

Exminster Parish Council Meeting Minutes

Monday 29 April 2019 at 19:30 in the Victory Hall, Main Road, Exminster

Chairman: Josie Walledge

19/187/1	<p><u>Public open session</u> No comments.</p>	
/2	<p><u>To receive a presentation from Cavanna Homes, to update the Parish Council on their forthcoming plans to develop Land at Matford, Home Park. Exeter.</u> Samantha Thomas and Mike Smith gave a presentation on behalf of Cavanna Homes; the developer for area E2 of South West Exeter. Changes from the original outline application were highlighted. It was necessary to redistribute the housing across the site to complement the topography and allow the inclusion of open space amongst the development. Two Reserved Matters applications would be submitted to Teignbridge District Council (TDC) in mid-May. Housing designs for the different character areas of the development were described. It was believed that development would take 4 to 5 years to build out; with a start date of June 2020. Construction of the access road and junction with A379 was anticipated to take place over the coming autumn/winter. Councillors and members of the public raised questions.</p>	
19/188	<p><u>Present</u> Cllr Brian Aird (BA), 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) Devon County Councillor: Alan Connett (AC) Teignbridge District Councillors: John Goodey (JG), Kevin Lake (KL) Public: 21</p>	
19/189	<p><u>Apologies accepted from</u> Cllr Peter Chandler (PC) - personal reasons</p>	
19/190	<p><u>Declaration of interest on Agenda Items</u> Cllrs Smith declared an interest in item 19/206 as a trustee of the Victory Hall. Cllr Walledge declared an interest in item 19/206 as a trustee of the Victory Hall and the spouse of a trustee of the Deepway Centre. Cllr Aird declared an interest in item 19/206 as a director of Coffee on the Corner and the spouse of a trustee of the Deepway Centre. Cllr Ponsford declared an interest in item 19/206 as a trustee of the Deepway Centre.</p>	
19/191	<p><u>Dispensation requests regarding Code of Conduct</u> None received.</p>	
19/192	<p><u>To approve the Draft Minutes of the EPC Meeting held on 15th April 2019</u> Resolved.</p>	
19/193	<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 Parish Council had been invited to comment on proposed parking restrictions on the Milbury Reach estate. A formal public consultation would also take place. 2. Concerns regarding the lack of fencing of the play area at Sentry's Orchard had been raised with TDC who had contacted the developer to initiate remedial action. 3. The replacement of the swings at the Gissons play park, due to be completed in April, had been delayed. It was envisaged that the work would take place during May. 	
19/194	<p><u>District Councillors Reports on items other than those on the agenda</u> Teignbridge District Councillor Kevin Lake reported:</p>	

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	<p>Fly tipping had occurred on Deepway Lane at the junction of the access road to the Pump Houses. The TDC Blitz team had attended and removed the debris within 24 hours of receipt of the report. TDC were taking the matter of fly tipping very seriously and had prosecuted (involving substantial fines) several people within the last six months.</p> <p>Teignbridge District Councillor John Goodey reported:</p> <ol style="list-style-type: none"> 4. There had been a further incident of fly tipping in the same area on 27 April. Unfortunately, it had only been reported on Facebook and not to TDC. This had exacerbated the problem as the debris had since been burnt, making it more difficult to remove. It was agreed that details of how to report such incidents (on the TDC website) should be publicised in Scene and on the Facebook page. 	BA
19/195	<p><u>Chairman's Report</u></p> <ol style="list-style-type: none"> 1. Members of the community who had assisted with the litter pick around the village on Saturday 27 April were thanked. 2. The AGM of the Deepway Trust took place on 24 April. All existing trustees were re-appointed, with two vacancies remaining. 	
19/196	<p><u>Clerk's Report</u></p> <ol style="list-style-type: none"> 1. Construction work on the Gissons Field footpath was due to start on 13 May. 2. The AGM for the Victory Hall Trust would take place on 21 May at 8pm in the Victory Hall Annexe. 3. Clerks had been advised to ensure that local councils had a procedure to follow in the case of the passing of the monarch or member of the Royal Family. Examples of a suitable protocol were available but needed to be tailored to Exminster. The Clerk and Deputy Clerk would research this further and asked whether any Councillor might be interested to assist. 4. A letter had been received from a resident suggesting that provision of a tarmacked path from Milbury Farm Meadow to the play park and the addition of swings for older children in the Milbury Reach play park could be funded from the remaining Milbury Reach S106 funds. It was agreed to contact Chamonix Estates, the Milbury Reach management company, to advise them of the requests as they related to land in its ownership. 	JD/ HH JD
19/197	<p><u>To update Council on the response from the Devon Neighbourhood Highway Officer regarding the absence of a dropped kerb on the cut through to Milbury Close</u></p> <p>The Neighbourhood Highway Officer had advised that Devon County Council (DCC) would not fund the provision of a dropped kerb as a high priority and recommended that the Parish Council sought a private contractor if it wanted to pursue any costings for the project. It was resolved to obtain a quotation for the work from a suitable contractor.</p>	JD
19/198	<p><u>To discuss and consider an Environmental Policy for the Parish Council</u> <u>If the above is agreed to consider whether to constitute the Environment group as a formal working party of the Council.</u></p> <p>The draft Environmental Policy had been circulated.</p> <p>The following amendments to the draft were suggested:</p> <ul style="list-style-type: none"> • Addition of <i>"The Parish Council would seek to collaborate with other agencies on environmental matters relevant to the Parish"</i> • Inclusion of a section for leaseholders, reflecting the requirements of the sections for purchasers and contractors. • Amend the wording of the personal responsibilities section to <i>"Councillors are encouraged to be mindful of the Environmental Policy when carrying out the duties of the Council"</i> • Addition of a footnote regarding dog fouling. <p>It was resolved to approve the policy subject to these amendments and delegate authority to the Clerk to agree the wording of the final version.</p>	BA/ JD

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	It was agreed to draft Terms of Reference for an Environment working party, alongside an action plan, to be considered at a future meeting.	BA
19/199	To appoint members to the Parish Asset Management Steering Group It was resolved to appoint Cllrs Aird, Goodey and Madge to the Steering Group.	
Planning Matters		
19/200	Planning Applications	
/1	19/00720/FUL, 152 Milbury Farm Meadow - Conversion of integral garage to additional accommodation The intention was to convert the garage into a playroom. The application stated that the windows and doors would be of the same style and colour as the existing property, although the windows would be installed on top of opaque glass panels. This was considered to be out of character with the existing property and Council noted a preference that the frontage should complement the existing property with the window installed on top of white rendered brickwork in order to accord with Neighbourhood Development Plan policy EXM3 (Quality of Design) and Teignbridge Local Plan policy S2 (Quality Development). Additionally, concerns were raised about the loss of a parking space. It was resolved to object to the application due to the loss of a parking space and the design of the frontage of the conversion being out of character with the existing property.	HH
/2	JR/DCC/4111/2019, Kenbury Wood Landfill Site, Old Dawlish Road, Kennford, - Section 73 Planning application for Variation of Conditions 11 (Hours of Use) and 13 (Lights) attached to planning permissions 16/01969/DCC (Consolidating application for retention of waste facility) and 18/01566/DCC (Variation of conditions 1, 15, 18, 21, 25 and 27) The variation was required to allow the owners to respond to tonnage variations of collected recyclable materials as they occur; resulting in an increase in operating hours and additional lighting. It was resolved to support the application subject to confirmation that; <ol style="list-style-type: none"> 1. as recommended by Curload Consultants Limited, an alternative form of reverse warning system (not beepers) be used on the forklift trucks and lorries. 2. confirmation that Old Dawlish Road would support the additional burden of heavy lorries without detriment to the highway. 3. the additional drivers would follow the example of existing and would take care not to deposit litter on Old Dawlish Road near the entrance to the site. 	HH
/3	19/00710/MAJ, Land East of Old Matford Road - Change of use from agricultural land to Suitable Alternative Natural Green Space (SANGS) (Use Class D2) The parcel of land would form part of the Ridgetop Park (SANGS). A network of mown pedestrian pathways, grassland and wild flower planting was planned for the area. There was one objection on the TDC planning portal relating to the lack of cycle paths across the land that appeared to conflict with Exeter City Council's Green Infrastructure Strategy; published in 2009. It was resolved to support the application and investigate the provision of a cycle path at a later date.	HH
/4	19/00125/FUL, revised and additional plans. Land Adjacent To 14 Milbury Lane - Erection of A Dwelling The application had been amended following a request from TDC to reduce the width of the property to allow for pathway access to the rear of the dwelling, change the appearance of the dwelling so that it was more in keeping with other houses in Milbury Lane and change the feature cladding to the front door. It was resolved to support the application subject to adherence to the conditions recommended by TDC.	HH
19/201	Planning Decisions	

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/1	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 - SPLIT DECISION part approval and part refusal	
Other Planning Matters		
19/202	<u>To update on matters regarding the Matford development</u> There had been no response from TDC legal department on the Matford Home Farm S106 agreement, to date. The Parish Council's solicitor was of the opinion that TDC had had a reasonable amount of time to consider a response and would press them for a reply.	
Neighbourhood Development Plan		
19/203	<u>Notes of the ENDPIG meeting held on the 23rd April</u> Noted. Any matters arising would be considered at a future meeting.	
Community Plan		
19/204	<u>To approve the final draft questionnaire from the Community Plan Working Party (CPWP)</u> A draft questionnaire and housing needs survey had been submitted for the Parish Council's approval. There were still points requiring clarification (by the CPWP), but approval was sought subject to final clarification and user testing. Councillors were invited to comment on the questions by email to the Chairman within 14 days. It was resolved to approve the final draft questionnaire subject to consideration of any points raised by Councillors.	All
Finance Matters		
19/205	<u>Accounts for Approval</u> It was resolved to approve payments in the sum of £703.52.	HH
19/206	<u>To consider eligible projects put forward for this year's Rural Aid Grant and agree the successful applicant – deferred from the meeting of 15th April</u> There were two potential applicants for the Rural Aid Grant: <ul style="list-style-type: none"> • The Deepway Trust sought to remodel and refurbish the men's toilets in the Deepway Centre and sought a £5,000 grant towards a total project cost of £7,500. • Coffee on the Corner sought to replace the flooring in the Victory Hall Annexe and sought a grant of £3,500. As the Deepway Trust had received a Rural Aid Grant last year, it was thought unrealistic that it would be successful again this year. The five Councillors who had not declared an interest in this item voted and it was unanimously resolved to support the application from Coffee on the Corner to replace the flooring in the Victory Hall Annexe.	JD
19/207	<u>Councillors' Reports</u> No reports.	
19/208	<u>Public Open Session</u> No comments.	
The meeting closed at 21:30 Date of next meeting: Annual Council Meeting, Monday 13 th May 2019 at 19:30 in the Victory Hall		

Signed:...Brian Aird..... Date:...13 May 2019.....