

Exminster Parish Council Meeting Minutes

Monday 5 March 2018 at 19:30 in the Victory Hall, Main Road, Exminster

Chairman: Josie Walledge

18/109	<p><u>Public open session</u> No comments.</p>	
18/110	<p><u>Present</u> Cllr Peter Chandler (PC), Cllr Sheila Churchward (SC), Cllr John Goodey (JG), Cllr Derek Madge (DM), Cllr Charles Nuttall (CN), 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: 2</p>	
18/111	<p><u>Apologies accepted from</u> Cllr Brian Aird (BA) – personal reasons Cllr John Ponsford (JP) – personal reasons</p>	
18/112	<p><u>Declaration of interest on Agenda Items</u> Cllr Chandler declared an interest in 18/125 as a Trustee of the Deepway Centre.</p>	
18/113	<p><u>Dispensation requests regarding Code of Conduct</u> None received.</p>	
18/114	<p><u>To approve the Draft Minutes of the EPC Meeting held on 19 February 2018</u> Resolved.</p>	
18/115	<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. The missing bollards near Tesco had been re-reported. 2. The Devon County Council (DCC) Highways team were to be congratulated on their efforts during the recent bad weather. 	
18/116	<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. The dropped kerb to the second disabled space on the Dryfield Car Park would be installed shortly. 2. Residents could recycle tetra-pak cartons at recycling banks throughout the district but not in the household collection boxes. It was hoped that a new recycling bank for tetra-pak cartons could be located at the Swans Nest. 3. Regarding item 18/120 – Cllr Lake was very disappointed in the conduct of the Teignbridge District Council (TDC) planning committee meeting and had made representations to the administration accordingly. <p>Teignbridge District Councillor John Goodey reported:</p> <ol style="list-style-type: none"> 4. Regarding item 18/120 – Cllr Goodey had also tabled a complaint to the TDC Chief Executive and the Chairman of the planning committee regarding conduct at the meeting. There was disparity in time allocated for the ward members to speak on the Peamore application (restricted to 5 minutes) versus the unlimited time allowed for ward members who were also members of the planning committee to speak on other applications. Cllr Madge noted that there was no representation for the Kenn Valley ward on the planning committee. 	
18/117	<p><u>Chairman's Report</u></p> <ol style="list-style-type: none"> 1. Cllrs Smith, Connett, Lake and Goodey were thanked for their representations regarding the Peamore application at the TDC planning committee meeting on 20 February. 2. There had been a positive and supportive response from the community during the recent bad weather. 	

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18/118	<p>Clerk's Report</p> <ol style="list-style-type: none"> 1. Councillors were reminded to bring their Register of Interests up to date if necessary. 2. The first Parish Council meeting in May was scheduled for Tuesday 1 May. The second May meeting would take place as usual on the third Monday; 21 May. An email would be sent out to gauge the best date for the AGM. 3. Delegated Authority was used to repair the defibrillator floor casing in the sum of £100 plus VAT. 4. TDC's consultation for Parish Councils on settlement boundaries, needed for the review of the Local Plan, would take place on 10 and 11 April from 16:30. Further information would be circulated on receipt. 5. A response had been received from the Traffic Sensitive Street Review team following the decision to nominate Main Road: the road did not meet the criteria to deem it as traffic sensitive and the level of traffic using the village would not normally warrant the local considerations designation. 	JD
Planning Matters		
18/119	Planning Applications	
/1	<p>18/00303/FUL, 48 Old Quarry Drive - Conversion of garage into additional accommodation</p> <p>Cllr Churchward explained that due to the loss of garage parking, additional parking would need to be created at the front of the property, necessitating the removal of the front wall and dropping of the kerb.</p> <p>Concerns were expressed that this would not be in keeping with adjacent properties. There were no comments lodged on the TDC planning portal.</p> <p>It was resolved to object to the application due to the loss of a parking space and the removal of the brick wall that would disrupt the street scene, contrary to Neighbourhood Development Plan policy EXM3 - Quality of Design.</p>	HH
/2	<p>18/00357/FUL, Ross Hi, Abovevay - Conversion of garage and store to domestic accommodation ancillary to the dwelling</p> <p>Cllr Churchward explained that there would be no major change to the external appearance of the property due to the conversion. There was sufficient parking for two vehicles on the driveway. There was little continuity of design amongst the existing structures on the service road.</p> <p>Concerns were expressed that the garage may be being converted to provide a separate dwelling that could be sold on separately.</p> <p>There was one objection lodged on the TDC planning portal.</p> <p>It was resolved to support the application subject to the dwelling remaining ancillary to the main house and the retention of two car parking spaces. It was suggested that this could be achieved through planning conditions or, better, a planning obligation.</p>	HH
18/120	Planning Decisions	
/1	<p>To consider any actions following the approval of the below planning application 17/03039/MAJ, EXMINSTER/SHILLINGFORD ST GEORGE - West Exe Park, Alphington</p> <p>Planning consent was granted at the meeting on 20th February, although the formal decision notice for the application had not been received by the Parish Council to date.</p> <p>The application was outline and there would be reserved matters following. The Parish Council needed to consider how best to address the ongoing concerns of the community and to use its influence on matters such as landscaping, appearance of buildings, hours of operation, construction times, usability of the cycle path and bus stops, and monitoring of traffic.</p> <p>It was resolved to open a dialogue with Exeter Estates. The Peamore Working Group would work to identify areas for discussion and draft a suitable letter.</p>	PWG

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	<p>Concerns about the planning process and conduct of the TDC planning committee meeting were expressed:</p> <ul style="list-style-type: none"> • The timescale in which the planning application was validated before Christmas. • The sequencing of the planning committee meeting with an unprecedented part II immediately before the application was heard, relating to legal costs and economics. • The disparity in time allocated for the Kenn Valley ward members to speak on the application, versus the unlimited time allowed for ward members (who were also members of the planning committee) to speak on other applications. • The input of Cllr Clemens to the meeting, effectively dismissing the objections raised by local Councillors as ‘emotional’. <p>Cllr Connett noted that he had written to the monitoring officer following the meeting, but his concerns had been dismissed.</p> <p>It was resolved to write to the Chief Executive of TDC to highlight the concerns of the Parish Council.</p> <p>Traffic issues were discussed. It was suggested that during the construction phase, construction traffic should be prohibited from using Days Pottles Lane and that a weight limit could be requested. The importance of adequate public transport was emphasised. It was resolved to write to DCC to ask about plans for the construction of the cycle path and how it would connect with the existing cycle network.</p> <p>Cllr Nuttall stated that he was interested in becoming more involved in traffic issues in the village. It was suggested that he contact Caroline Aird who was organising the Community Speedwatch Campaign.</p>	<p>JD</p> <p>JD</p> <p>CN/JD</p>
18/121	<p><u>Other Planning Matters</u> None.</p>	
Community Plan		
18/122	<p><u>Update from the Community Plan Working Party meeting held on 3rd March</u> The meeting had been postponed due to poor weather; rearranged for Saturday 10 March.</p>	
Finance Matters		
18/123	<p><u>Accounts for Approval</u> It was resolved to approve payments in the sum of £2504.00.</p>	HH
18/124	<p><u>To consider a Community Grant application from Coffee on the Corner for the sum of £250</u> The grant was sought to replace the panini machine. It was resolved to support the application.</p>	JD/HH
Property & Amenities Matters		
18/125	<p><u>To further consider the mechanism of payment for works to be completed at the Deepway Centre with the Elector Fund monies</u> The RFO had circulated a paper with details of the quotations received by the Deepway Trust for the works to the ladies’ toilets. Both quotations were under the value of the grant funding. It was resolved that the Parish Council would contract the works from the Deepway Trust’s preferred contractor and grant the works to the Trust [as per NALC legal topic note 21]. If the works were completed as per the quotation, the Trust would have an additional £491 plus VAT to carry out additional work. The Trust should be advised that they would be liable for the cost and VAT incurred on any work over and above the net cost of £3338.00; the value of the Elector Fund grant.</p>	JD/HH
18/126	<p><u>To report on the Deepway Green Annual Play Inspection</u> For the benefit of new Councillors, the Clerk explained that the Parish Council were required to have an annual inspection of all play equipment by a RoSPA accredited inspector as a</p>	

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	<p>condition of insurance. This was in addition to the regular visual checks of the equipment carried out by the Deputy Clerk/RFO.</p> <p>The inspection had taken place during the week beginning 12 February.</p> <p>There were no items rated higher than “Low Risk”.</p> <p>The Clerk and RFO had agreed an action plan of remedial works to be carried out to be carried out by Mr Fowler.</p> <p>Electronic copies of the extensive report could be obtained from the Clerk on request.</p> <p>The Deputy Clerk/RFO was thanked for her diligence in completing the weekly checks and dealing with matters as they arose, as this has surely contributed to the low risk rating.</p>	
18/127	<p><u>To consider a request from the Exminster Long Table group to open the Public Toilet on Sunday 10th June</u></p> <p>Resolved.</p>	JD
18/128	<p><u>Councillors’ Reports – for information only</u></p> <ol style="list-style-type: none"> 1. Cllr Churchward reported that she had not been able to complete the Broadband Survey due to the detailed information required. 2. Cllr Churchward continued work on the TDC Design Statement consultation and would bring recommendations for a response to the next Parish Council meeting. 3. Cllr Smyth thanked residents with four-wheel drive vehicles who had assisted with taking patients and staff to and from the RD&E during the recent bad weather. 4. Cllr Smith noted that the bins were overflowing at Deepway and there appeared to have been an incident of fly tipping. The Clerk said that due to the weather the bins had not been emptied and the litter picker had not been able to work as scheduled. 5. Cllr Walledge would be attending a “preparing and delivering community engagement and consultation” course. 6. Cllr Goodey reported on an incident (elsewhere in the country) where a defibrillator was not accessible as the phone number was illegible. The Clerk explained that the defibrillators in Exminster were all registered with the ambulance service and could be accessed by calling 999. 7. Cllr Chandler had obtained permission to plant some of the donated saplings on the golf course, with further to be planted in the Wilderness. 	SC
18/129	<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 18/131(part II) having due regard to the confidential nature of the business to be transacted.</u></p> <p>Resolved.</p>	
18/130	<p><u>Public Open Session</u></p> <p>No comments.</p>	
Part II		
18/131	<p><u>To report on a meeting with Westbank</u></p>	
<p>The meeting closed at 21:02</p> <p>Date of next meeting: Monday 19 March 2018 at 19:30 in the Victory Hall</p>		

Signed:....Josie Walledge..... Date:....19 March 2018.....