

Exminster Parish Council Meeting Minutes

Monday 5 August 2019 at 19:30 in the Victory Hall, Main Road, Exminster

Chairman: Brian Aird

19/352	<p><u>Present</u> Cllr Brian Aird (BA), Cllr Peter Chandler (PC), Cllr Sheila Churchward (SC), Cllr Derek Madge (DM), Cllr John Ponsford (JP), Cllr Kevin Smith (KS), Cllr Lorne Smyth (LS), Cllr Rebecca Watts (RW) Clerk: Mrs Jill Daw (JD) Admin Assistant: Julie Coke (JC)</p>	
19/353	<p><u>Apologies accepted from</u> Cllr Charles Nuttall (CN) – personal reasons Cllr Renata Szewczyk (RS) – personal reasons Cllr Josie Walledge (JW) – personal reasons</p> <p>Cllr Rebecca Watts was welcomed by the Chairman following Exminster Parish Council's uncontested election and duly signed the Declaration of Acceptance of Office</p>	
19/354	<p><u>Declaration of interest on Agenda Items</u> Item 19/370: Cllr Chandler is named on the accounts payable list</p>	
19/355	<p><u>Dispensation requests regarding Code of Conduct</u> None received.</p>	
19/356	<p><u>Public open session</u> No points raised</p>	
19/357	<p><u>To approve the Draft Minutes of the EPC Meeting held on 15 July 2019</u> Resolved.</p>	
19/358	<p><u>County Councillors' Report on items other than those on the agenda</u> Nothing to report.</p>	
19/359	<p><u>District Councillors' Report on items other than those on the agenda</u> No Teignbridge District Councillors were present</p>	
19/360	<p><u>Chairman's Report</u></p> <ol style="list-style-type: none"> The Coffee on the Corner Rural Aid had been awarded £2000 following their Rural Aid application. 	
19/361	<p><u>Clerk's Report</u></p> <ol style="list-style-type: none"> Following legal advice, an agreement had been signed with the owners of Brookside Bungalow relating to access to the Wilderness, Parish Council property, via a gate on their boundary fence. Planning applications 19/01016/MAJ and 19/00710/MAJ will be considered at the Planning Committee meeting on Tuesday 6 August in the Council Chamber at Teignbridge District Council. The Chairman has received an invite from the Mayor of Dawlish to attend the annual civic service on the 22nd September. Kenton Parish Council has now formally submitted their Neighbourhood Plan to Teignbridge District Council to send out to the whole parish for consultation. The consultation runs from 9am on Monday 5th August to 5pm Monday 30th September 2019. It was agreed to congratulate Kenton Parish Council on this achievement Delegated Authority was used to complete essential repairs to the half pipe at the Skate Park in the sum of £3011 + vat. The panels were deemed to be a health and safety risk and required urgent replacement. Financial regulations only allow up to £2000 to be used for this purpose. The Chairman agreed in conjunction with the Deputy Clerk that in order to expedite the work and address the risk, it was necessary to exceed the £2000 authorisation limit. The authorisation limit would be reviewed as part of the review of the Financial regulations. 	<p>JD</p> <p>JD</p> <p>HH</p>

Exminster Parish Council Meeting Minutes

Monday 5 August 2019 at 19:30 in the Victory Hall, Main Road, Exminster

	6. Two large bags of garden waste were found dumped next to the bin in Deepway car park. Investigations will take place, but the Council may need to pay for removal.	JD
19/362	<u>To review the Council's Retention of Documents Policy</u> A draft revised retention of document policy had been circulated. Approved, subject to JD looking at an appropriate place to put wording relating to all Parish Councillors having a council email address.	JD
19/363	<u>To review Council's Risk Assessment Policy</u> A draft revised risk assessment policy had been circulated. It was resolved to approve the reviewed document with the amendments proposed.	JD
19/364	<u>To review the Council's Media Policy</u> A draft revised media policy had been circulated. It was resolved to approve the reviewed document with the amendments proposed.	JD
19/365	<u>To review the Terms of Reference for the Green Spaces Group</u> A draft revised Terms of Reference had been circulated. It was resolved to approve the Terms of Reference subject to: <ol style="list-style-type: none"> 1. Title to read Green Spaces Working Party 2. Paragraph 4, 5th bullet point should read 'coordination of the work of the members and volunteers' 3. Add a link to the Parish council website referencing the data privacy policy. 4. Risk assessment signing sheets to be sent periodically to the Council Clerk for retention purposes. <p>Approved.</p>	JD JD
19/366	<u>If item 19/365 is resolved, to nominate Helen Huxham as a Community Member of the Green Spaces Group</u> Nomination agreed and approved.	JD
Planning Matters		
19/367	<u>Planning Applications</u>	
/1	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) See item 19/367/2	
/2	19/01385/MAJ, Land At Matford Home Park South Of A379, Matford - Approval of details for 13 dwellings and associated infrastructure and public open space (approval sought for appearance, landscaping, layout, scale, and access) Councillor Ponsford reviewed all the points to be made in the draft submission, following the Review Framework to be used against applications at SW Exeter <ol style="list-style-type: none"> 1. The individual applications for SW Exeter need to be considered as a whole to ensure a joined-up transport scheme. It is currently unclear whether there will be vehicular and cycle access to the community facilities without using the A379. 2. This development is a considerable distance from the Community Facilities and School. Will safe and sustainable means of access be in place from the time that the aforementioned facilities are built. 3. Confirmation is sought that the road width is adequate to allow buses and emergency vehicles to travel around the main road in the development. 4. Confirmation is sought that a bus route will connect this development with the adjoining development and the Community Facilities and School. 5. Confirmation is sought that a bus service will be in place from the completion of this development, the Parish Council would welcome a third bus stop close to plots 127/128. 	

Exminster Parish Council Meeting Minutes

Monday 5 August 2019 at 19:30 in the Victory Hall, Main Road, Exminster

	<ol style="list-style-type: none"> 6. There does not appear to be any suitable/adapted housing on the site for the ageing population. 7. The Parish Council would welcome a substantial proportion of the social housing to be available for social rent. 8. Traffic calming measures appear to be concentrated near the entrance/exit to the site on the main route, is this sufficient to ensure that all streets are safe. 9. There appears to be no provision for charging points for electric vehicles. 10. How will parking be controlled in the SANGS car park, concern was raised that this will become a parking area for commercial vehicles. 11. There appears to be only six visitors' car parking spaces across the site, is this adequate? 12. The Council, having experience of similar developments, would appreciate suitably designed LAPS, considering user safety with adequate fencing. 13. There are three bin collection points located across the site, but it is uncertain of their purposes. 14. Some properties have no adequate provision for bin storage, could this be provided at the front of the properties? 15. No mention is made of Carbon Zero and Environmental Issues across the development. 16. An aspiration should be set for the speed limit to be 20mph around the development. <p>The above points 1 - 14 were agreed. It was agreed that points 15 – 16 should also be included and that point 15 should be added into the Review Framework for future applications. The amended submission to be brought back for approval at the next Parish Council meeting. If timing did not allow for this, delegated authority was given to Cllrs Aird and Ponsford to submit the recommendations via the Clerk.</p> <p>A representative from the Parish Council has been invited to attend a 'Gateway Review' of the project with a range of Stakeholders aiming to improve the success of the project.</p>	<p>BA BA, JP, JD, HH JD</p>
/3	<p>19/01188/FUL, 23 Crockwells Close - Single storey rear extension</p> <p>This application falls within the settlement limit but needs South West Water approval before any building works within 3m of a public sewer or lateral drain can be undertaken.</p> <p>It was resolved to support the application as proposed subject to the approval by South West Water and ecological recommendations for enhancements in the form of integrated bat and bird nesting provision.</p>	JD
/4	<p>19/01225/FUL, Westhaven, Milbury Farm - Demolition of existing bungalow and garage and construction of four dwellings, garages and associated parking and infrastructure</p> <ol style="list-style-type: none"> 1. The property is outside the settlement limit conflicting with EXM3 – Opening Countryside, regardless of what may occur in the future, and Teignbridge Local Plan. 2. It would result in residential development outside of our defined settlement, for which there is no overriding justification, contrary to Policies S1A (Presumption in favour of Sustainable Development), S1 (Sustainable Development Criteria) and S22 (Countryside) of the Teignbridge Local Plan 2013-2033 and EXM2 (Countryside) of our Exminster Neighbourhood Plan. 3. S22 – Countryside does not include open market dwellings in the list of appropriate developments 4. There were concerns regarding allowing access onto the main pathway and cycleway into the village. 	

Exminster Parish Council Meeting Minutes

Monday 5 August 2019 at 19:30 in the Victory Hall, Main Road, Exminster

	<p>5. There would be increased vehicular use of the improved private drive and may encourage traders and other residents to use the private drive as a cut through to Milbury Reach.</p> <p>6. The properties would be over-bearing and over-development of the site.</p> <p>It was resolved to object to the application as per the above listed reasons</p>	JD
/5	<p>19/01252/FUL, 14 Jupes Close - Two storey side extension and a single storey rear extension</p> <p>This application falls within the settlement limit and is well above the flood zone along Berry Brook.</p> <p>It was resolved to support the application as proposed subject to provision of bat and bird bricks as per the Ecological Survey and a satisfactory report from South West Water that there are adequate public foul sewerage facilities to receive foul water flows from the development.</p>	JD
19/368	<p><u>Planning Decision</u></p> <p>Noted as below:</p>	
/1	<p>19/00294/MAJ, Land at Matford Home Park, south of A379, Cavannah Homes - Outline application for up to 20 dwellings with associated access, landscaping, and public open space including equipped play (all matters reserved for future consideration) GRANTED</p>	
/2	<p>APP/P1133/D/19/3227231 - Ross Hi, Aboveaway, 'conversion of a garage and store to domestic accommodation ancillary to the dwelling. External materials to be the same as existing' APPEAL DISMISSED</p>	
/3	<p>19/01020/VAR, Spurfield House, : Variation Of Condition 2 On Planning Permission 18/00530/Full (Alterations To Building And New Two Storey Buildings Around A Courtyard To Form A Mental Health Care Facility) To Amend Design Of Buildings GRANTED</p>	
/4	<p>JR/DCC/4111/2019, Kenbury Wood Landfill Site, Old Dawlish Road, Kennford, EX6 7XD - 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) GRANTED</p>	
19/369	<p><u>Other Planning Matters</u></p>	
/1	<p>Update Council on the site inspection held by Teignbridge District Council to consider applications 19/00710/MAJ – Land East of Old Matford Road and 19/01016/MAJ – Land West of Old Matford Lane - Change of use from agricultural land to Suitable Alternative Natural Green Space – Cllr Churchward</p> <p>Cllr Churchward reported that the site visit was very interesting and informative, but in her view highlighted the need for more parking facilities. Following the meeting, Teignbridge District Council agreed to investigate a car park for visitors to access top of the SANGS.</p>	
/2	<p>To consider adding to or modifying comments already made on the following: 19/00034/REF, Water Storage Tank , Deepway Lane - Appeal against the refusal of planning permission 18/02094/FUL - Conversion of a disused water storage tank into a dwelling with integral garage - APPEAL DISMISSED</p> <p>It was resolved to inform the Planning Inspectorate that from the Parish Council perspective Exminster has no need nor would benefit from any more open market housing.</p>	JD
/3	<p>To note any planning matters regarding the Matford development</p> <p>JP to draft letter to Devon County Council in regard to application Reference DCC/4136/2019 for the new school site, regarding s106's and confirm there is appropriate community access.</p> <p>JD to check with DCC when the decision will be made.</p>	JP JD

Exminster Parish Council Meeting Minutes

Monday 5 August 2019 at 19:30 in the Victory Hall, Main Road, Exminster

Finance Matters	
19/370	<p><u>Accounts for Approval</u> It was resolved to approve payments in the sum of £3120.20. Approved.</p>
19/371	<p><u>To consider an application for a Community Grant from Exminster Recreational Trust in the sum of £500</u> Approved.</p> <p style="text-align: right;">JD</p>
Property & Amenities Matters	
19/372	<p><u>To update Council on a meeting held with Exminster Preschool on the 22nd July</u> Cllrs Aird, Walledge and Smith, had attended a positive and friendly meeting with representatives of the Pre-School, the notes of which had been circulated to Councillors. There had been a full and frank discussion during which the potential obstacles to achieving their preferred way forward had been noted. The next step is to meet representatives from Deepway Trust on the pre-School proposals, which will take place on 20th August. It is hoped that subsequently there would be a 3-way meeting to discuss the future of the Deepway Centre itself, which Cllr Chandler, as Parish Council representative on the Trust, would also attend. The report was noted.</p>
19/373	<p><u>To approve a quote in the sum of £1175 + VAT, to create an access ramp in Old Quarry Drive</u> The Clerk reported that three quotes had been obtained. It was resolved to award the work to PCS South West in the sum of £1175 + vat</p> <p style="text-align: right;">JD</p>
19/374	<p><u>To consider quotations to site two gym stations in Deepway Green</u> The Clerk reported that three quotes had been obtained. It was resolved to award the work to Wicksteed in the sum of £3848 + vat</p> <p style="text-align: right;">HH/JD</p>
19/375	<p><u>Councillors' Reports – for information only</u> KS: It will be of interest to the Council to monitor what happens to the Peamore site which is currently for sale. PC: The Environment Working Party stand at the Open Day held on 2nd August was successful. SC: The Community Plan Working Party have several volunteers for the Community Plan delivery to homes in Exminster. BA: Reported on a meeting with senior members of Westbank team to discuss provision of pre-School education.</p>
19/376	<p><u>Public Open Session</u> No points raised.</p>
19/377	<p><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 19/379 and 19/380 (part II) having due regard to the confidential nature of the business to be transacted.</u> Resolved.</p>
19/378	<p><u>To agree the attendance of Cllrs Connett to item 19/379 and 19/380 (part II) in an advisory capacity to the Council</u> Resolution not required.</p>
Part II	
19/379	<p><u>To agree the notes of the Part II meeting held on the 15 July 2019</u></p>
19/380	<p><u>To discuss commercial aspects relating to the Matford development</u></p>
<p>The meeting closed at 21:40 Date of next meeting: Monday 19 August 2019 at 19:30 in the Victory Hall</p>	

Signed: ...Brian Aird..... Date: ...19 August 2019.....