

Exminster Parish Council Meeting Minutes

Monday 6 January 2020 at 19:30 in the Victory Hall, Main Road, Exminster

Chairman: Brian Aird

20/1	<p><u>Present</u> Cllr Brian Aird (BA), Cllr Peter Chandler (PC), Cllr Sheila Churchward (SC), 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 Councillor: Charles Nuttall (CN) Public: 4</p>	
20/2	<p><u>Apologies accepted from</u> Cllr Rebecca Watts (RW) – illness Teignbridge District Councillor Andrew Swain (AS) Devon County Councillor Alan Connett (AC)</p>	
20/3	<p><u>Declaration of interest on Agenda Items</u> Cllr Smith declared an interest in item 20/19 as payee.</p>	
20/4	<p><u>Dispensation requests regarding Code of Conduct</u> None received.</p>	
20/5	<p><u>Public open session (maximum 10 minutes)</u> Comments: 1. The planning agent for the extension of the Golf Centre (item 20/14/1 refers) explained that the application was similar to the application previously submitted, and refused, by Teignbridge District Council (TDC) in January 2019. Recently, a needs appraisal had taken place demonstrating the need for a dwelling on site and this information had been submitted as part of the new application. It was confirmed that the dwelling was for the owner and/or manager of the Golf Centre.</p>	
20/6	<p><u>To approve the Draft Minutes of the EPC Meeting held on 2 December 2019</u> Resolved.</p>	
20/7	<p><u>County Councillors Report on items other than those on the agenda</u> In the absence of Devon County Councillor Alan Connett, the Clerk reported: 1. Highways Issues were being followed up with Helen Frankpitt at Devon County Council (DCC) Highways, including signage for the cycle path at Milbury Reach. 2. A letter had been sent to the Chief Constable to ask about progressing Speedwatch in Exminster. A response had been received that the letter had been passed to another department who would respond in due course.</p>	
20/8	<p><u>District Councillors Reports on items other than those on the agenda</u> Teignbridge District Councillor Charles Nuttall reported; 1. that he would be attending several meetings during the month and would report back to Council.</p>	
20/9	<p><u>Chairman's Report</u> 1. There would be a short presentation from the Environment Working Party at the Parish Council meeting on 20 January.</p>	
20/10	<p><u>Clerk's Report</u> 1. Delegated Authority was used in the sum of £1,817.00 plus VAT for replacement of joists in the Victory Hall Annexe floor. The Clerk explained that it was necessary to replace the joists urgently as it was a Health and Safety Issue. Cllr Madge, the Lead Councillor for Property and Amenities, authorised the work in conjunction with the Clerk as both the Chairman and Vice Chairman had conflicts of interest. 2. A safety audit had taken place at the pedestrian crossing south of the Swans Nest Roundabout. Three items had been identified that required action. Councillors felt strongly that as the scheme had been designed by DCC, they should rectify the</p>	

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	<p>issues. The Clerk had written to DCC to find out how much the works would cost and would report back to Parish Council once a response had been received.</p> <p>3. Following extensive communication with Redrow Homes, it had been confirmed that trimming of the trees overhanging Berry Brook was the responsibility of the Parish Council.</p> <p>4. The process of sponsoring roundabouts was under review by DCC and opportunities were sought for Parish Councils to take on responsibility for maintaining them. Sponsorship of the roundabouts would generate the income required to maintain the roundabouts. Council did not consider this to be applicable or desirable for Exminster.</p> <p>5. A resident had informed the Clerk that rabbits were being hunted near the Bowling Green on Reddaway Drive. The people involved were asked to stop doing this on Parish Council land. The matter had been reported to the police.</p>	
20/11	<p><u>To consider any requests to Devon County Council for Double Yellow Lines/Parking restrictions for the 2020/21 programme</u></p> <p>Three areas that may benefit from parking restrictions had been submitted by residents and the Parish Council:</p> <ul style="list-style-type: none"> • Double yellow lines near the entrance to the first cul-de-sac on Jupes close (on the right when entering). • Extension of the double yellow lines on Berrybrook Meadow to improve road safety at the entrance. • Double yellow lines on Main Road between the junctions with Jupes Close and Exminster Hill. <p>Additionally, it was agreed to suggest that double yellow lines would be beneficial on Farmhouse Rise near the junction with the Buntings. Due to parking on the corners of the junction, visibility for traffic leaving the Buntings was compromised.</p>	HH
20/12	<p><u>To consider a letter received from the local Post Office relating to its current and future plans</u></p> <p>The letter contained details of income streams and measures that could be taken to ensure that the Post Office remained a viable business that would continue to serve the community.</p> <p>Support was requested from the Parish Council. Council were sympathetic to the situation and were keen to ensure that this important community facility remained in the village. Three items were identified where the Parish Council could assist:</p> <ul style="list-style-type: none"> • Signage informing that there was a Post Office in the village; at either end of the village – the Clerk had written to Cllr Connett regarding the viability of this. • Leaflet drop – the Postmaster could apply for a Community Small Grant to assist with costs for this. The Parish Council was not in a position to do this on behalf of the Post Office but suggested that local groups could be approached. • Publicity – Councillors were not aware of the range of services that the Post Office offered. It was suggested that the full range of services were highlighted in posters that could be placed around the village; for example, on the notice boards in the bus shelters. <p>The Clerk would advise the Postmaster of the outcome of this discussion. Cllr Nuttall offered to attend any meetings with the Clerk and the Post Office owners.</p>	JD
20/13	<p><u>To consider renewing the annual subscription to Tozers Solicitors for Council Legal Advice Service in the sum of £1,500 plus VAT</u></p> <p>The Clerk outlined how the service had been used over the last 12 months. Council agreed that the service demonstrated good value for money. It was resolved to renew the subscription.</p>	HH

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Planning Matters		
20/14	Planning Applications	
/1	<p>19/02058/FUL, Exminster Golf Centre, Exminster Hill - Extension to Golf Centre to include function rooms, driving range bays, office and integrated managers accommodation</p> <p>The application appeared to be a resubmission of the application in January 2019 (or had minimal amendments).</p> <p>The Parish Council agreed that although it was supportive of the expansion of the Golf Centre there was no change in its position on the application. The response to the application should re-iterate the comments made for the previous application.</p> <p>Additionally, it was noted that the design of the extension did not comply with Neighbourhood Development Plan Policy EXMO3 (Quality of Design) due to its rural location and the size of the dwelling was disproportionate to the requirement for on-site security.</p> <p>It was resolved to object to the application and comment:</p> <ul style="list-style-type: none"> • The Parish Council supported the expansion of the business but were concerned about the dwelling meeting the criteria for rural workers' accommodation. Additionally, the dwelling appeared to be disproportionately large for the purpose of on-site security. • Confirmation was sought that there would be sufficient car parking spaces to support the expansion of the business. • Consideration should be given to the impact of additional traffic on Exminster Hill. • The design of the extension did not comply with Neighbourhood Development Plan policy EXMO3 (Quality of Design) due to its rural location. 	HH
/2	<p>19/02163/FUL, 5 Minster Road - Single storey rear extension</p> <p>The property was within the village settlement limit and the proposed materials for the extension were in harmony with the existing property; thereby meeting the Quality of Design Policy (EXM03) in the Exminster Neighbourhood Development Plan.</p> <p>It was resolved to support the application subject to the installation of privacy glass on the new velux window and compliance with the Conservation Action Statement within the Ecological Survey.</p>	HH
/3	<p>19/01131/REM, Land at South West Exeter NGR 291652 89142, Matford - Details of four dwellings and associated infrastructure and open space (approval sought for layout, scale, landscaping and appearance)</p> <p>The application formed part of the Bovis parcel 8 application (for 184 houses). The difference between the original application and this application was the change from a double garage to a single garage and the loss of two parking spaces for 4 houses.</p> <p>Although the minimum parking requirements for parcel 8 appear to have been met, there were only 8 visitors' spaces for 184 houses which appeared to be insufficient. It was also noted that there were no play areas or green spaces within parcel 8.</p> <p>It was resolved to object to the application with the following comments:</p> <ul style="list-style-type: none"> • The application should be considered as part of the larger development of parcel 8; not 4 individual houses. • The application reduced the number of parking spaces for the 4 properties. • Parking across the development should be reviewed to ensure that there were sufficient visitor parking spaces for the number of properties planned. • Green spaces and play areas should be included within a development of the size of parcel 8. • Parcel 8 appeared to be over-developed. 	HH
/4	<p>19/02464/FUL, South Lodge - Single storey extension</p> <p>The extension was built following approval of an application submitted in 2014. However, two conditions of the consent were not discharged prior to the commencement of the</p>	

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	<p>work. TDC had requested a full retrospective, resubmitted planning application describing the extension to rectify the situation. The conditions that were not discharged, related to the treatment of external joinery, window lintels and rendering, in accordance with listed building consent.</p> <p>It was resolved to support the application and defer to TDC regarding the listed building aspects of the application.</p>	HH
/5	<p>19/02465/LBC, South Lodge - Single storey extension Refer to 20/14/4.</p>	
/6	<p>19/02366/FUL, 11 Crockwells Road - First floor extensions over an existing ground floor side extension and alterations to ground floor roof with associated works</p> <p>The property was within the village settlement limit. The proposed materials for the extension were not in keeping with other properties on Crockwells Road and therefore the application did not conform to the Quality of Design Policy (EXM03) in the Exminster Neighbourhood Development Plan.</p> <p>It was resolved that the Parish Council would object to the application as follows: While the principle of the extension is supported;</p> <ul style="list-style-type: none"> • to be visually acceptable, use of red brick on the south facing wall would conform to the current extension and other dwellings along Crockwells Road – render is out of keeping with the Crockwells Estate. Therefore, the extension did not accord with Neighbourhood Development Plan Policy EXM03 (Quality of Design). <p>Additionally;</p> <ul style="list-style-type: none"> • a raised tile suitable for crevice roosting bats should be installed into the roof on a westerly elevation of the development to allow bats to access the space between the tiles and the bitumen felt; • a house sparrow terrace should be installed on external walls on the eastern aspect; • consideration should be given to installation of a bee brick; • trade/delivery vehicles associated with build should consider the impact on neighbouring dwellings. 	HH
20/15	<p>Planning Decisions Noted as listed below:</p>	
/1	<p>E2/42/13, Marsh Row Cottages - The District of Teignbridge (Marsh Row) Tree Preservation Order 2019 – Confirmed on 3 December 2019</p>	
/2	<p>19/01280/DCR3, DCC/4136/2019 - The construction of a 630 place primary school and 750 place secondary school, provision for a road access and a bridge over the A379 at Vacant agricultural site, near the A30, Exminster, Exeter, EX2 9SH - GRANTED</p>	
/3	<p>19/01661/DCC, Kenbury Wood Resource Recovery Facility, Old Dawlish Road, Kennford - The relocation of the existing construction and demolition waste transfer station including the relocation of the trommel, generator, picking station and aggregates storage area and the construction of a new waste reception building, metal sorting bay, water tank, fines storage bay, weighbridge and internal access roads. Incorporating provision for enhancements to visual screening, dust control and surface water attenuation measures - GRANTED</p>	
/4	<p>19/01142/PROW, Land At South West Exeter NGR 291652 89142, Matford - Diversion Of A Section Of The Public Right Of Way And Creation Of New Alternative Section Of Footpath Under Section 257 Of The Town And Country Planning Act 1990 - ORDER CONFIRMED</p>	
/5	<p>19/01677/FUL, Gulliver Side - Demolition of existing dilapidated agricultural building and erection of a steel portal framed building for the housing of sheep and fodder storage - GRANTED</p>	

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/6	19/02238/VAR, Westhaven, Milbury Farm, Variation of condition 2 on planning permission 19/01225/FUL (Demolition of existing bungalow and garage and construction of four dwellings, garages and associated parking and infrastructure) to enlarge garage block - GRANTED	
/7	19/02235/TPO, Land at South West Exeter NGR 292377 88776 - Fell eight trees in Area A2 as shown on submitted plan. REFUSED	
/8	19/02535/TPO, Land at Matford Home Park South of A379 - Crown lift two oak trees (identified as T2 and T4) to 3m above ground level and remove/reduce primary branch of oak tree identified as T4. APPROVED	
Other Planning Matters		
20/16	<u>To consider the response from Devon County Council relating to future bus service provisions at South West Exeter development</u> The response had been circulated to all Councillors and was considered unacceptable as it stated that currently there were no plans for extension of the existing services or guarantee as to how the new development would be served. There was no developer funding from the TDC development to support bus services whereas there was from the Exeter City Council development. Cllr Nuttall would enquire at TDC why this was the case. It was suggested that the Parish Council (or others) should investigate how a service could be made to happen and that Council's concerns would be raised at forthcoming meetings with DCC and the Westbank practise; It was agreed that the Clerk would contact Cllr Connett to make him aware of the discussion.	JD
20/17	<u>To note any planning matters regarding the Matford development</u> None.	
Finance Matters		
20/18	<u>To note accounts approved on the 16 December 2019, minute 19/577.2 refers</u> It was noted that payments in the sum of £6192.17 had been made.	
20/19	<u>Accounts for approval</u> It was resolved to approve payments in the sum of £84.77. It was explained that a funeral director had erroneously transferred funds to the Parish Council in the sum of £205.00. It was resolved that these funds could be repaid.	HH
20/20	<u>Budget Working Party update</u> Cllr Walledge reported on the meeting that had taken place on 3 January: <ul style="list-style-type: none"> • A recommendation for the budget and precept would be made at the Parish Council meeting on 20 January. • The Reserves Policy was discussed and would be recommended for approval at the Parish Council meeting on 20 January. • A discussion had taken place about a contingency fund for grounds maintenance. This would be a designated fund. A formal proposal would be made at a future Parish Council meeting. 	JD/ HH
20/21	<u>To approve the revised Terms of Reference for the Budget Working Party</u> Resolved.	JD
20/22	<u>To consider a Community grant application from Exminster School Association in the sum of £500</u> Funds were requested to purchase dictionaries for the children. It was resolved to approve the application in the sum of £500.00	HH/ JD
Property & Amenities Matters		

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20/23	<p><u>To consider a request from the Green Space Group to plant an oak tree in Crockwells Meadow near the Devon Bank</u> It was intended to situate the tree adjacent to the path at the west end of the Devon Bank. It was resolved to allow the planting of the tree.</p>	
20/24/1	<p><u>To authorise the sum of up to £500.00 to clear the dykes in Crockwells Meadow</u> Resolved.</p>	JD
20/24/2	<p><u>To authorise the sum of up to £500.00 to clear the brook in the Wilderness area</u> It was resolved to authorise the work subject to advice from the Environment Agency that the work was necessary. The Clerk would liaise with Cllrs Chandler and Madge regarding the work.</p>	JD
20/25	<p><u>To consider a request from a resident to site a bench in the far corner of Crockwells Meadow and if agreed to authorise the spend of £437.00 plus VAT</u> Cllr Chandler noted that the siting of the bench was crucial as it would be near a hedge. The existing four benches on Crockwells Meadow were well used. There would be an additional cost for siting the bench of up to £100.00. It was resolved to approve the purchase and siting of the bench in the sum of £537.00.</p>	JD
20/26	<p><u>To approve the quote of £200.00 plus VAT from Ruddlesden Geotechnical Ltd to complete a survey of the banks at Minster Park</u> Resolved.</p>	JD
20/27	<p><u>Councillors' Reports – for information only</u> 1. Cllr Chandler reminded Councillors that the Wassail would take place on 25 January at 2pm starting at the Deepway Centre.</p>	
20/28	<p><u>Public Open Session</u> Comments: 1. Regarding the Golf Centre: It provides a valuable service to the village and beyond and promoted golf to children and youths. In order for the business to progress, it was necessary for the owner/manager and family to live on site due to licensing laws and security. There was adequate parking to meet the needs of the additional facilities.</p>	
<p>The meeting closed at 21:12 Date of next meeting: Monday 20 January 2020 at 19:30 in the Victory Hall</p>		

Signed: ...Brian Aird..... Date: ...20 January 2020..