

Exminster Parish Council Meeting Minutes

Monday 2 March 2020 at 19:30 in the Victory Hall, Main Road, Exminster

Chairman: Brian Aird

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| 20/98 | <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 Kevin Smith (KS), Cllr Lorne Smyth (LS), Cllr Renata Szewczyk (RS), Cllr Josie Walledge (JW). Clerk: Mrs Jill Daw (JD) Deputy Clerk: Mrs Helen Hibbins (HH) Devon County Councillor: Alan Connett (AC) Teignbridge District Councillor: Charles Nuttall (CN) Public: 1</p> | |
| 20/99 | <p><u>Apologies accepted from</u> Cllr John Ponsford (JP) – Work commitment Cllr Rebecca Watts (RW) – illness</p> | |
| 20/100 | <p><u>Declaration of interest on Agenda Items</u> None declared.</p> | |
| 20/101 | <p><u>Dispensation requests regarding Code of Conduct</u> None received.</p> | |
| 20/102 | <p><u>Public open session</u> No comments.</p> | |
| 20/103 | <p><u>To approve the Draft Minutes of the EPC Meeting held on 17 February 2020</u> Resolved.</p> | |
| 20/104 | <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 new telegraph poles erected on Deepway Lane were to provide high-speed broadband to the village through provider, Airband. 2. The drain at the junction of Main Road and Deepway Lane had been repaired. 3. The school bus contract between Exminster and Dawlish College had been terminated at short notice. Pupils were currently using a public service bus. A consultation was in progress, involving parents and the school, to determine the demand for and viability of tendering for another designated school bus. 4. On several occasions, the library van had been unable to park in its designated space. Enforcement Officers had attended and ticketed vehicles. It was suggested that an alternative to the existing traffic order was considered, or a different location for the van. Cllr Connett and the Clerk would contact relevant organisations about this. 5. Teign Housing had been asked to assess potholes on Townfield and Hillcrest. | JD/ AC |
| 20/105 | <p><u>District Councillors Reports on items other than those on the agenda</u> Teignbridge District Councillor Charles Nuttall reported:</p> <ol style="list-style-type: none"> 1. A meeting had taken place with Simon Palmer; a representative of Airband (providers of superfast broadband to the village). Residents with very slow broadband connections could obtain grants through the Building Digital UK (BDUK) government funded scheme to help towards the cost of installation. Mr Palmer had offered to give a short presentation to the Parish Council about this and to ascertain where, within the village, broadband speeds were slow. Council agreed that this would be useful. The Clerk and Councillor Nuttall would arrange this. 2. The Parish Council's concerns regarding the capacity of the Teignbridge District Council (TDC) planning department to deal with the South West Exeter development had been taken up with the Head of Planning. | JD/ CN |
| 20/106 | <p><u>Chairman's Report</u> The Chairman reported:</p> | |

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| | <ol style="list-style-type: none"> 1. A meeting had taken place involving representatives from Kier, the Deepway Trust and the Parish Council to discuss the drawings (plans) that had been submitted for the proposed Deepway Centre enhancements to date. Comments had already been taken on board by Kier from the feedback that they had received so far. Revised drawings would be forthcoming. Once the plans had been adjusted, a further meeting involving the Parish Council and Deepway Trust would be convened. 2. Coronavirus: Consideration should be given to making contingency arrangements to ensure continuity of Council business if it was necessary to cancel Council meetings. A proposal for authorisation of payments would be on the next agenda. The Westbank Practice (Doctors' surgery) had put plans in place to ensure that patients potentially infected with the virus did not attend the surgery. As the practice did not have a social media presence, the Clerk had offered to put factual, confirmed information on Facebook on its behalf. Westbank (community health and care) operated a service called neighbourhood friends that could reassure or help vulnerable members of the community. | <p>JD</p> <p>BA/ JD</p> <p>BA</p> |
| 20/107 | <p>Clerk's Report</p> <ol style="list-style-type: none"> 1. Councillors were reminded to update their Register of Business Interests if required. 2. A Temporary Prohibition of Through Traffic and Parking Order had been received for the section of the A379 between the Devon Hotel and the Chudleigh Road junction. This would allow the contractors working on a junction to the South West Exeter development to close the road overnight, when required, subject to adequate notice being given. The contractors envisaged electronic variable message signs would be in place to display information about potential closures. The order would be in effect from April to December 2020. 3. Councillors were reminded that the Annual Parish Meeting would take place on 9 March at 19:30. Refreshments would be available from 19:15. Councillors were invited to help set up from 18:45 onwards. 4. The Rural Skip was scheduled to visit the village on Saturday 27 February 2021 between 10:00 and 16:00 on the Victory Hall Car Park. | All |
| 20/108 | <p>To consider new street names for the Cavanna site, South West Exeter development</p> <p>A paper outlining the naming criteria had been circulated. Potential names had to be submitted by September 2020.</p> <p>It was agreed that the Matford Working Party would consider suggestions of potential names. It was noted that although this initial request had been made for the Cavanna Homes area of the development there would be further requests for other development areas in due course. The following suggestions were made:</p> <ul style="list-style-type: none"> • Names from the war memorial • Locations from the Tythe maps • Names of deceased Parish Councillors who had made a significant contribution to the development of the village • Reference to Kenbury House • Contact the school and History Society for potential input | <p>MWP</p> <p>JD</p> |
| Planning Matters | | |
| 20/109 | Planning Applications | |
| /1 | <p>20/00288/FUL – 39 Jupes Close, Exminster – single storey front extension</p> <p>The application met the criteria for Neighbourhood Plan policy EXM03 (Quality of Design). It was resolved to support the application and suggest that the development could include a bee brick and bird and bat nesting amenities. Due to the width of the road near the property, trades' vehicles should be asked to park considerately.</p> | HH |
| /2 | <p>20/00043/FUL – 112 Berrybrook Meadow, Exminster – two storey side extension and replacement garage</p> | |

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| | <p>The property was within flood risk zone 3 but no flood risk had been submitted. The proposed extension was in accordance with Neighbourhood Plan policy EXM03 (Quality of Design). Building materials were sympathetic to the existing and neighbouring properties. It was resolved to support the application and suggest that a raised tile suitable for crevice roosting bats could be installed into the roof on the new westerly elevation of the development to allow bats to access the space between the tiles and the bitumen felt; a bird nesting brick such as a house sparrow terrace could be installed on the eastern wall; a bee brick could be included.</p> | HH |
| /3 | <p>20/00057/FUL – 32, Glebelands - Extension to existing front and rear dormers, entrance porch and alterations to external materials.</p> <p>The design of the extension met the criteria for Neighbourhood Plan policy EXM03 (Quality of Design). The property backed onto Milbury Lane and the proposed extension would overlook properties. Concern was expressed that the privacy of properties on Milbury Lane may be compromised and that it was unlikely that residents of those properties would have been contacted by TDC as near neighbours. Therefore, the residents may be unaware of the application. It was agreed that the Parish Council would contact the residents potentially affected to make them aware of the application. It was resolved to object to the application due to overlooking and the loss of privacy of properties in Milbury Lane although it was acknowledged that the application met the criteria for EXM03. Additional comments regarding the inclusion of a bee brick and bird and bat nesting amenities would be made.</p> | HH |
| /4 | <p>20/00346/TPO, Limes Court, Main Road - Prune one lime tree (T1) to clear building by 3m and crown lift to 3m above pavement</p> <p>Concern was expressed that the proposed trimming did not appear to be uniform. It was resolved to support the pruning of the tree to maintain its long-term health and visual amenity subject to the approval of the TDC Arboricultural Officer.</p> | HH |
| /5 | <p>20/00303/TPO, 26 Pridhams Way - Crown lift two lime trees to 9m above ground level</p> <p>It was resolved to support the pruning of the trees to maintain their long-term health and visual amenity subject to the approval of the TDC Arboricultural Officer.</p> | HH |
| 20/110 | <p><u>Planning Decisions</u> Noted as listed below:</p> | |
| /1 | <p>19/01131/REM - Land at South West Exeter NGR 291652 89142, Matford</p> <p>Details of four dwellings and associated infrastructure and open space (approval sought for layout, scale, landscaping and appearance) - GRANTED</p> | |
| /2 | <p>19/02577/MAJ – Land at Matford Home Park, South of A379</p> <p>Engineering operations in relation to archaeological investigations - GRANTED</p> | |
| Other Planning Matters | | |
| 20/111 | <ol style="list-style-type: none"> 1. To note any planning matters regarding the Matford development Plans of the Matford Development would be exhibited in the Victory Hall on Monday 18 May to raise awareness of the development and associated infrastructure prior to commencement. Representatives from Devon County Council (DCC), TDC and the developers would be on hand to answer questions. Time to be confirmed. 2. Peamore The Parish Council had sent an email to TDC planning enquiring why its comments regarding working hours on the development had not been taken into consideration. The response said that TDC had no legal power to enforce additional restrictions to working hours other than those agreed at outline planning stage. 3. Officer’s report for 20/00107/FUL - 106 Berrybrook Meadow, Exminster, Devon, EX6 8UA | |

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| | The application had been approved and the Officer's report noted the Parish Council's objection. However, later in the report it stated that there had been no objection by the Parish Council or near neighbours and therefore a site visit had not been carried out. It was agreed that the Clerk would write to TDC planning regarding this anomaly. | JD |
| Finance Matters | | |
| 20/112 | <u>Accounts for Approval</u> It was resolved to approve payments in the sum of £17,853.10. | HH |
| 20/113 | <u>To consider a Community grant to Exminster Post Office services</u> The application was to part fund a leaflet drop to all households in Exminster, explaining the services that the Post Office provided. Due to Royal Mail's withdrawal of sorting and delivery from the Post Office the future of the Post Office in the village was uncertain due to the ongoing viability of the business. The loss of the Post Office would adversely affect many residents in the village. Legal advice had been sought from the National Association of Local Councils (NALC). The advice stated <i>"The fact that the Post Office is a commercial operation does not alter the position because whilst the owner of the Post Office will benefit from the grant, so will the whole community. A grant under s137 LGA 1972 should not be given where the benefit is solely to one person but one person can benefit financially where the community also benefits."</i> Cllr Nuttall had suggested to the postmaster that post office services were clearly itemised in the proposed leaflet and would be liaising with them on this point. It was resolved to grant £500 towards a leaflet drop defining the services provided by the post office. It was suggested that the grant application form needed to be revised and updated. | CN JD/ HH |
| 20/114 | <u>To approve the reviewed Investment Strategy for the 2020-21 Financial Year</u> The strategy had been amended to comply with the Guidance on Local Government Investments under section 15(1)(a) of the Local Government Act 2003. It was resolved to approve the amended Investment Strategy. | JD |
| Property & Amenities Matters | | |
| 20/115 | <u>To update Council on a meeting held with representatives of the Victory Hall Trust held on the 26 February, attended by Cllr Madge and the Clerk</u> Notes of the meeting had been circulated. The Clerk briefly outlined the history of relationship between the Victory Hall and the Parish Council. The Trust was reviewing its legal status in order to protect Trustees and to regularise employment of staff; it had been suggested that changing to Charitable Incorporated Organisation would be beneficial. A possible amendment to its constitution was also under consideration as were matters relating to the term of the lease. The Trust had made no decision on the way forward to date. When a decision was reached it would be formally communicated to the Parish Council who may need to seek legal advice on any new lease. It was noted that the information may also be applicable to the Deepway Centre Trust. | |
| 20/116 | <u>Councillors' Reports</u> 1. Cllr Walledge reported that an initiative for repairing broken household items had been implemented in Chudleigh. It was unknown whether this had been arranged by the Town Council. It was suggested that a similar event could run alongside the Rural Skip next year. 2. Cllr Chandler reported that the dykes had been cleared at Crockwells Meadow. Mr Geach was to be thanked for his work in extremely difficult weather conditions. 3. Cllr Chandler had attended the TDC Tree Seminar. A tree planting initiative had been outlined and Cllr Chandler would raise awareness of it with the Green Spaces Group and Environment Working Party. | |

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| | 4. Cllr Smith reported that he had attended the Coffee on the Corner (COTC) AGM on 20 February. Thanks were extended to the (Parish Council) Chairman for his services to COTC during his time as a board member. | |
| 20/117 | <u>Public Open Session</u> Comments: 1. As the dates that the Library Van visited the village were advertised in Scene, would it be possible for arrangements to be made to ensure that there were no vehicles parked in the space on those days? | |
| The meeting closed at 21:00 Date of next meeting: Monday 16 March 2020 at 19:30 in the Victory Hall | | |

Signed:....Brian Aird..... Date:....16 March 2020.....