

Exminster Parish Council Meeting Minutes

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

Chairman: Josie Walledge

18/491	<p><u>Public open session</u></p> <p>Comments:</p> <ol style="list-style-type: none"> 1. A representative of Exminster Golf Centre explained the proposed expansion of the business and associated planning application (15/503/1), noting the need for on-site security overnight. 	
18/492	<p><u>Present</u></p> <p>Cllr Brian Aird (BA), Cllr Peter Chandler (PC), Cllr Sheila Churchward (SC), Cllr John Goodey (JG), Cllr Derek Madge (DM), 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), Kevin Lake (KL) Public: 5</p>	
18/493	<p><u>Apologies accepted</u></p> <p>Cllr Charles Nuttall (CN) – personal reasons Cllr Lorne Smyth (LS) – illness Devon County Councillor Alan Connett (AC) – work commitment</p>	
18/494	<p><u>Declaration of interest on Agenda Items</u></p> <p>None declared.</p>	
18/495	<p><u>Dispensation requests regarding Code of Conduct</u></p> <p>None received.</p>	
18/496	<p><u>To approve the Draft Minutes of the EPC Meeting held on 15 October 2018</u></p> <p>Resolved.</p>	
18/497	<p><u>To approve the Draft Minutes of the Complaints Committee meeting held on 15 October 2018</u></p> <p>The Councillors who were present at the committee meeting confirmed that the minutes were a true record of the meeting. Resolved.</p>	
18/498	<p><u>County Councillors Report on items other than those on the agenda</u></p> <p>Devon County Councillor Alan Connett was not present but had provided a written update:</p> <ol style="list-style-type: none"> 1. The path adjacent to the Churchyard and cemetery was scheduled to have superficial surface repairs during the next couple of months. 2. Cllr Connett had visited the Churchyard with the Grounds Manager from Teignbridge District Council. Work to cut back vegetation affecting or obscuring memorials would take place over the winter. A deep hole caused by a sunken grave would be filled. 3. Road safety issues, including safe crossing points and speed alert signs continued to be pursued with Devon County Council (DCC) Highways. 4. Village events to mark the Armistice 100 years ago had been supported by a £500 grant from Cllr Connett's DCC Community Budget. 	
18/499	<p><u>District Councillors Reports on items other than those on the agenda</u></p> <p>Teignbridge District Councillor Kevin Lake reported:</p> <ol style="list-style-type: none"> 1. The Dryfield Car Park would be re-marked on Tuesday 6 November; increasing accessibility to the second disabled parking bay. 2. The footpath between Crockwells Road and Gissons would be resurfaced later this month. 3. Fly tipping was reported on the access road to the Pump Houses from Deepway Lane. This was cleared by TDC within 24 hours. 4. The anti-littering posters displayed underneath the Motorway Bridge continued to reduce littering in the area. <p>Teignbridge District Councillor Goodey reported:</p> <ol style="list-style-type: none"> 5. Outline planning permission had been granted for the Bovis planning application (15/00708/MAJ). 	

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	6. The fly-tipped material on Deepway Lane had contained asbestos and the cost of clearance had been considerable.	
18/500	<p><u>Chairman's Report</u></p> <p>1. Remembrance weekend commemorations would take place in the Victory Hall on Saturday and Sunday 10/11 November. On Saturday there would be an "Exminster Remembers" cream tea in the afternoon with a film night showing "War Horse" in the evening. The Civic Remembrance Service would take place on Sunday morning at 10:30. Councillors were invited to attend.</p>	
18/501	<p><u>Clerk's Report</u></p> <p>1. The Green Spaces Group had published the Nature Trail leaflet. A copy was distributed to each Councillor.</p> <p>2. As reported by Cllr Lake, re-marking of the parking bays on the Dryfield Car Park would take place on Tuesday 6 November. Concern was expressed about the total number of parking bays.</p> <p>3. Mr Fowler had planted an English Oak at the top of Hospital Drive to replace the tree felled earlier this year. To commemorate the 100th Anniversary of the end of World War 1, a small poppy wreath would be laid. Council formally thanked Mr Fowler for his donation.</p> <p>4. A response had been received regarding implementation of a Community Speedwatch scheme. The police advised that the scheme was currently subject to an end of year review after which it may be possible to re-visit the Parish Council's request.</p> <p>5. The Clerk had requested that TDC did not use either the disabled parking spaces or the green area at the end of the car park for the annual Christmas tree collection point on 5/6 January 2019.</p> <p>6. A letter had been received from the Victory Hall Trust regarding the re-siting of the memorial in the hall. Cllr Smith explained the rationale behind the proposed location. Some Councillors noted that it may be more prominent and appropriate on the wall between the two entrance doors, rather than near the kitchen access. Cllr Smith explained the Trust's concerns about the effect of heat from the radiator in this location on the historic roll of honour. It was agreed to feed Councillors' comments back to the Victory Hall Trust.</p> <p>7. Notification had been received from the Council's Insurance Company that, despite their denial of liability following a claim alleging injury caused by a dog bin in Crockwells Meadow, the claim was being pursued by the claimant's solicitor. Accordingly, the Insurance Company had instructed its solicitors to act on their behalf.</p> <p>8. The Clerk had received a letter from a resident addressed to Parish Councillors, marked private and confidential, regarding the Deepway sewer connection. The letter had been circulated to all Councillors.</p> <p>9. Confirmation had been received from the Parish Council's solicitor that the S106 agreement for the Bovis development (15/00708/MAJ) was signed by all parties on 2 November 2018. A copy of the signed document had been requested.</p> <p>10. TDC had advised that repairs to the footpath between Gissons and the Lychgate and resurfacing of the path between Crockwells Road and Gissons Field would take place on 15 November. This would be advertised on Facebook.</p> <p>11. Delegated Authority had been used to instruct an electrician to replace an obsolete switch that controlled the street light on Deepway Car Park and to investigate why the streetlight adjacent to the Deepway garden did not work.</p> <p>12. Delegated Authority had been used to commission the cleaning of the MUGA and Tennis Court at Deepway in the sum of £450 plus VAT if applicable. Algicide treatments may be required but this would be determined at the time of cleaning, costing up to £130 per court. The Clerk would use delegated authority for the algicide treatments if</p>	<p>JD</p> <p>KS</p> <p>BA</p> <p>HH</p>

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	necessary. Additionally, the contractor would be asked for a price to repaint the lines on both the Tennis Court and MUGA as required.	
18/502	<p><u>To consider re-applying to have the Royal Oak Public House listed as an Asset of Community Value following the end of its current five-year registration</u></p> <p>It was resolved to re-apply to have the Royal Oak Public House listed as an Asset of Community Value.</p> <p>It was confirmed that there was no cost to the Parish Council for the application.</p>	JD
Planning Matters		
18/503	<u>Planning Applications</u>	
/1	<p>18/01958/FUL - Exminster Golf Centre, Exminster Hill - Extension to Golf Centre to include function rooms, driving range bays, office and a manager's dwelling</p> <p>Reasons for the refusal of the previous application and dismissal of the appeal were reprised: there were concerns about the visual appearance of the stand-alone dwelling and the dwelling did not meet the criteria for rural workers' accommodation.</p> <p>The revised application had addressed the visual appearance issue as the dwelling now formed part of an extension to the Golf Centre; however, there was still some concern as to whether the test for rural workers' accommodation had been met and whether a precedent would be set if the Planning Authority granted an application that had previously been dismissed at appeal on this point.</p> <p>Concern was expressed that there may be insufficient car parking to accommodate the expansion of the business, particularly the proposed function rooms.</p> <p>The potential for increased traffic on Exminster Hill was also concerning, due to the speed of traffic heading downhill towards the junction with Main Road. Could traffic calming measures on the hill be considered?</p> <p>Discussion concluded that there was broad support for expansion of the business, but reservations regarding the dwelling element.</p> <p>It was resolved to comment on the application as follows:</p> <ul style="list-style-type: none"> • The Parish Council supported the expansion of the business but were concerned that the proposed dwelling may not meet the criteria for rural workers' accommodation. • Confirmation was sought that there would be sufficient car parking spaces to support the expansion of the business. • Consideration should be given to the impact of additional traffic on Exminster Hill. 	HH
/2	<p>18/02083/FUL – 1 Milbury Lane, Exminster - Single storey rear extensions and terrace and amendment to glazing on south east elevation of extension approved under 18/00724/FUL</p> <p>The amendments to the original application appeared to be reasonable. Planning conditions associated with the original application would still stand.</p> <p>It was resolved to support the application.</p>	HH
18/504	<p><u>Planning Decisions</u></p> <p>Noted as listed below:</p>	
	18/01817/FUL - 15 Glebelands, Exminster – Single storey rear extension - GRANTED	
18/505	<p><u>Other Planning Matters</u></p> <p>None to report.</p>	
Neighbourhood Development Plan		
18/506	<p><u>Notes of the Exminster Neighbourhood Development Plan Implementation Group (ENDPIG) meeting held on 8 October 2018</u></p> <p>The notes had been circulated to all Councillors.</p> <p>Cllr Ponsford highlighted the following:</p> <ul style="list-style-type: none"> • A leaflet to update residents on the Neighbourhood Plan would be produced by ENDPIG for consideration by the Parish Council on 3 December. • Further to discussion at the Parish Council meeting on 15 October, the original plans for the Northern Junction improvement works had indicated that a road crossing 	

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	<p>underneath the Motorway Bridge was feasible. A copy of the plans had been passed to Cllrs Nuttall and Connett to take forward to DCC for discussion.</p> <ul style="list-style-type: none"> It was noted that the Northern Junction project should be reconsidered now that the impact from the Bridge Road improvement works had settled. It was agreed to put this on the agenda for the Parish Council meeting on 19 November. 	JD
18/507	<p><u>To consider a report from Devon County Council outlining the design and costs for a crossing at the Swan's Nest roundabout</u></p> <ol style="list-style-type: none"> <u>Pedestrian only crossing - £11,952 plus stage 3 and 4 road safety audit (estimated to be £400), plus VAT as applicable</u> <u>Pedestrian/cycle crossing - £19,242 plus stage 3 and 4 road safety audit (estimated to be £400), plus VAT as applicable</u> <p>Plans for the two options and the initial road safety audit and response had been circulated to Councillors.</p> <p>It was noted that neither option would increase safety for pedestrians on Lower Duck Street. A feasibility study carried out several years ago had indicated that it would not be possible to have a pavement on Lower Duck Street.</p> <p>The project originally formed part of the planning application for Sentry's Farm and would have been funded by a S106 agreement, prior to the implementation of Community Infrastructure Levy (CIL).</p> <p>It was resolved to approve Option 2; a crossing for cyclists and pedestrians.</p> <p>The project would be funded by CIL received from the development.</p>	HH
Finance Matters		
18/508	<p><u>Accounts for Approval</u></p> <p>It was resolved to approve payments in the sum of £690.11.</p>	HH
18/509	<p><u>To review the Internal Control Procedures</u></p> <p>Reviewed procedures had been circulated.</p> <p>As an Internal Controller, Cllr Goodey was satisfied that the procedures were fit for purpose.</p> <p>It was resolved to approve the procedures.</p>	HH/ JD
18/510	<p><u>To consider payment of the electricity bill for external lighting to the tower of St Martin's Church in the sum of £56.78 and the maintenance bill for the Church clock in the sum of £165 (VAT not applicable) for financial year 2018/19</u></p> <p>Resolved.</p> <p>[S2 and 3 Parish Councils Act 1957]</p>	HH/ JD
18/511	<p><u>To consider the continuation of Councils membership of the Campaign to Protect Rural England (CPRE) in the sum of £36</u></p> <p>Resolved.</p>	HH
Property & Amenities Matters		
18/512	<p><u>To consider the Annual Tree Report including recommendations for work required</u></p> <p>Cllr Chandler had considered the report and agreed with the works listed but noted that the fungus growing on the oak tree in Crockwells Meadow was not mentioned.</p> <p>As this was a specialist area, it was suggested that an expert should be consulted to examine and determine the safety of the tree and whether any remedial action was necessary. It was agreed that the Clerk would seek an appropriate expert, with advice from the TDC Arboricultural Officer, Mark Waddhams, if required.</p> <p>It was resolved to accept the recommendations in the report and to carry out the works as listed.</p>	JD
18/513	<p><u>Update on matters relating to the Deepway Centre</u></p> <ul style="list-style-type: none"> The section 50 road closure notice had been issued; permitting closure of Deepway Lane between 27 November and 4 December inclusive. Cllr Ponsford and the Clerk would attend a site meeting at Deepway on Wednesday 7 November to agree a programme of works with the contractor. 	

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	<ul style="list-style-type: none"> A further Trustee had resigned from the Deepway Centre Trust. Applicants for co-option were being considered. <p>Standing Orders were suspended to allow the Chairman of the Deepway Centre Trust to speak. The Trust were currently not taking bookings for the Christmas period due to the unknown impact of the works and were relying on the Parish Council's contractor to fulfil its obligations. Standing Orders were reinstated.</p>	
18/514	<p><u>To update Council following a meeting with representatives from the Exminster Recreational Trust</u></p> <p>Cllrs Walledge and Smith had met representatives of the Trust and Devon Football Association regarding funding for all-weather pitches.</p> <p>The Football Association recommended a full size 3G pitch, contrary to the aspirations of the Trust who were considering a smaller five-a-side/training facility. To attract FA funding, the pitch would need to be floodlit, enclosed (to protect the surface) and available for up to 80 hours per week.</p> <p>There was also a need to demonstrate a strategic need for an all-weather pitch in this location, for instance, through the Teignbridge Playing Pitch Strategy. The Exminster NDP had identified a need for an all-weather pitch in the parish; the TDC strategy proposed a 3G pitch in South West Exeter (as part of the education campus).</p> <p>To take the project to the next stage, planning permission would need to be sought (requiring approval from the Parish Council), there would need to be adequate parking and a sound business case in place, accounting for maintenance costs and sinking funds in the region of £20,000 per annum.</p> <p>The Trust would seek pre-application advice from TDC prior to a follow up meeting with Parish Councillors.</p>	
18/515	<p><u>To agree a maximum budget of £400 for the purchase of and lighting of the village Christmas tree</u></p> <p>Resolved.</p> <p>[S137 Local Government Act 1972]</p>	
18/516	<p><u>To consider purchasing a litter bin for the Milbury Reach Bus Shelter</u></p> <p>The Clerk advised that the cost of a litter bin similar to those installed at the bus stops underneath the Motorway Bridge was £280.00 plus VAT (if applicable). These were supplied through TDC.</p> <p>TDC would empty the bin and may supply the bin if a need could be identified.</p> <p>It was agreed that the Clerk would liaise with TDC regarding the provision and emptying of the bin.</p> <p>If TDC did not agree to supply a bin, it was resolved to authorise the Clerk to purchase and install a bin, funded by the S106 Milbury Reach contribution.</p>	JD
18/517	<p><u>To agree the notes of the Part II meeting held on the 15 October 2018</u></p> <p>Resolved.</p>	
18/518	<p><u>Councillors' Reports – for information only</u></p> <ol style="list-style-type: none"> Cllr Churchward would attend the Housing Stakeholder event at Kenn. Cllr Chandler thanked Green Spaces Group member, Mr Jeremy Pyne, for his work on the nature trail leaflet. Cllr Chandler highlighted the work of the Green Spaces Group and suggested that the Parish Council should have an environmental agenda item. It was agreed to agenda a discussion to decide how this could be effectively implemented. 	JD
18/519	<p><u>Public Open Session</u></p> <p>Comments:</p> <ol style="list-style-type: none"> A representative from Exminster Golf Centre stated that there was adequate car parking for the expansion of the business as there was an overflow car park. The requirement for a dwelling on site was due to regular occurrences of security alarms being triggered overnight and the cost of hiring a security company was prohibitive. 	

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| | <ol style="list-style-type: none">2. Cllr Lake enquired whether the lighting near the Cemetery had been addressed? The Clerk confirmed that a new bulb had recently been installed by TDC.3. The path between Church Stile and the Church required resurfacing but it was unknown who was responsible for repairs. Cllr Lake agreed to make enquiries.4. Regarding item 18/503/1: The outgoing head of planning at TDC had stated that there was no precedent in planning. The Chairman disputed this.5. As the Victory Hall now had Audio Visual equipment installed, could planning applications be shown on the screen for the benefit of the public?6. Frustration was expressed that the village were no nearer having a Community Speedwatch scheme despite two years of perseverance.7. The Victory Hall Trust had taken care in deciding the position of the memorial.8. The Parish Council had missed an opportunity in the Nature Trail leaflet to mention that the Green Spaces Group was aligned to the Council and that the spaces/facilities were owned by the Parish Council. | |
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The meeting closed at 21:20

Date of next meeting: Monday 19 November 2018 at 19:30 in the Victory Hall

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