

Exminster Parish Council Meeting Minutes

Monday 1 April 2019 at 19:30 in the Victory Hall, Main Road, Exminster

Chairman: Josie Walledge

19/138	<p><u>Public open session</u> Comments:</p> <ol style="list-style-type: none"> 1. The path to the church from Church Stile was uneven and dangerous. The Clerk would advise Teignbridge District Council (TDC) who owned the path. 	JD
19/139	<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 Lorne Smyth (LS), 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: 2</p>	
19/140	<p><u>Apologies accepted from</u> Devon County Councillor Alan Connett – work commitment</p>	
19/141	<p><u>Declaration of interest on Agenda Items</u> Cllr Chandler declared an interest in 19/153 as a payee. Cllrs Smith and Walledge declared an interest in item 19/158 as Victory Hall trustees.</p>	
19/142	<p><u>Dispensation requests regarding Code of Conduct</u> None received.</p>	
19/143	<p><u>To approve the Draft Minutes of the EPC Meeting held on 18th March 2019</u> Resolved.</p>	
19/144	<p><u>County Councillors Report on items other than those on the agenda</u> Devon County Councillor Alan Connett was not present. The Clerk reported that Cllr Connett continued to pursue the faulty streetlights on Main Road between the Milbury Reach junction and the motorway bridge.</p>	
19/145	<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. A road sign that had been dumped near the motorway bridge had been appropriately removed and disposed of. 2. There had been complaints about an increase of graffiti in the village. <p>Teignbridge District Councillor John Goodey had no matters to report.</p>	
19/146	<p><u>Chairman's Report</u> The Chairman had no matters to report that were not included elsewhere on the agenda.</p>	
19/147	<p><u>Clerk's Report</u></p> <ol style="list-style-type: none"> 1. The Deepway Trust would hold a car boot sale on Sunday 19 May on either Deepway Green or Spurfield, depending on the weather. 2. The Deepway Trust AGM would take place on Wednesday 24 April at 19:30 in the Deepway Centre. 3. The deadline for receipt or withdrawal of nominations for Parish Councillors was 16:00 on Wednesday 3 April. 4. The publication of the first interim election notice and statement of persons nominated would be received no later than 16:00 on Thursday 4 April. 5. A litter picking kit would be issued by Teignbridge District Council (TDC) to the Exminster Litter Picking Group. 6. An email had been received from Steve Cowell, Devon County Council (DCC) Highways engineer, stating that the work to the Southern Junction was largely complete but that safety issues had become apparent during construction that warranted further consideration; awaiting comment from Safety Audit. Potential solutions had been identified as the installation of a short section of fence or pedestrian guard rail, or, alternatively, staggered barriers to slow cyclists on approach to the main road. 	

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	<p>Unfortunately, the safety barriers that were left on site by the contractors had now been removed. DCC had been informed. TDC were aware of the situation and were contacting Bovis, but to date had not received a response. As the safety barriers had been removed, this was now considered to be a health and safety issue and Cllr Goodey agreed to pursue this with TDC planning department. Additionally, it was suggested that DCC contacted TDC and Bovis to reiterate the health and safety issue and expedite a resolution.</p> <p>7. Parish Council meetings were scheduled for 15 April and 29 April.</p> <p>8. Delegated authority in the sum of £45.90 was used to authorise the purchase of bulbs by the Green Spaces Group.</p>	HH
19/148	<p><u>To agree the date for next year's Rural skip service as Saturday 22nd February 2020, (10am-4pm), Victory Hall car park</u> Resolved.</p>	JD
Planning Matters		
19/149	<u>Planning Applications</u>	
/1	<p>18/02094/FUL, Water Storage Tank, Deepway Lane - Conversion of a disused water storage tank into a dwelling with integral garage</p> <p>The application was for an unusual development situated outside the village settlement boundary; the dwelling would sit between the South West Exeter development and Exminster, thereby extending development into the local countryside.</p> <p>Following discussion regarding the interpretation of relevant policies relating to development in the countryside in the TDC Local Plan and Neighbourhood Development Plan, it was resolved to object to the application due to contravention of TDC Local Plan policies S21 and S22 and the location of the development outside the settlement limit.</p>	HH
/2	<p>19/00513/FUL, 11 Oak Close - Front porch</p> <p>The materials for the proposed porch would be in keeping with the existing property. The application was in accordance with the Neighbourhood Development Plan Quality of Design Policy (EXM03).</p> <p>It was resolved to support the application.</p>	HH
/3	<p>19/00523/TPO, 62 Miller Way - Remove lower limb of one horse chestnut as shown in submitted photo and crown reduce by 1-1.5m</p> <p>It was noted that it was six years since the applicant last gained permission to prune and reduce the height of the tree. There used to be several horse chestnut trees in the vicinity and this was the only one remaining as the others were diseased and felled. It was therefore important to ensure the health of the tree to preserve it and retain tree cover.</p> <p>There were no objections to the work on the TDC planning portal.</p> <p>It was resolved to support the application subject to the work being carried out at the appropriate time of year.</p>	HH
/4	<p>19/00294/MAJ, Land at Matford Home Park, South Of A379 - Outline application for up to 20 dwellings with associated access, landscaping, and public open space including equipped play (all matters reserved for future consideration)</p> <p>The application requested approval for up to 20 further dwellings on the Matford Home Park area of the South West Exeter development.</p> <p>The original application allowed for a primary school that was no longer needed on the site as a through school would be built within the Bovis development area.</p> <p>The amendment of the red line on the application would enhance the development by enabling formal and informal landscaping to be included within the residential area. This was in accordance with Building for Life 12, the government-endorsed industry standard for well-designed homes and neighbourhoods.</p> <p>It was resolved to accept the proposed change to the red line and support the application for an additional 20 dwellings with the following planning conditions to safeguard the proposed open spaces detailed within it for the future amenity of residents:</p>	

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	<p>a) there must be sufficient green space within the development as a whole and safeguards must be put in place to retain all that green space for the future amenity of residents;</p> <p>b) ensure that any S106 Agreement includes contributions per dwelling towards the Community Building, offsite community contribution and the contribution towards GP provision;</p> <p>c) Neighbourhood Development Plan Policy EXM03 (quality of design) would apply to Reserved Matters in conjunction with Building for Life 12;</p> <p>d) the percentage of affordable housing and self-build dwellings across the whole Matford Home Park site should be maintained.</p>	HH
/5	<p>19/00529/FUL, Brenrose, Exminster Hill - Single storey rear extension and replacement of porch/utility</p> <p>The application sought to replace a glazed porch with a brick porch and a flat roofed extension from the dining room. The finish to the extension would be white render and the application stated that in the future, the remaining walls of the bungalow would be rendered and painted white. As many neighbouring properties had a red brick façade, this was not considered to be complementary and therefore would contravene the Neighbourhood Development Plan quality of design policy (EXM03) and TDC Local Plan Policy S2a.</p> <p>There were no objections lodged on the TDC planning portal to date.</p> <p>It was resolved to object to the application as it was deemed not to be in accordance with Neighbourhood Development Plan policy EXM03 and TDC Local Plan Policy S2a.</p>	HH
19/150	<p><u>Planning Decisions</u></p> <p>None to report.</p>	
Other Planning Matters		
19/151	<p><u>To update Council on a seminar attended by Cllr Churchward titled 'Devon's New Housing Need: A Government & Local Authority Perspective' held on the 21st March</u></p> <p>Cllr Churchward reported on the event that was hosted by the Campaign to Protect Rural England.</p> <p>Slides from the presentation by Stephen Walford, Chief Executive of Mid Devon District Council had been circulated to all Councillors for information. The presentation had focussed on the housing market, assessment of housing needs and future housing targets, the Greater Exeter Strategic Plan and issues arising with the Culm Garden Village development.</p> <p>Kit Malthouse MP (Minister of State for Housing and Planning) gave a presentation conjecturing that there should be more respect for neighbourhood development plans, there should be a 25-year environmental plan and that district councils should aim for a 10-15 year land supply.</p>	
19/152	<p><u>To update on matters relating to the Matford development</u></p> <p>The Parish Council's solicitor had written to TDC outlining the concerns raised regarding the S106 agreement for the Matford Home Farm development. A response was requested, initially by Friday 22 March and latterly Friday 29 March, following a request for an extension by TDC that the solicitor agreed was reasonable.</p> <p>To date, no response had been received by the solicitor. Council expressed disappointment that TDC had failed to adhere to their own timescale.</p> <p>The solicitor would continue to pursue a response.</p> <p>It was agreed that Dennis Smith, Chairman of the TDC Planning Committee, should be sent a copy of the solicitor's letter.</p>	HH
Finance Matters		
19/153	<p><u>Accounts for Approval</u></p> <p>It was resolved to approve payments in the sum of £2507.30.</p>	HH
19/154	<p><u>To discuss outstanding projects to be funded by the remaining Milbury Reach S106 funds</u></p> <p>After funds committed to forthcoming projects were taken into account, there would be approximately £13,500 remaining of the Milbury Reach S106 funds.</p> <p>Several projects were identified that were applicable for funding:</p>	

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	<ul style="list-style-type: none"> • Purchase and installation of Vehicle Activated Signs – anticipated to cost up to £8,000. Project currently awaiting go ahead from DCC. • Additional equipment for the outdoor gym – one quotation for the purchase and installation of pull up bars had been received for £3,640. Further quotations needed to be sought and brought back to the Parish Council for consideration. • Lighting for the path across Gissons Field – budget figure of £1,500 [see item 19/159] • Dropped kerb on Milbury Reach at the cut through to Milbury Close – anticipated cost £4,500. Awaiting a decision from DCC as to whether it would consider funding this. • Bus shelter on Reddaway Drive at the top of Hospital Drive for Dawlish bound services – anticipated cost £8,000. Quotations to be sought and brought back to the Parish Council for consideration. <p>It was noted that there were alternative funding sources available for some of the aforementioned projects, such as the Community Plan projects fund.</p>	HH JD JD
19/155	<p><u>To consider a Community grant application from Kidzone, Westbank in the sum of £498.79</u> Kidzone sought to improve its outdoor space to allow free flow outdoor activity with play opportunities for all children through provision of a mud kitchen, small shed, raised beds and a grassed area. It was resolved to support the application for the amount requested.</p>	JD/ HH
Property & Amenities Matters		
19/156	<p><u>To confirm who will be the Council's nominated Trustee on the Deepway Centre Trust before this year's AGM on Wednesday 24th April</u> Cllr Ponsford would continue as the nominated Trustee until the Parish Council elections or Annual Council Meeting (as appropriate) and the Clerk would advise the Trust of the new trustee as and when appointed.</p>	JD/ HH
19/157	<p><u>To consider a request from a resident who is looking at the possibility of offering tennis coaching for both children and adults at the council owned tennis court</u> The Clerk explained that the coaching would be a commercial operation. The resident proposed three hours of coaching on Saturday mornings. Following discussion establishing that the Council was supportive of the principle, it was resolved to offer the resident a six-week trial with the following conditions:</p> <ul style="list-style-type: none"> • Sessions to run between 09:00 and 12:00 on Saturday mornings. • Confirmation that suitable insurance was held by the resident to undertake the activity. • Exminster residents to have priority for coaching; coaching not to be advertised outside the parish. • A donation towards the maintenance of the court to be made. <p>Additionally, the resident should be advised that there were no toilet facilities at Deepway Green. Following the six-week trial, the Parish Council would consider its position, taking into account any feedback received from residents. It was agreed to find out how much Exeter City Council charged for hiring out the Tennis Courts at Heavitree Park and to consider the implications of the Parish Council charging for the use of the court. Suitable publicity would be required to advise that the court was unavailable as an open access facility during the sessions.</p>	HH/ JD
19/158	<p><u>To consider a request from the Victory Hall Trust to fund the installation of an outdoor tap to the rear of the Victory Hall at the cost of £165.64 plus VAT</u> Cllrs Smith and Walledge had declared an interest in this item as Victory Hall Trustees and did not vote. Resolved.</p>	HH
19/159	<p><u>To consider installing solar lighting in the new footpath in the Gissons playfield for the budget figure of £1500</u></p>	

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	<p>The Clerk explained the purpose of the lights as way-markers. Advice had been sought regarding the specification of the lights and appropriate installation.</p> <p>It was resolved to approve a budget figure of £1,500 for provision of the lighting.</p>	
19/160	<p><u>To discuss and agree a process for establishing a Strategy for Parish Asset Management and to consider setting up a working party to oversee the Strategy and to discuss Terms of Reference</u></p> <p>The draft strategy had been circulated. Cllr Aird explained how the process would work, proposing a small steering group to oversee the process and co-ordinate the inclusion of relevant skills sets when required.</p> <p>It was resolved to approve the process and convene a steering group.</p> <p>The steering group would require Terms of Reference.</p> <p>It was resolved to draft Terms of Reference for the Steering Group to be discussed at the Parish Council meeting on 15 April, alongside membership.</p>	JW/ BA/ JD
19/161	<p><u>Councillors' Reports</u></p> <ol style="list-style-type: none"> 1. Cllr Walledge reported on the recent Community Plan Working Party meeting. The draft questionnaire would be discussed at the Parish Council meeting on 15 April. 2. Cllr Goodey reported that the Housing Minister had not been able to visit the South West Exeter development as scheduled and advised at that Parish Council meeting on 18 March. 3. Cllr Ponsford reported that some graffiti under the motorway bridge may be considered obscene and asked whether it was possible that DCC would remove it. 	HH
19/162	<p><u>Public Open Session</u></p> <p>No comments.</p>	
<p>The meeting closed at 21:30</p> <p>Date of next meeting: Monday 15th April 2019 at 19:30 in the Victory Hall</p>		

Signed:....Kevin Smith..... Date:....15th April 2019.....