

## Exminster Parish Council Meeting Minutes

Monday 6 August at 19:30 in the Victory Hall, Main Road, Exminster

Chairman: Kevin Smith

18/353	<p><b><u>Public open session</u></b></p> <p>Comments:</p> <ol style="list-style-type: none"> <li>1. A resident noted an ongoing complaint with Teignbridge District Council (TDC) regarding the erection of a fence around the garden of his property. The Resident persisted in outlining the complaint, despite advice from the Chair and Clerk that this was not a Parish Council matter. It was suggested that the matter was referred to the appropriate authority.</li> </ol>	
18/354	<p><b><u>Present</u></b></p> <p>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 Kevin Smith (KS). Clerk: Mrs Jill Daw (JD) Deputy Clerk: Mrs Helen Hibbins (HH) Teignbridge District Councillors: John Goodey (JG) Public: 3</p>	
18/355	<p><b><u>Apologies accepted from</u></b></p> <p>Cllr Lorne Smyth (LS) – personal reasons Cllr Josie Walledge (JW) – personal reasons Cllr John Ponsford (JP) – work commitment Devon County Councillor Alan Connett (AC) Teignbridge District Councillor Kevin Lake (KL)</p>	
18/356	<p><b><u>To consider the application from Nicola Guagliardo for co-option onto the Parish Council</u></b></p> <p>Mr Guagliardo explained his reasons for wanting to join the Parish Council. Following a question and answer session with Councillors, a vote was taken. With 1 for, 2 against and 4 abstentions, it was resolved not to co-opt Mr Guagliardo.</p>	
18/357	<p><b><u>Declaration of interest on Agenda Items</u></b></p> <p>Cllr Smith declared an interest in 18/372 and 18/373 as a Victory Hall Trustee. Cllr Aird declared an interest in 18/372 and 18/373 noting that his wife was a Victory Hall Trustee.</p>	
18/358	<p><b><u>Dispensation requests regarding Code of Conduct</u></b></p> <p>None received.</p>	
18/359	<p><b><u>To approve the Draft Minutes of the EPC Meeting held on 16 July 2018</u></b></p> <p>Resolved.</p>	
18/360	<p><b><u>County Councillors Report on items other than those on the agenda</u></b></p> <p>Devon County Councillor Alan Connett was not present.</p>	
18/361	<p><b><u>District Councillors Reports on items other than those on the agenda</u></b></p> <p>Teignbridge District Councillor John Goodey reported:</p> <ol style="list-style-type: none"> <li>1. Cllr Goodey briefly outlined his reason for abstaining from the co-option vote in item 18/356.</li> </ol> <p>The Clerk read out an update from Teignbridge District Councillor Kevin Lake in his absence:</p> <ol style="list-style-type: none"> <li>2. A fly tipping incident had been addressed by the Blitz team.</li> <li>3. Posters had been placed at the entrance to the village to deter motorists from throwing litter from car windows.</li> <li>4. A litter pick of the area underneath the motorway bridge had been carried out by Cllrs Lake and Goodey.</li> <li>5. Lobbying continued to re-open Exminster station.</li> </ol>	
18/362	<p><b><u>Chairman's Report</u></b></p> <p>Cllr Walledge was not present.</p>	

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18/363	<p><b><u>Clerk's Report</u></b></p> <ol style="list-style-type: none"> <li>1. TDC had advised that the provisional Tree Preservation Order on 42 Crockwells Close and immediate surrounding area had been confirmed.</li> <li>2. In response to TDC issuing an amended Planning Site Inspection Procedure an urgent email was sent to the Portfolio Holder at TDC expressing disappointment at the decision to ban Town and Parish Councils from attending planning site visits. Cllr Goodey explained that Cllr Connett had called the decision in for scrutiny and it would be discussed at the TDC Overview and Scrutiny committee on 10 September.</li> <li>3. The Stowey Arms was now registered as an asset under the Community Right to Bid scheme.</li> <li>4. The Exminster Allotment Society had submitted its annual report and accounts for the last financial year to the Council. These had been circulated to all Councillors.</li> <li>5. Devon and Cornwall Police had approached the Parish Council asking to assess Minster Park as a potential helicopter landing site following initial contact with Exminster Recreational Trust (ERT). It was noted that Parish Councillors had a meeting with ERT in the near future where the issue could be raised and brought back to a future Parish Council meeting if necessary.</li> <li>6. Ruddlesden Geotechnical Ltd had been instructed to undertake an inspection of the banks to Minster Park; the last inspection was in October 2016.</li> <li>7. The Parish Council's solicitor had written to the purchaser of 52 Crockwells Road requesting an update on the proposed land transfer of a small section of Crockwells Meadow.</li> <li>8. A planning decision notice had been received for Ashridge, Dawlish Road, prior to the Parish Council commenting on the application, due to confusion over the consultation closing date. (see item 18/366/4)</li> <li>9. Delegated Authority had been used in the following sums (plus VAT if applicable): <ul style="list-style-type: none"> <li>• £45 to clear a wasps' nest from the bank at the Deepway Centre</li> <li>• £80 for the Clerk to attend a course on Cemetery Management</li> <li>• £300 to trim back Willow trees in the Wilderness where branches were overhanging gardens</li> </ul> </li> </ol>	
18/364	<p><b><u>To receive a report from Cllr Nuttall on Highway matters</u></b></p> <p>Cllr Nuttall had circulated a report following a meeting with representatives from the Police, Devon County Councillor Alan Connett and Mrs Caroline Aird from the Community Plan Working Party.</p> <p>The meeting discussed speeding, parking and anti-social behaviour (predominantly graffiti).</p> <p>Actions identified from the meeting included:</p> <ul style="list-style-type: none"> <li>• Preparing a new case for the establishment of a Community Speedwatch Group.</li> <li>• Arranging a meeting to discuss the extension of the 20mph zone and potential installation of vehicle activated signs.</li> <li>• Arranging a meeting with Kenn Parish Council to ask whether they would financially support the purchase of vehicle activated signs.</li> <li>• Holding a further meeting of the Highways group to discuss a road safety strategy for Exminster, enforcement activity and increased use of social media.</li> </ul> <p>The Clerk would send a copy of the notes of the meeting to all attendees, when finalised.</p>	<p>CN CN</p> <p>CN/ JD</p> <p>JD JD</p>
18/365	<p><b><u>To consider the results of a meeting with Teignbridge District Council (TDC) and Devon County Council (DCC) to discuss the dropped kerb to Dryfield car park</u></b></p> <p>TDC had suggested that relocating the disabled car parking space may be an economical way of addressing the issue of the lack of the dropped kerb to the currently marked disabled car parking space. The existing space could then be used for Motorcycles. This would result in a net loss of one car parking space.</p>	

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	<p>A marked, aerial photograph of the intended alteration was circulated. The cost of the project was £750 and would be borne by TDC. Concern was expressed about the loss of a parking space as there was already insufficient parking in the village centre. It was resolved to respond to TDC to agree to the proposed alteration and suggest that the motorcycle/mobility scooter space was clearly marked.</p> <p>It was agreed to move item 18/368 up the agenda to accommodate Cllr Nuttall who needed to leave early.</p>	JD
18/368	<p><b><u>To update Council on a meeting with Exeter Estates and Cllrs Walledge, Smith and Nuttall held on the 18<sup>th</sup> July to discuss the West Exe development</u></b></p> <p>Cllr Nuttall explained that the intention of the meeting was to establish a constructive dialogue between Exeter Estates and the Parish Council. The following points were noted at the meeting:</p> <ul style="list-style-type: none"> <li>• The opening up costs for the entire site with electricity provision, access roads, and roundabout are significant and require them to have a confirmed first tenant.</li> <li>• There were difficulties in supplying electricity to the site and funding for this had been included in DCC's Housing Infrastructure Funding bid.</li> <li>• Preconditions had been discharged on the 12-acre site.</li> <li>• Tenants had not been identified for either the smaller or larger site to date.</li> <li>• There would be a phase plan for the 33-acre site, with planning applications submitted for each phase; the Parish Council would have the opportunity to comment on these. Exeter Estates stated their intention to consult with the Parish Council in advance of each submission.</li> <li>• Site working hours were discussed, including reduced working hours at weekends, to which Exeter estates agreed.</li> <li>• The Traffic Regulation Order for the vehicle weight limit in Kennford was in progress.</li> <li>• Vehicle Number-Plate Recognition would be used to monitor traffic movement to and from site although it was not clear how this could be enforced with tenants.</li> <li>• Exeter Estates were happy to work with the Parish Council on the landscaping and travel plans.</li> </ul> <p>There was an agreement to meet again when progress had been made on the sites.</p> <p>Cllr Nuttall left the meeting.</p>	
<b>Planning Matters</b>		
18/366	<b><u>Planning Applications</u></b>	
/1	<p><b>18/00965/FUL, Luccombes Coarse Fishery - Provision of 16 hard-standings for static caravans to replace existing touring pitches, hard standings and tent pitches, replace security lodge with a dwelling &amp; garage, extension and internal alteration to existing shop/cafe and two new fishing pods</b></p> <p>Cllrs Smith and Churchward had visited the site. The intention was that the site would become a seasonal tourist attraction. The dwelling was required for management and security purposes.</p> <p>It was resolved to support the application subject to the following;</p> <ul style="list-style-type: none"> <li>• designation of the bungalow as a rural dwelling to prevent it being sold separately in the future</li> <li>• a robust surface water management plan</li> <li>• assurance that sewage and foul water would not discharge into the stream and potentially impact on Berry Brook and the marshes.</li> </ul>	

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	<ul style="list-style-type: none"> <li>the bungalow to be finished in red brick and roof tiles to match neighbouring properties.</li> </ul>	HH
/2	<p><b>18/00530/FUL, Spurfield House - Alterations to building and new two storey buildings around a courtyard to form a mental health care facility</b></p> <p>See item 18/366/3</p>	
/3	<p><b>18/00531/LBC, Spurfield House - Alterations to building and new two storey buildings around a courtyard to form a mental health care facility</b></p> <p>Cllr Churchward explained that the aspect that was out of character with the existing Victorian building (in the original plans) had been amended and the brickwork on the extension had been changed to red brick with tiles matching the existing roof. Additionally, the pitch of the extension roofs had been changed to match the original property. A wall with high railings from the road to the main building, high railed gateway into the main car park outside the house and a high railed gateway onto the front lawn was proposed for security purposes; incurring the loss of five car parking spaces that were originally proposed a short distance from the road entrance. This was disappointing as the Parish Council's previous response had highlighted concerns regarding inadequate parking. It was resolved to object to the application as</p> <ul style="list-style-type: none"> <li>the proposed development was outside the settlement limit and was therefore contrary to policy S22 of the Local Plan. Residential care homes were not in the list of exceptions.</li> <li>there was insufficient parking provision, with the removal of the five parking spaces proposed in the previous application likely to increase the burden on the already overstretched parking provision in the village centre.</li> </ul> <p>It was resolved to comment</p> <ul style="list-style-type: none"> <li>that nearby residents were concerned about the possible loss of residential amenity due to light and noise emanating from the new block, particularly at night.</li> </ul>	HH
/4	<p><b>18/00107/FUL, Ashridge, Dawlish Road - Raising of roof including new gable ends</b></p> <p>Due to confusion with the closing date for consultation on this application, it had already been determined by TDC. See item 18/367/3.</p>	
/5	<p><b>Appeal Reference: 18/00027/REF, Milbury Barton - Appeal against the refusal of 17/02961/OUT - Outline - erection of 4 dwellings (all matters reserved for future consideration)</b></p> <p>It was resolved to uphold the Parish Council's original objection to this application. It was noted that there was no requirement for any further action.</p>	
/6	<p><b><u>18/01336/FUL, 11 The Buntings - Demolition of existing conservatory and construction of two storey side extension</u></b></p> <p>Cllr Smith explained that the revised accommodation would provide a new lounge on the ground floor and a new bedroom on first floor. All materials would match the existing property. The extension was in proportion to the existing dwelling. There were no windows proposed on the north elevation so there was little risk of overlooking neighbouring properties. To date, there were no comments lodged on the TDC planning portal. It was resolved to support the application.</p>	HH
/7	<p><b>18/01492/FUL, 42 Crockwells Close - Single storey rear and side extension</b></p> <p>The revised application was in keeping with neighbouring properties and was not disruptive to the street scene. To date, there were no comments lodged on the TDC planning portal. It was resolved to support the application.</p>	HH
/8	<p><b>JR/DCC/4069/2018, Kenbury Wood Landfill Site, Old Dawlish Road, Kennford - Variation of conditions [1(plans),15 (stockpiles),18 (ecology),21 (gate),25 (drainage),</b></p>	

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	<p><b>27(landscaping)] attached to permission 16/01969/DCC for the retention of the integrated waste management facility for the processing, transfer and recycling of waste and production of recycled aggregates, including offices, parking, hardstanding, associated plant and equipment and the extension in time (20 years) and area of the inert landfill</b></p> <p>Cllr Goodey explained that he had recently received a tour of the facility. There had been a tightening of rules regarding the export of recycled materials and therefore upgraded equipment was required with suitable protective coverage. A full landscaping plan was in place and the facility was well screened. A traffic management plan was also in place. It was resolved to support the application.</p>	HH
18/367	<p><b><u>Planning Decisions</u></b> Noted as listed below:</p>	
/1	17/02930/LBC, The Manor Main Road - Formation/widening of opening to enlarge dining room - <b>GRANTED</b>	
/2	18/01312/FUL, 60 Berrybrook Meadow - Two storey rear (east) extension and first floor window on existing side (south) elevation - <b>GRANTED</b>	
/3	18/00107/FUL, Ashridge, Dawlish Road - Raising of roof including new gable ends - <b>GRANTED</b>	
<b>Other Planning Matters</b>		
18/369	<b>Exminster Neighbourhood Development Plan Implementation Group (ENDPIG)</b>	
/1	<p><b>Notes of the ENDPIG meeting held on the 23<sup>rd</sup> July</b> Notes of the meeting had been circulated to all Councillors. Cllr Chandler asked whether a response had been received from landowners regarding a potential cycle path. The Clerk confirmed that there had been no response to date. Cllr Madge asked whether resurfacing of the path between Crockwells Road and Gissons Field had been considered. The Clerk had spoken to TDC who were sending out a surveyor.</p>	
/2	<p><b>To approve the revised Terms of Reference for ENDPIG</b> Resolved.</p>	JD
<b>Finance Matters</b>		
18/370	<p><b><u>Accounts for Approval</u></b> It was resolved to approve payments in the sum of £1815.39.</p>	HH
<b>Property &amp; Amenities Matters</b>		
18/371	<p><b><u>To update on matters relating to the Deepway Centre</u></b> The Clerk reported that the sewer connection work was scheduled around the October half term holiday to minimise disruption to the Deepway Centre and school traffic due to the closure of Deepway Lane. The Clerk would advise Cllr Aird of the closure dates when confirmed for inclusion in the October Scene article and on Facebook.</p>	JD/ BA
18/372	<p><b><u>To consider a request from the Victory Hall Trust to power wash the brick pavers either side of the Victory Hall</u></b> <b><u>If the above is agreed to consider quotations for completing the work</u></b> Concern was expressed that power washing the pavers in the Victory Hall annexe area may damage the pavers and surrounding sandstone walls. It was agreed that neither areas needed cleaning at the moment. It was resolved not to power wash the pavers.</p>	JD/ KS
18/373	<p><b><u>To consider granting the exam tables and trolley to the Victory Hall Trust for community use</u></b> Resolved. It was noted that the Victory Hall Trust would take on responsibility for maintenance or replacement.</p>	JD
18/374	<b><u>To consider quotations to paint the front and side doors of the Victory Hall</u></b>	

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	The Clerk explained that the original contractor appointed to undertake the work was no longer available and that alternative quotations had been sought. One quotation had come in under the amount already authorised for the work and therefore it was agreed to accept the quotation from Mr Tom Kennedy in the sum of £190	JD
18/375	<b><u>To consider quotations received regarding laying a new footpath across the Gissons playing field</u></b> A summary of the three quotations received for the work had been circulated. The contractors had all previously carried out work for either DCC or TDC. It was resolved to accept the quotation from Devon Tarmasters in the sum of £13,976.55. The Clerk explained that TDC would need to draft a legal document regarding the ongoing maintenance of the path before work could commence.	JD/ HH
18/376	<b><u>To agree works to be carried out on specified trees in the Wilderness in the sum of £300</u></b> As the work had become urgent, it had been authorised under delegated authority prior to the meeting.	
18/377	<b><u>Councillors' Reports</u></b> 1. Cllr Aird needed to interview a Parish Councillor for next month's Scene submission. A volunteer was required. 2. Cllr Goodey had a met with a representative from the Devon Model Engineering Club who were interested in finding accommodation in Exminster for their lathes and equipment and a hardstanding for a track on which to run steam engines.	
18/378	<b><u>Public Open Session</u></b> Comments: 1. There were still incidents of vehicles parking on pavements throughout the village causing problems for disabled residents. Had this matter been raised at the recent Highway's meeting? The Clerk agreed to contact Mr Crook at DCC who dealt with parking enforcement to request a copy of the enforcement criteria.	JD
The meeting closed at 21:30 Date of next meeting: Monday 20 August 2018 at 19:30 in the Victory Hall		

Signed:.....J Walledge..... Date:.....20 August 2018.....