

Exminster Parish Council Meeting Minutes

Monday 15 July 2018 at 19:30 in the Victory Hall, Main Road, Exminster

Chairman: Brian Aird

19/332	<p><u>Present</u> Cllr Brian Aird (BA), Cllr Peter Chandler (PC), Cllr Sheila Churchward (SC), Cllr Charles Nuttall (CN), Cllr John Ponsford (JP), Cllr Lorne Smyth (LS), Cllr Renata Szewczyk (RS), Clerk: Mrs Jill Daw (JD) Deputy Clerk: Mrs Helen Hibbins (HH) Devon County Councillor: Alan Connett (AC) Teignbridge District Councillors: Charles Nuttall (CN), Alison Foden (AF), Andrew Swain (AS) Public: 5</p>	
19/333	<p><u>Apologies accepted from</u> Cllr Derek Madge (DM) – personal reasons Cllr Kevin Smith (KS) – personal reasons Cllr Josie Walledge (JW) - illness</p>	
19/334	<p><u>Declaration of interest on Agenda Items</u> Cllr Aird declared an interest in item 19/343 as a payee.</p>	
19/335	<p><u>Dispensation requests regarding Code of Conduct</u> None received.</p>	
19/336	<p><u>Public open session</u> Comments: 1. A resident had attended the tennis coaching at Deepway and would support its continuation. (Item 19/345) 2. The digital version of the Community Plan Questionnaire was now available and hard copies would be printed in the near future. Volunteers were required to distribute and collect the questionnaires.</p>	
19/337	<p><u>To approve the Draft Minutes of the EPC Meeting held on 1 July 2019</u> Resolved.</p>	
19/338	<p><u>Clerk's Report</u> 1. The ambulance service had issued the code for the defibrillator at the Stowey Arms to a 999 caller. Paramedics attended and the defibrillator was not used.</p>	
Planning Matters		
19/339	<p><u>Planning Applications</u></p>	
/1	<p>19/01130/MAJ, Land Off Chudleigh Road, Alphington - Approval of details for the construction of 162 dwellings, public open space, landscape planting, ecological mitigation measures, pedestrian, cycle and vehicular links and associated infrastructure (approval sought for appearance, layout, landscaping and scale) Immediately prior to the meeting, Barratt Homes had given a presentation and fielded questions from Parish Councillors and the public. The Matford Working Party would consider the presentation alongside matters already identified by the Working Party at recent meetings. A response would be formulated to be considered by the Parish Council on 5 August.</p>	MWP JD
/2	<p>19/01224/MAJ, Land Off Chudleigh Road, Alphington - Erection of 17 dwellings with associated landscaping and access See item 19/339/1.</p>	JD
/3	<p>19/01237/MAJ, Land At Matford Home Park, South Of A379 - Approval of details for 220 residential units and associated infrastructure and public open space (Area A) (approval sought for appearance, landscaping, layout, and scale) The Matford Working Party had considered plans for the development and had compiled comments that required further expansion. The Working Party would formulate a response to be considered by the Parish Council on 5 August.</p>	MWP JD

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	Thanks were extended to the Matford Working Party for its work on the applications.													
/4	<p>HS/DCC/4136/2019, Vacant agricultural site, near the A30, Exminster, Exeter, EX2 9SH - The construction of a 630 place primary school and 750 place secondary school, ancillary external areas, access roads, parking and drop off areas</p> <p>The application was for approval of the highways' infrastructure required to access the school site. Outline permission had previously been given in the Bovis Homes application 15/00708/MAJ, but in order to expedite the process Devon County Council (DCC) had submitted a further application. The Parish Council had already agreed the principle of access to the Bovis Homes development in response to 15/00708/MAJ. It was resolved to note DCC's application. No comment was necessary.</p>													
/5	<p>19/01265/FUL, 48 Sentry's Orchard - Conversion of part of existing garage to additional accommodation</p> <p>Planning conditions were imposed on the Sentry's Orchard Development stating that parking and garaging should be retained. Teignbridge District Council (TDC) had refused to issue a certificate of lawfulness for a conversion in May 2019. It was noted that there were adequate parking spaces for the property. It was resolved to object to the application as it would not meet the conditions currently in place for the Sentry's Orchard development.</p>	HH												
19/340	<p>Planning Decisions</p> <p>None to report.</p>													
Other Planning Matters														
19/341	<p>To note any planning matters regarding the Matford development</p> <p>The following planning applications had been received after the agenda was issued; with a 14-day response time. TDC was unable to offer an extension for the applications to be considered at the meeting on 5 August.</p>													
/1	<p>19/01016/MAJ, Land At Matford Home Park South Of A379, Matford - Change Of Use From Agricultural Land To Suitable Alternative Natural Green Space (SANGS) (Use Class D2)</p> <p>The land formed SANGS Parcel A1; to be provided by Bovis Homes. Approval was required prior to commencement of development. It was noted that the car park needed to be completed in parcel B in order to gain access to the land. It was resolved to support the application.</p>	HH												
/2	<p>19/00705/MAJ, Land At Matford Home Park South Of A379, Matford - Change Of Use From Agricultural Land To Suitable Alternative Natural Green Space (SANGS) (Use Class D2)</p> <p>The land formed SANGS parcel K; to be provided by Cavanna Homes (in addition to parcel B). Approval was required prior to commencement of development. It was resolved to support the application.</p>	HH												
Finance Matters														
19/342	<p>RFO's report</p> <p>1. Direct Debit payments during June</p> <table border="1" style="margin-left: 40px;"> <tr> <td></td> <td style="text-align: right;">£</td> </tr> <tr> <td>NEST pension scheme contributions</td> <td style="text-align: right;">54.18</td> </tr> <tr> <td>Utility Warehouse (Electricity)</td> <td style="text-align: right;">56.67</td> </tr> <tr> <td>NW Bankline</td> <td style="text-align: right;">4.00</td> </tr> <tr> <td>Staples</td> <td style="text-align: right;">41.38</td> </tr> <tr> <td>Devon Communities Together</td> <td style="text-align: right;">50.00</td> </tr> </table> <p>2. Confirmation had been received that the External Audit papers had been received by Pfk Littlejohn.</p>		£	NEST pension scheme contributions	54.18	Utility Warehouse (Electricity)	56.67	NW Bankline	4.00	Staples	41.38	Devon Communities Together	50.00	
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19/343	<p>Accounts for Approval</p> <p>It was resolved to approve payments in the sum of £7694.88.</p>	HH												

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19/344	<u>Draft accounts for June 2019</u> Approved.	
/1	Budget Comparison Report There were no questions on the report.	
/2	Balance Sheet There were no questions on the balance sheet.	
Property & Amenities Matters		
19/345	<u>To consider the continuance of the use of the tennis court for coaching following its 6 week trial period minute 19/157 refers</u> The Clerk explained the background to the request. An email from the coach had been circulated stating that he wished to continue with the Saturday morning sessions and run additional ad-hoc sessions during the summer holidays. The Parish Council had only received positive feedback about the use of the tennis court. The coach would make a donation for the upkeep of the court. It was resolved to support the continuation of the coaching initiative as outlined in the correspondence circulated. It was agreed to review the situation in December/January.	JD
19/346	<u>Councillors' Reports – for information only</u> 1. Cllr Chandler reported that he had attended the Climate Emergency Meeting at Teignbridge with Cllr Churchward. Cllr Churchward had taken notes at the meeting and the matter would be discussed at the meeting on 19 August. 2. Cllr Chandler reported that he had attended the DCC Climate Emergency Meeting at Chagford. It was an inspiring meeting and had generated ideas for Crockwells Meadow and other areas of the village. 3. Cllr Churchward reported that she would run a stall at the Minster Park Fun Day on 27 July to generate interest in the Environment Working Party/Action Plan.	
19/347	<u>Public Open Session</u> Comments: 1. A world car-free day would take place on 22 September. This may be something that the Environment Working Party could consider promoting. 2. Other local TDC parishes were keen to collaborate in the provision of defibrillator training/awareness sessions. 3. The hedge at the Swans Nest Roundabout would be tended to by DCC as the contractor had not carried out the work to date. DCC would pursue the developer for reimbursement.	
19/348	<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 19/350 and 19/351 (part II) having due regard to the confidential nature of the business to be transacted.</u> Resolved.	
19/349	<u>To agree the attendance of Cllrs Connett and Swain to item 19/351 in an advisory capacity to the Council</u> Resolved.	
Part II		
19/350	<u>To agree the notes of the Part II meeting held on the 1 July 2019</u>	
19/351	<u>To discuss commercial aspects relating to the Matford development</u>	
The meeting closed at 21:20 Date of next meeting: Monday 5 August 2019 at 19:30 in the Victory Hall		

Signed:....Brian Aird..... Date:....5th August 2019.....