

Exminster Parish Council Meeting Minutes

Monday 4 February 2019 at 19:30 in the Victory Hall, Main Road, Exminster

Chairman: Kevin Smith

19/51	<p><u>Public open session</u> No comments.</p>	
19/52	<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 John Ponsford (JP), Cllr Kevin Smith (KS), Cllr Lorne Smyth (LS) Clerk: Mrs Jill Daw (JD) Deputy Clerk: Mrs Helen Hibbins (HH) Devon County Councillor: Alan Connett (AC) Teignbridge District Councillors: John Goodey (JG), Kevin Lake (KL) Public: 2</p>	
19/53	<p><u>Apologies accepted from</u> Cllr Charles Nuttall (CN) – personal reasons Cllr Josie Walledge (JW) – illness</p>	
19/54	<p><u>Declaration of interest on Agenda Items</u> None declared.</p>	
19/55	<p><u>Dispensation requests regarding Code of Conduct</u> None received.</p>	
19/56	<p><u>To approve the Draft Minutes of the EPC Meeting held on 21 January 2019</u> Resolved.</p>	
19/57	<p><u>County Councillors Report on items other than those on the agenda</u> Devon County Councillor Alan Connett reported:</p> <ol style="list-style-type: none"> 1. The provision of “give way” road markings and double yellow lines on the Milbury Reach estate was being considered for inclusion in a Road Traffic Order. 2. The deterioration of the speed humps on the main road through the village had been reported to Devon County Council (DCC) Highways. 	
19/58	<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. Fly-tipping in Station Road had been attended to by Teignbridge District Council (TDC). <p>Teignbridge District Councillor John Goodey had no matters to report.</p>	
19/59	<p><u>Chairman’s Report</u> The Chairman was not present.</p>	
19/60	<p><u>Clerk’s Report</u></p> <ol style="list-style-type: none"> 1. The Victory Hall Trust had thanked Mr Fowler for tidying up the rear yard of the Victory Hall. 2. The footpath to the MUGA on Deepway Green had been completed. 3. Deepway Green was now officially registered with the Land Registry. 4. The drain covers at Deepway were still in the process of being rectified by Exjet. The misaligned joint to the sewer had been repaired. 5. The agreement with Exminster Parish Allotment Society (EPAS) had been slightly amended as EPAS had agreed to extend its insurance cover to include ponds. 6. The Exminster Neighbourhood Development Plan report to residents’ leaflet had been delivered throughout the parish. 7. A representative from New Leaf would speak at the Annual Parish Meeting on Monday 11 March. 8. A meeting to update the Devon County Councillor and Exeter City Councillors for the Alphington Ward on the Matford Development would take place on Monday 18 February at 18:00. 	

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	<p>9. A letter had been received from a resident regarding poor lighting in the car park at Deepway. The Deepway Centre had been asked to advise of the lighting installed around the centre prior to further consideration by the Parish Council.</p> <p>10. An email had been received from a resident enquiring whether the Parish Council was able to contribute to the upkeep of a private road. As this would be deemed to enhance private property, this would not fall within the Parish Council's powers.</p> <p>11. A complaint had been received regarding cutting back of the bank to St Martin's football field. The Clerk had responded to the complainant, explaining why the work needed to take place at this time of year, ahead of the bird nesting season.</p> <p>12. A resident had enquired why the swings had not been replaced at Gissons play park and why the facilities were generally inferior to those at Deepway Green. The Clerk had contacted TDC for an update on the replacement swings but had not received a response.</p> <p>13. Communication had been received from Cavanna Homes regarding a proposed amendment of the redline on the planning application for Matford Home Park. The email would be circulated to all Councillors for information. It was noted that this had been discussed at the meeting with TDC (item 19/65) and that the Parish Council would have the opportunity to comment on the application as part of the planning process.</p> <p>14. A letter addressed to the Council and marked private and confidential had been received from a resident regarding the Matford Development. It was agreed that the letter would be considered by the Neighbourhood Development Plan Implementation Group (ENDPIG) at its next meeting. It was agreed to write to the correspondent advising that full transparency (in the public interest) could not be achieved if letters were marked private and confidential.</p>	JD
19/61	<p><u>To consider responding to the Devon County Council consultation on the Exeter Transport Strategy</u></p> <p>Cllr Smith explained that the strategy had three key themes, with connectivity between Exeter and nearby towns and villages of particular interest to residents of Exminster. It was resolved that it was appropriate for the Parish Council to respond to the consultation and Cllrs Aird, Goodey, Smyth and potentially Cllr Nuttall (who was not present) were granted delegated authority to prepare and submit the response by the deadline of 28 February</p>	BA/ JG/LS /CN
19/62	<p><u>To update Council on Highways matters</u></p> <p>Councillor Nuttall was not present. The item was deferred to the meeting on 18 February.</p>	JD
Planning Matters		
19/63	<p><u>Planning Applications</u></p>	
/1	<p>18/02584/FUL, Ross Hi, Aboveaway - Conversion of garage and store to domestic accommodation ancillary to the dwelling</p> <p>This application had been resubmitted following refusal in April 2018. It appeared that there had been no attempt to alter the plans to appease the objections of neighbours or address the three grounds for refusal.</p> <p>The proposed conversion was not in harmony nor complementary to the existing dwelling and neighbouring properties and was therefore in contravention of EXM03 Quality of Design Policy from the Exminster Neighbourhood Plan.</p> <p>It was resolved to object to the application as there had been no material change to the plans since refusal.</p>	HH
19/64	<p><u>Planning Decisions</u></p> <p>Noted as listed below.</p>	
/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 - REFUSED</p>	

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Other Planning Matters		
19/65	<p><u>To update Council on a meeting held with Teignbridge District Council (TDC) on the 24th January to discuss matters relating to the development at South West Exeter</u></p> <p>Draft notes from the meeting had been circulated to all Councillors. Angharad Williams, the planning lead for the Matford Development and Ros Eastman had attended the meeting with Cllrs Goodey, Ponsford and the Deputy Clerk. An overview of the planning applications was given:</p> <ul style="list-style-type: none"> • Phases 1 and 2 of the Bovis development would be on the Alphington side of the A379 due to accessibility of the land. Access to the development would be from Old Dawlish Road. Councillors expressed concern about this and it was noted that there would be the opportunity to comment on the access when the Reserved Matters application was received. • Phase 3 of the Bovis development would be the area where the community centre and school would be built. • Cavanna Homes would develop the Matford Home Park site and were seeking to redefine the redline of the application to include an element of Public Open Space in the development and favourably change the layout. It was noted that no increase in housing numbers was proposed. <p>Updates on the Suitable Alternative Natural Green Space (SANGS), education, healthcare and traveller provision were also given. The points raised at the Parish Council meeting on 21 January were addressed by the officers and it was agreed that there would be at least quarterly meetings scheduled between TDC and the Parish Council to ensure that all parties remained well informed.</p>	
Finance Matters		
19/66	<p><u>Accounts for Approval</u></p> <p>It was resolved to approve payments in the sum of £1890.00.</p>	HH
19/67	<p><u>To note the review of the Councils Investment Strategy has taken place and no amendments are required, except to update the dates</u></p> <p>Resolved.</p>	JD
Property & Amenities Matters		
19/68	<p><u>To update Council on a meeting held with the Deepway Centre Trust on the 30th January</u></p> <p>Cllr Smith reported on the meeting:</p> <ul style="list-style-type: none"> • The Trust were looking to expand the Centre and were looking to the Parish Council for support. It was understood that Community Infrastructure Levy (CIL) was unlikely to be available in the short term, due to delays with the Matford Development. • It was explained that the Parish Council were looking to put together an Asset Management Strategy, but concern was raised about the length of time that it would take for this to be formulated against the acute needs of the users of the Deepway Centre. • It was agreed that a twin-track approach would be advantageous to address the needs to the Deepway Centre, whilst remaining mindful of other Parish Assets. • The Trust was reminded that the Council had agreed in principle to fund a survey of the building to ascertain whether it could be safely extended. The Trust agreed to source quotations for this. • Once a survey had been undertaken an architect could be employed to draft designs based on the needs of the pre-school and uniform groups. • Short term solutions were considered, such as external storage. However, the Trustees did not believe that this would be practical. • The meeting had been positive and represented a step forward. 	

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	<p>Cllr Churchward raised concerns about adequately catering for the predominant user group of the centre (children) when also considering use by adults.</p> <p>Cllr Chandler noted that he had contacted developers during his time on the Deepway Trust and had passed details of potential configurations to the new Trustees.</p>	
19/69	<p><u>To consider the Annual Property/Asset Inspection</u></p> <p>The Clerk reported on the recent inspection that she had carried out alongside Mr Fowler and thanked Mr Fowler for his time and advice.</p> <ul style="list-style-type: none"> • The inspection report had been increased to include assets, including bins, benches and bus-shelters. A further addition would be made to check Parish Council property boundaries to ensure that no access to the land (for example gates from private gardens) were installed. • The Spurfield Allotments had been well maintained by EPAS. A letter to this effect had been sent to the society. • Berry Brook was flowing well; there was no obvious silt build up. • The memorials in the cemetery needed to be regularly checked to ensure that they were secure. Cllr Madge noted that some of the new memorials did not have the anchor sign on them (indicating that they had ground anchors). • Stone chippings would be placed at both ends of the boardwalk on Crockwells Meadow to assist with drainage and mud. • The height of the poplar tree in Dryfield was considered acceptable and the strapped tree in Hospital Drive did not require attention. Both had recently been inspected by a professional. • Mr Fowler had been asked to maintain the area behind the shed in Townfield. • A roofer had looked at the Victory Hall roof and could not see any remedial work required at this time. • 8 Elder trees in the Wilderness required pruning. A quotation would be sought for the work as they were not included in the tree contract. • Mr Fowler was in the process of tidying around the bus shelters throughout the village. • The entrance to the Wilderness from Berrybrook Meadow required a kissing gate (or alternative access). The Clerk would consider options to be brought back to a future Parish Council meeting. 	<p>JD</p> <p>JD</p>
19/70	<p><u>To consider authorising extra grass cutting on the verges in Exminster in the sum of £250 per cut</u></p> <p>The Clerk explained the situation regarding the cuts by a DCC contractor and the cuts that Mr Fowler had carried out last year.</p> <p>In addition to the four cuts proposed, it was noted that ad-hoc work may be required to ensure that the verges remained tidy.</p> <p>It was resolved to approve £1,000 for the four cuts.</p>	<p>JD</p>
19/71	<p><u>To consider the condition of some of the verges in Exminster</u></p> <p>The Clerk regularly received complaints regarding weeds in the verges and along pavement edges.</p> <p>Mr Fowler was not able to undertake this type of work and therefore a contractor would need to be sourced to carry out the work.</p> <p>In order to put together a list of the areas requiring attention, Councillors were asked to email the Clerk with suggestions.</p>	<p>All</p>
19/72	<p><u>Councillors' Reports</u></p> <ol style="list-style-type: none"> 1. Cllr Madge asked about the arrangements for attracting applicants for the Parish Council elections in May. The Clerk explained that a poster had been designed that asked interested parties to contact the Clerk in the first instance who would then invite them to meet with a Councillor, for an informal chat, if required. 	

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	<ol style="list-style-type: none"> 2. Cllr Chandler reported that he had looked at the Ash trees in the village and could not see any evidence of Ash Dieback. 3. Cllr Chandler reported on the Green Spaces Group meeting. The group was interested in becoming involved in the discussion regarding environmental matters. 4. Cllr Chandler noted that the viewing platform on private land near the Lions Rest Industrial Estate was still in situ, despite the containers housed underneath it being removed. 5. Cllr Chandler commented that it was difficult to unlock the door to the Victory Hall or Annexe due to poor lighting. Cllr Smith noted that this had been discussed by the Victory Hall Trust, but he would pass the comments on. 6. Cllr Aird reported mud on the A379 between Trood Lane and Peamore. Cllr Connett advised that DCC Highways had been made aware of this. 7. Cllr Smith reported that there were potentially problems with the floorboards underneath the stage in the Victory Hall. This would be within the remit of the Parish Council, rather than the Victory Hall Trust. Cllr Smith to check the area and report back. 8. Cllr Smith had attended a training course on emergency planning and would update the parish Emergency Plan in the next few weeks. 	
19/73	<p><u>Public Open Session</u> Comments:</p> <ol style="list-style-type: none"> 1. Some residents were not maintaining their boundaries satisfactorily with vegetation allowed to overhang and obstruct pavements. The Clerk explained that, if supplied with an address, a letter could be sent asking the resident to attend to the boundary, with the matter taken up by DCC Highways if it continued to be an issue. Cllr Lake mentioned that TDC would also take reports of obstructions due to vegetation. 2. Graffiti continued to be an issue throughout the village. What could be done to address it? 	
<p>The meeting closed at 21:06 Date of next meeting: Monday 18 February 2019 at 19:30 in the Victory Hall</p>		

Signed:....Josie Walledge..... Date:....18th February 2019.....