

# Exminster Parish Council Meeting

## Minutes

Monday 1 March 2021 at 19:00 – Remote meeting via internet

Chairman: Kevin Smith

Action

**21/94 Present**

Cllr Brian Aird (BA), Cllr Sheila Churchward (SC), Cllr Derek Madge (DM), Cllr Charles Nuttall (CN), 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 Councillor: Charles Nuttall (CN)

Public: 2

**21/95 Apologies accepted from**

Cllr Rebecca Watts (RW)

**21/96 Declaration of interest on Agenda Items**

Cllr Ponsford declared an interest in item 21/105/2 and would leave the meeting for the duration of that item.

**21/97 Dispensation requests regarding Code of Conduct**

None received.

**21/98 Public open session**

No comments.

**21/99 To confirm the Draft Minutes of the EPC Meeting held on 15 February 2021 are an accurate record**

Resolved.

**21/100 County Councillors Report on items other than those on the agenda**

Devon County Councillor Alan Connett reported:

1. Gully clearance in Milbury Lane was still being pursued with Highways.
2. The Highways Committee for Teignbridge would be considering the double yellow lines proposed in recent Road Traffic Orders. The limited waiting parking spaces near the Post office would also be discussed.
3. The pavement alongside the A379 between the Sentries Orchard footpath and Highlands would be cleared of debris.

**21/101 District Councillors Reports on items other than those on the agenda**

Teignbridge District Councillor Charles Nuttall reported:

# Exminster Parish Council Meeting

## Minutes

Monday 1 March 2021 at 19:00 – Remote meeting via internet

|  | <b>Action</b> |
|--|---------------|
| 1. He would attend the Highways Committee meeting this week and would update the Parish Council on the outcome.  | CN            |
| 2. A meeting regarding the progress of the Suitable Alternative Natural Green Space (Ridge Top Park) would take place on Tuesday 2 March.  |               |
| <b>21/102 <u>Chairman's Report</u></b>   |               |
| No update.   |               |
| <b>21/103 <u>Clerk's Report</u></b>  |               |
| 1. The Draft Housing Strategy survey would remain open until 24 March. Councillors were invited to partake.  | All           |
| 2. Shillingford Parish Council had asked whether Exminster Parish Council would consider funding restoration work to the Peamore memorial. Quotations had been sourced and the matter would be on the agenda for the next Parish Council meeting.                  | JD            |
| 3. Correspondence had been received from a resident regarding the condition of the path on Crockwells Meadow that had become waterlogged following the recent wet weather. This would be considered at a future meeting.   | JD            |
| 4. Following Council's request, the emails regarding the possible installation of a Costa Coffee machine in Tesco in 2017 had been found. Cllr Aird believed that a letter may have been sent to Coffee on the Corner regarding this and would attempt to find it. | BA            |
| 5. The Green Spaces Group would be planting a landmark tree in Spurfield on Saturday 3 April at 10am. Cllr Churchward and Cllr Madge would attend. The Chairman would be a reserve attendee (due to the rule of 6).  |               |
| 6. A small poll on Facebook indicated support for the replacement of the train in the under 8's play area at Deepway with a similar piece of equipment. Quotations would be sought.  | HH            |
| 7. Complaints had been received about the mud left on the road and pavements in the Crockwells Rd/Dryfield area following completion of the recent gas works. The contractors were contacted and have agreed to clean them.  |               |

### PROPERTY & AMENITIES MATTERS

#### **21/104 To update Council on a meeting held with Exminster Preschool on the 23 February**

Three representatives from Pre-school met with Cllrs Smith and Aird.

Pre-school was still keen to have exclusive access to a hall to allow play equipment to permanently remain in place. This could be accommodated by an

# Exminster Parish Council Meeting

## Minutes

Monday 1 March 2021 at 19:00 – Remote meeting via internet

### Action

extension/modification of the Deepway Centre or a new building in an alternative location.

Cllrs Aird and Smith would investigate whether there was a suitable piece of Parish Council owned land where a stand-alone building could be sited.

BA/  
KS

### PLANNING MATTERS

#### 21/105 Planning Applications

##### /1 **21/00252/LBC, Spurfield House, Main Road - Internal staircase between first and second floors and opening up of atrium**

Listed building consent was required for the works to be undertaken.

It was noted that some conditions on the original application had not been discharged to date.

It was resolved to support the application subject to adherence to the current planning conditions and to meet biodiversity expectations, nesting features should be provided for bats, bees and birds.

HH

##### /2 **21/00364/FUL, 40 Berrybrook Meadow - Single storey rear extension**

The proposed extension complied with Neighbourhood Development Plan policy EXM3 (quality of design).

It was resolved to support the application and to comment that to meet biodiversity expectations, nesting features should be provided for bats, bees and birds.

HH

##### /3 **21/00393/FUL, Matford Belvedere, Deepway Lane - Replacement dwelling**

The replacement dwelling would be in the same position as the original but extended to the west and with a lower roofline. It would be sustainable and environmentally friendly.

It was resolved to support the application with the following comments:

- The property will be visible for several miles, therefore, the materials used in the new residence should respect the visual quality of its setting, be sympathetic to the surrounding environment and in accordance with Neighbourhood Development Plan policy EXM2 (open countryside) and Neighbourhood Development Plan policy EXM3 (quality of design)
- To meet Exminster Parish's biodiversity expectations, the applicant should include bee habitats as well as the bird and bat habitats already included in the development.
- The Parish Council will be guided by the Teignbridge Arboricultural Officer. However, Teignbridge District Council are asked to again note Exminster Parish Council's dismay that any healthy trees be felled before their natural time because planning permission allowed homes to be built too close. All forms of flora and fauna contribute to the health and wellbeing within

HH

# Exminster Parish Council Meeting

## Minutes

Monday 1 March 2021 at 19:00 – Remote meeting via internet

### Action

Exminster Parish and the Council seeks reassurance that future planning applications prioritise biodiversity and other long term environmental issues.

#### 21/106 Planning Decisions

None to report.

#### Other Planning Matters

#### 21/107 To note any planning matters regarding the Matford development

A planning application had been received for the parcel of land between Markham Lane and Chudleigh Road. The Matford Working Party would need to meet to discuss it to form a recommendation to the Parish Council.

Cllr Ponsford queried whether Community Infrastructure Levy (CIL) had been received from Bovis. This would be followed up with Teignbridge District Council (TDC).

HH

#### ENVIRONMENTAL MATTERS

#### 21/108 To consider the following environment action from the draft Environment Plan

A document had been circulated requesting the Parish Council consider issues raised under Environment Actions 16 and 17 derived from the Environment Policy and the 2019 Community Plan questionnaire.

It was resolved to suspend Standing Orders to allow the Chair of the Environment Working Party, Mr David Nappin, and Cllr Connett to speak.

##### 1. **To consider the case for a Park & Ride site at Peamore (Action 17)**

It was noted that the timescale for provision of the Park and Ride proposed in the Exeter Transport Strategy had slipped and it was unlikely that any scheme would be implemented until 2025 at the earliest.

It was agreed that the Parish Council were not opposed to the proposed Park and Ride in principle, but due to the timescale, it was not possible to take the matter further at this stage.

##### 2. **To encourage people to walk and cycle around the Parish instead of using cars (Action 16)**

###### a) **Request a footway on Main Road between Berrybrook Meadow and The Swans Nest Roundabout.**

It was agreed not to pursue this. The path through Sentry's Orchard was considered a safe alternative. Discussion also took place about the fact that the Parish Council had paid for the pedestrian / cycle crossing between Sentrys Orchard and Station Road to improve safety.

# Exminster Parish Council Meeting

## Minutes

Monday 1 March 2021 at 19:00 – Remote meeting via internet

- |  | Action              |
|--|---------------------|
| <p><b>b) Contact Sentry's Orchard Managing Agents regarding opening the locked gate to the second entrance of the Suitable Alternative Natural Green Space.</b></p> <p>It was believed that the gate may be locked to prevent vehicles accessing the land. The Parish Council had challenged the closure of the gate back in 2019 and it was resisted. It was agreed to email TDC, in the first instance, to find out whose responsibility the land was. Discussion also took place about asking Bovis or the managing agents about putting in a pedestrian gate.</p>  | JD                  |
| <p><b>c) Consider the provision of a footpath between Westfield and the Main Road.</b></p> <p>Following discussion, it was agreed that few people would benefit from the path. This made the proposition unviable as the Parish Council would have to bear the cost and the benefit would not be commensurate with the expense. It would also need land-owner consent.</p>   |                     |
| <p><b>d) Open the wall between the end of Crockwells Road and the Gissons Car Park.</b></p> <p>The ownership of the wall would need to be determined. The car park on the Gissons side was owned by Teign Housing. It was felt that there would be marginal benefits in doing this and there was an alternative route via the newly tarmacked path through Gissons play area, financed by the Parish Council.</p>  |                     |
| <p><b>e) Consult with Devon County Council (DCC) regarding the feasibility of widening the footpaths between Glebelands and Milbury Lane and between Dryfield and Crockwells Road. [Outside the post office the road could be reduced to a single carriageway controlled by traffic lights.]</b></p> <p>It was believed that the bend in the road would prevent widening between Glebelands and Milbury Lane.</p> <p>Regarding the stretch between Dryfield and Crockwells Road, it was noted that the one-way system implemented during recent roadworks had appeared to work well. It had also reduced the speed of traffic through the village making it safer for pedestrians. It was agreed that this action would be investigated by Cllr Nuttall.</p> | CN<br><br>JD/<br>AC |
| <p><b>f) Consult with DCC regarding the provision of a footpath between Deepway Court and the entrance to Townfield on Deepway Lane. An alternative would be to restrict parking.</b></p> <p>As the road was regularly used to access the school it was agreed that there would be merit in raising this matter with DCC Highways for safety reasons.</p>  |                     |
| <p><b>g) Consult with DCC regarding the feasibility of extending the footpath at the Southern junction of Reddaway Drive and the Main Road.</b></p>  |                     |

# Exminster Parish Council Meeting

## Minutes

Monday 1 March 2021 at 19:00 – Remote meeting via internet

- |  | Action    |
|--|-----------|
| It was agreed not to take this action forward.   | JD        |
| <b>h) Negotiate with landowners a direct route between the Brownlees estate and Westbank by gaining permission for the wooden fence to be removed at the end of the footpath leading from Fowler Close.</b>                                      |           |
| It was noted that this was not currently classified as a public right of way. It was agreed to contact TDC investigating the ownership of the land for further consideration.  |           |
| <b>i) Negotiate with landowners and New Leaf for a new public footpath across land occupied by New Leaf between the top of Farmhouse Rise and Deepway Lane.</b>  |           |
| It was agreed not to pursue this action at this time. An approach had been made to New Leaf in the past and due to the nature of the cliental it was deemed inappropriate. However, when the Ridge Top Park opened it would be worth revisiting. |           |
| <b>j) Monitor the Chamonix maintained footpath on the mound behind the Milbury Reach estate.</b>   |           |
| TDC were advised of the unsuitability of the surface during the planning process. The path was the financial responsibility of the residents of Milbury Reach via Chamonix, the management company.  | AC        |
| <b>k) Contact Chamonix Estates as the footpath between Brunel View and Old Quarry Drive is inadequate.</b>   |           |
| This matter had been raised in the past and there was correspondence on file. The outcome would be determined by Cllr Connett who would revisit the email chain with Highways at that time.  | JD        |
| <b>l) Contact DCC regarding signage of the pedestrian/cycle route into the Milbury Reach estate.</b>   |           |
| It was agreed that all matters relating to cycle paths would be discussed at a future Parish Council meeting.  |           |
| <b>m) Request improvement of access to the bus stops under the motorway bridge as it was difficult to cross the road at times.</b>   |           |
| Cllr Connett was already pursuing this with Highways.  |           |
| <b>n) Monitor the condition of the shared pedestrian and cycle path along Sannerville Way.</b>   |           |
| It was not the responsibility of the Parish Council to monitor the condition of the path. However, if residents raised concerns with the Parish Council it could be brought to the attention of DCC.   | JD/<br>AC |
| <b>o) Request new road signs on Sannerville Way warning of pedestrians crossing near the Texaco Garage.</b>  |           |
| The type of signage required was questioned. It was suggested that the Road Safety team were contacted for advice.   |           |
| <b>p) Request a pedestrian and cycle link between Matford, Exminster and the Estuary.</b>  |           |

# Exminster Parish Council Meeting

## Minutes

Monday 1 March 2021 at 19:00 – Remote meeting via internet

### Action

This was already under construction as part of the infrastructure for the South West Exeter Development.

- q) **Confirm that facilities throughout Matford for pedestrians and cyclists are suitable in terms of location, design and standard of construction.**

The Matford Working Party reviewed this as part of the planning process.

- r) **Consider feasibility of a new pedestrian and cycle path from the bottom of Milbury Lane over Sannerville Way and the railway line, then onto the Canal.**

To be considered with I)

- s) **Provide reasons for the rejection of a fully signed, off-street cycle route linking both ends of the village (from Milbury Reach through to Berrybrook Meadow).**

To be considered with I). It was noted that the outcome of the Community Plan refresh was required to further discussion of the matter.

Standing Orders were reinstated.

### 21/109 Councillors' Reports – for information only

1. Cllr Churchward reported that a meeting would take place with Co-cars on Thursday 4 March.
2. Cllr Madge reported that a donation of £100 had been received from the Pizza Company who operate weekly from Deepway Green. The donation was to support planting of trees by the Green Spaces Group.

### 21/110 Public Open Session

Comments:

1. Cllr Churchward was thanked for her thorough consideration of planning applications. Lack of scrutiny had caused issues in the past.
2. There had been discussion about making paths to encourage walking. Whose responsibility would it be to maintain them?
3. The Parish Council could have used the Covid Monies advertised by DCC to temporarily address some of the road issues highlighted.
4. When would Airband repair the pavements by the Victory Hall?  
It was confirmed that work was required by Openreach before this could take place.
5. The Green Spaces Group and Green Future could benefit by working together as the relationship between the groups was unclear and confusing.

**The meeting closed at 21:05**

**Date of next meeting: Monday 15 March 2021 at 7pm – remote meeting**

# **Exminster Parish Council Meeting**

## **Minutes**

**Monday 1 March 2021 at 19:00 – Remote meeting via internet**

Signed:....Kevin Smith..... Date:....15 March 2021.....