reviewed the Parish Council's Grievance Procedure, Disciplinary Procedure, Equal Opportunities Policy, Maternity Leave and Maternity Pay Policy and Sickness and Sick Pay Policy against the NALC approved model policies and no updates were necessary.</p>	
17/547	<p><u>To give authority to the Clerk to spend up to £150 on H&S training for the Clerk and Deputy Clerk</u> Resolved.</p>	JD
17/548	<p><u>To approve the Part II Confidential Draft Minutes of the EPC Meeting held on 6 November 2017</u> Resolved.</p>	
17/549	<p><u>Councillors' Reports</u></p> <ol style="list-style-type: none"> 1. Cllr Smith reported that he would be attending a Devon Communities Emergency Planning workshop. 2. Cllr Chandler reported that Hi-Line (on behalf of Western Power) had been cutting trees in the Wilderness to clear them away from the high voltage power lines. Some of the trees had been cut back quite drastically and, although they would recover in the spring, it was agreed to write to the Western Power to note the Parish Council's concern about how the work was carried out and the lack of notice given that the work was due to start. 3. Cllr Madge had trawled through the Parish Council archives and planning applications for Jupes Close but had found no further information on the ownership of the gates at Milestone Cottages. It was agreed that the Clerk would undertake a land registry search for the title deeds of the properties near the gates. 4. Cllr Madge reported that during his trawl through the archives he had ascertained that the Deepway Centre was paid for by the Parish Council with an agreement to charge the Deepway Trust £1 per annum rent. 5. The Chairman reported that the Chairman and Deputy Clerk would be attending an Effective Partnership Working course on 28th November. 6. The Chairman reported that a Community Plan Working Party meeting would take place on Saturday 6 January. Councillor representation for the Working Party would be on the next agenda. 	JD JD
17/550	<p><u>Public Open Session</u> Comments:</p> <ol style="list-style-type: none"> 1. The owners of 14 Crockwells Road stated that they had no intention upsetting their neighbour and would look to find a mutually agreeable solution. A visit from a TDC planning officer would be welcomed. 2. The acoustics in the Deepway Centre were better than the Victory Hall. 	
<p>Meeting closed at 20:49 Date of next meeting: Monday 4 December 2017 at 19:30 in the Victory Hall</p>		

Signed:....Josie Walledge..... Date:....4 December 2017.....