

Exminster Parish Council Meeting Minutes

Monday 4 June 2018 at 19:30 in the Victory Hall, Main Road, Exminster

Chairman: Josie Walledge

18/262	<p><u>Public open session</u> Comments:</p> <ol style="list-style-type: none"> The additional grass cutting had been welcomed in the village. However, the public was unaware that this had been instigated and funded by the Parish Council. It was suggested that this should be publicised in a Scene article and on Facebook. <p>The Chairman welcomed Claire Conway-Wright, the new Practice Manager at the Westbank Practice, to the meeting.</p>	BA
Part 1		
18/263	<p><u>Present</u> Cllr Brian Aird (BA), Cllr Peter Chandler (PC), Cllr Sheila Churchward (SC), Cllr John Goodey (JG), Cllr Derek Madge (DM), Cllr Charles Nuttall (CN), Cllr John Ponsford (JP), Cllr Kevin Smith (KS), Cllr Josie Walledge (JW). Clerk: Mrs Jill Daw (JD) Deputy Clerk: Mrs Helen Hibbins (HH) Teignbridge District Councillors: John Goodey (JG) Public: 9</p>	
18/264	<p><u>Apologies accepted from</u> Cllr Lorne Smyth (LS) – personal reasons Devon County Councillor Alan Connett (AC)</p>	
18/265	<p><u>Declaration of interest on Agenda Items</u> None declared.</p>	
18/266	<p><u>Dispensation requests regarding Code of Conduct</u> None received.</p>	
18/267	<p><u>To approve the Draft Minutes of the EPC Meeting held on 21 May 2018</u> Resolved.</p>	
18/268	<p><u>County Councillors Report on items other than those on the agenda</u> Devon County Councillor Alan Connett was not present.</p>	
18/269	<p><u>District Councillors Reports on items other than those on the agenda</u> Teignbridge District Councillor John Goodey reported:</p> <ol style="list-style-type: none"> The Sentries Farm development was close to completion but there were ongoing issues regarding the boundary wall between the new development and pre-existing properties. The Teignbridge District Council (TDC) Planning Enforcement officer had visited and would report back. TDC were considering joining with other District Councils to provide a source of crowdfunding for local organisations to access. The initiative was awaiting approval. 	
18/270	<p><u>Chairman's Report</u></p> <ol style="list-style-type: none"> The Parish Council's contractor had cut verges throughout the village that were not deemed visibility splays and therefore not cut for Health and Safety reasons by Devon County Council (DCC). Comments posted on social media, showed it was evident that this had been appreciated by residents. There would be a question in the Community Plan questionnaire regarding grass cutting and its ongoing funding. 	
18/271	<p><u>Clerk's Report</u></p> <ol style="list-style-type: none"> Councillors were reminded to bring their Register of Interests up to date if necessary. Cllr Goodey would represent the Parish Council at the raising of the Armed Forces Flag on Monday 25 June at 10:00. Delegated authority was used in the sum of £50 as the cost of the additional cuts to the grass verges throughout the village had been underestimated. Ongoing, the cost would be £260 per cut and an item would be on the agenda of the next meeting to authorise/note this. 	JG JD

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	4. Two letters had been received regarding the siting of a pond at the Spurfield Allotments.	
18/272	<p><u>Claire Conway-Wright, new Practice Manager at the Westbank Practice to give a brief outline of her responsibilities</u></p> <p>Ms Conway-Wright introduced herself and explained that part of the role of the Practice Manager is to ensure high quality patient care and services. Patient feedback was welcomed. It was confirmed that there was currently a full complement of GPs at the Practice. The Practice had been given the opportunity to raise issues for inclusion in the Community Plan questionnaire The Chairman thanked Ms Conway-Wright for her attendance.</p>	
18/273	<p><u>To agree the adoption of the Council's Anti-Fraud and Corruption Policy</u></p> <p>The Internal Auditor had suggested that an Anti-Fraud and Corruption Policy should be in place. A draft policy had been circulated with the meeting papers; minor amendments to the draft were suggested and agreed. It was resolved to adopt the policy to be reviewed on a three-year cycle.</p>	JD
18/274	<p><u>To consider the appointment of a Lead Councillor for Highways matters</u></p> <p>It was resolved that a Lead Councillor role would be created to deal with matters pertaining to traffic and parking. It was resolved that Cllr Nuttall would take on this role.</p>	
	Planning Matters	
18/275	<u>Planning Applications</u>	
/1	<p>18/00949/FUL, Hill Cottage, Exminster Hill - Single storey extension</p> <p>A summary of the application had been circulated to all Councillors prior to the meeting. The purpose of the application was to demolish an existing conservatory and replace it with a breakfast room. The extension was unlikely to be seen from the road and was in accordance with Policy EXM3 of the Exminster Neighbourhood Development Plan (Quality of Design). There were no comments on the TDC planning portal to date. It was resolved to support the application.</p>	HH
/2	<p>18/00975/FUL, Spurway Farm, Days-Pottles Lane - Erection of a barn</p> <p>A summary of the application had been circulated to all Councillors prior to the meeting. The applicant sought to replace an old, partly demolished barn with a new barn. There would be no change of use of the barn. The application was in accordance with policy EXM2 of the Exminster Neighbourhood Development Plan (Open Countryside). There were no comments on the TDC planning portal to date. It was resolved to support the application.</p>	HH
/3	<p>18/00832/FUL, 42 Crockwells Close - Two storey rear and side extension with balcony and new detached garage/car port</p> <p>A summary of the application had been circulated to all Councillors prior to the meeting. Cllr Churchward had visited the immediate neighbouring properties to gauge the impact of the proposed extension. It appeared that only the immediate neighbours had received written notification of the application from TDC and those opposite were unaware. It was agreed that this should be highlighted to TDC. It was explained that the existing bungalow would be extended into a house with a detached garage including an office above. This proposal would disrupt the street scene as, although neighbouring properties had been extended, the extensions had taken advantage of a drop in the land to provide lower storeys, with ridge heights remaining broadly the same. Concern was expressed that trees on the site would need to be removed in order to provide sufficient space for the access road, garage and turning circle, although the application stated that no trees would be lost. The Clerk had received a letter regarding a provisional Tree Preservation Order covering a large part of the site, including adjacent properties and land on the edge of the Wilderness area</p>	JD

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	<p>It was noted that part of the site was adjacent to a floodplain. There were currently four objections on the TDC planning portal concerning loss of privacy and detriment to the ecology.</p> <p>It was resolved to object to the application for the following reasons:</p> <ul style="list-style-type: none"> • The extension was overbearing and would disrupt the street scene. The addition of a two-storey extension with significant increase in ridge height is considered to be over-development of the plot and is completely out of character with the local area. This was contrary to policy EXM3 of the Exminster Neighbourhood Development Plan (Quality of Design). • There would be overlooking and loss of privacy for near neighbours and potential disturbance from a business being run from the premises. • Although the application stated that no trees would be lost, this conflicted with the plans as there were mature trees on the site of the proposed access way, turning circle and garage. Felling of these trees would be detrimental to the ecology due to loss of habitat. Accordingly, there should be no determination of the application until the TPO had been considered. • The proposed garage would be built on land that was formerly Crockwells Meadow. It was believed that this land was transferred with a codicil that only sheds could be erected on it. 	HH
18/276	<p>Planning Decisions Noted, as listed below.</p>	
	<p>18/00724/FUL, 1 Milbury Lane - Single storey rear extension and terrace - GRANTED</p>	
18/277	<p>Other Planning Matters</p>	
/1	<p>To discuss the Local Plan Review Issues Consultation paper released by Teignbridge District Council and to formulate a response to the consultation.</p> <p>The Settlement Boundary Roadshow would be visiting the Victory Hall in Exminster on Tuesday 12 June between 12:00 and 20:00. This would give residents an opportunity to see the proposed changes to the settlement limit.</p> <p>There were several aspects to the consultation; some more relevant to Exminster than others. It was agreed that Cllrs Churchward, Nuttall, Aird, Goodey and Walledge would form a Working Group to draft a response to be considered at the Parish Council meeting on 2 July. The consultation was due to close on 16 July at 5pm.</p>	JD
	<p>Neighbourhood Development Plan</p>	
18/278	<p><u>To consider a recommendation from the Exminster Neighbourhood Development Plan Implementation Group (ENDPIG) that the Parish Council should consider taking ownership of Gissons Field.</u></p> <p>The field was currently owned and maintained by TDC. In consultation with TDC, the Parish Council had sought an estimate from LHC to put a path across the land to link Crockwells Meadow with Gissons, to a highly specified design agreed with TDC. The estimate of between £30,000 and £40,000 was thought to be excessive and discussion had taken place at the ENDPIG meeting regarding laying a path of a similar specification to the one that crossed Crockwells Meadow. It was acknowledged that this may not be acceptable to TDC and consideration may have to be given to the Parish Council taking ownership of the land in order to achieve a path that was financially acceptable. This would also enable the Parish Council to consider a capital project to update the outdated play equipment in the park. The Field had already been offered to the Parish Council by TDC for a nominal sum; however, the offer had not been taken up to date. The following points were noted during discussion:</p> <ul style="list-style-type: none"> • If the play park remained under the ownership of TDC it may fall into disrepair and when equipment failed, it may not be replaced. • Would there be any financial incentive, or offer to continue to maintain the field after transfer from TDC? 	

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	<ul style="list-style-type: none"> • Ongoing costs of maintaining the play equipment and grass cutting needed to be determined as these could impact on the precept. • Was the play park well used? Could the Parish Council justify spending money on equipment that there may not be a need for due to the concentration of housing moving away from the village centre? <p>At the conclusion of discussion, it was resolved to open negotiations with TDC and explore the feasibility of taking ownership of the field.</p>	JD/HH
	Community Plan	
18/279	<p><u>To update Council on the progress of the Community Plan</u></p> <p>Standing Orders were suspended to allow Mrs Caroline Aird, Chairman of the Community Plan Working Party, to speak from the Public Gallery.</p> <p>The issues that had been identified from the leaflets delivered to all households in the Parish were being formulated into questions for the questionnaire with the help of Devon Communities Together.</p> <p>The timescale for the publication and delivery of the questionnaire had slipped by approximately two weeks.</p> <p>Standing Orders were reinstated.</p>	
	Finance Matters	
18/280	<p><u>Accounts for Approval</u></p> <p>It was resolved to approve payments in the sum of £210.50.</p>	HH
	Property & Amenities Matters	
18/281	<p><u>To update Council on matters relating to the Deepway Centre</u></p> <ol style="list-style-type: none"> 1. Quotations had been received from three companies for the connection of the Deepway Centre to the mains sewer. It was agreed that this item would be further considered in part II, due to the contractual nature of the discussion. It was emphasised that the Parish Council was not in a position to make a decision on the quotations at this stage. 2. Cllr Chandler outlined his reasons for resigning as the Parish Council Trustee from the Deepway Trust expressing frustration regarding the lack of progress with improvement projects to the Deepway Centre over the past two years. Cllr Chandler was thanked for representing the Council during that time. 	
18/282	<p><u>To consider a request from the Deepway Trust to site a storage unit behind the Deepway pavilion, to provide extra storage for the uniform groups</u></p> <p>The Chairman confirmed that she did not have an interest in this item as she had not requested additional storage for Scouts.</p> <p>Council identified two issues:</p> <ul style="list-style-type: none"> • There were no details on the dimensions of the container. • The route of the sewer was not yet confirmed and it would be sensible to wait until it was determined before installing a container that may need to be moved. <p>It was resolved to ask for additional information on the dimensions of the container from the Deepway Trust and to explain the possible conflict with the sewer/drainage works.</p>	JD
18/283	<p><u>To consider proposals regarding a nature trail and tree planting from the Green Spaces Group</u></p> <p>The proposals had been outlined in a paper circulated to all Councillors.</p> <ol style="list-style-type: none"> 1. Nature Trail – A first draft of a trail had been circulated. Cllr Chandler noted that the surface and width of the path on Crockwells Meadow was not suitable for disabled access. It was suggested that accessibility issues could be looked at in the future and should not prevent the initiative from going ahead. <p>Cllr Goodey noted that a similar project had been successful in Ide and offered funding from his District Councillor Locality Budget towards the cost of the leaflets.</p> <p>It was resolved to progress the Nature Trail project.</p>	GSG

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	<p>2. Flowering and fruiting trees – The proposal was to plant trees at the bottom of the bank bordering St Martins Football Pitch and the grass area bordering Reddaway Drive.</p> <p>Discussion took place about changing the street scene in a significant way without consulting residents. It was suggested that the Community Plan Working Party considered how to consult with residents regarding this.</p>	CPWP
18/284	<p><u>Councillors' Reports</u></p> <ol style="list-style-type: none"> 1. Cllr Churchward reported that a resident in Days Pottles Lane had repaired potholes outside his property. The resident had been advised to contact the Clerk regarding potential training courses on pothole repairs. 2. Cllr Churchward enquired whether there had been any resolution to traders using the Dryfield Car Park. It was confirmed that this was a matter for TDC. 3. Cllr Goodey reported that he had walked several of the village footpaths in his new role as Footpath Warden and would report back when all paths had been covered. 4. Cllr Smith reported that he would be attending a course on how to Chair meetings as part of his new role as Vice Chairman of the Parish Council. 5. Cllr Smith reported that Main Road would be closed for the Long Table event on Sunday 10 June from 12:00 until 22:00 between the junctions of Deepway Lane and Days Pottles Lane. 	
18/285	<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 18/287 (part II) having due regard to the confidential nature of the business to be transacted.</u></p> <p>Resolved.</p>	
18/286	<p><u>Public Open Session</u></p> <p>Comments:</p> <ol style="list-style-type: none"> 1. Dr Wong, a GP from the Westbank Practice, confirmed that the Practice was currently the preferred provider for the Matford Development. It was suggested that a meeting was arranged between the Parish Council and the Practice. 2. The play area in Gissons Field was well used. 3. It appeared that the Parish Council were being held to ransom over Gissons Field and the provision of a footpath. 4. There was already a historical walk around the village. Could this be extended to include the nature walk? 	
Part II		
18/282	<u>Contractual Issues relating to the Deepway Centre</u>	
18/287	<u>To consider the routing of a cycle path in with land ownership</u>	
<p>The meeting closed at 21:35</p> <p>Date of next meeting: Monday 18 June 2018 at 19:30 in the Victory Hall</p>		

Signed:....Josie Walledge..... Date:....18 June 2018.....