

Exminster Parish Council Meeting

Minutes

Monday 15 March 2021 at 19:00 – Remote meeting via internet

Chairman: Kevin Smith

Action

21/111 Present

Cllr Brian Aird (BA), Cllr Sheila Churchward (SC), Cllr Derek Madge (DM), Cllr Charles Nuttall (CN), Cllr Kevin Smith (KS), Cllr Renata Szewczyk (RS).

Clerk: Mrs Jill Daw (JD)

Deputy Clerk: Mrs Helen Hibbins (HH)

Teignbridge District Councillor: Charles Nuttall (CN)

Public: 0

21/112 Apologies accepted from

Cllr John Ponsford (JP)

Cllr Rebecca Watts (RW)

Devon County Councillor Alan Connett (AC)

21/113 Declaration of interest on Agenda Items

None declared.

21/115 Public open session

No public present.

21/114 Dispensation requests regarding Code of Conduct

None received.

21/116 To confirm the Draft Minutes of the EPC Meeting held on 1 March 2021 are an accurate record

Resolved.

21/117 Clerk's Report

1. The gully at the bottom of Milbury Lane had been partially cleared by the contractors employed by Linden Homes to cut the hedge.
2. Damage to the public toilet had occurred. It appeared that someone may have knocked the door jamb on the way out. Tiles, plaster and wood were affected. This did not prohibit the opening of the toilet. A suitable tradesman was being sought to carry out repairs.
3. A new bus shelter cleaning agreement had been put in place. The 6 shelters that the Parish Council had responsibility for would be cleaned annually in March.
4. It was planned to reopen the outdoor gym and tennis court on 29 March.

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5. The Landmark Tree planting had been rescheduled to 9.45am on Saturday 3 April at Spurfield.
6. A large amount of litter had been reported under motorway bridge. Thanks were extended to Cllr Connett who collected 16 bags of rubbish from the area.
7. The next Parish Council meeting would be on TUESDAY 6 April. The Summons and papers would be issued on 26 March to allow for the Easter Weekend Bank Holidays. Cllrs were advised to send reports or papers in at the earliest opportunity.

All

21/118 To consider the date of the 2021 Annual Council Meeting and the feasibility of holding an Annual Parish Meeting

It was agreed that the Annual Council Meeting would take place on Tuesday 4 May, virtually.

Legislation dictated that remote meetings could only take place until 6 May 2021. Therefore, the Parish Council meeting on 17 May should take place, in person, in the Victory Hall.

The Annual Parish Meeting needed to take place before the end of May. There would be limitations to holding the meeting in the Victory Hall and, due to the current circumstances, members of the public may not be minded to attend.

As an alternative, it was agreed that reports from the Working Parties and Chairman that would usually be presented at the meeting would be submitted to the June edition of Scene and would be published on a dedicated page on the Parish Council website.

HH/
KS/
JD

PROPERTY & AMENITIES MATTERS

21/119 To review the Exminster Parish Council Cemetery Fees

The Clerk gave an overview of how the fees had been set in the past. The last increase was in 2014.

The following points were raised in discussion:

- Logic dictated that the cemetery fees should not go up as the Parish Council agreed to freeze the precept this year.
- As the fees had not been increased since 2014, an increase would seem reasonable.
- It was considered that the cost of an ashes plot was high compared with Chudleigh.
- The cost of a double depth grave was comparatively high.

It was proposed to increase the fees by 5% with the exception of the double depth grave and ashes plot.

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Resolved.

It was suggested that details of the Feoffees should be included in the Cemetery Guidance Notes as they may be able to assist in cases of financial hardship of parishioners.

JD

21/120 To consider a request from Shillingford Parish Council to fund the restoration needed on the War Memorial at Peamore

The memorial needed maintenance at a cost of between £3,000 and £6,000. Shillingford Parish Council did not have the funds to carry out the work and had enquired whether Exminster Parish Council would consider paying for it. The memorial was originally sited in Exminster before the A379 was built.

The memorial was on a national heritage list and it was believed that grants could be sourced for its upkeep. It was unknown whether Shillingford Parish Council had tried to access these grants.

It was agreed that the Clerk should write to Shillingford Parish Council asking them to determine ownership of the memorial and the land on which it is sited and to ask whether grant applications had been considered.

JD

21/121 To consider the suggestion to 'rewild' the area of land in Reddaway Drive between the boundary of Minster Park and the pavement.

The purpose of the area was to encourage biodiversity.

The following points were raised during discussion:

- Concerns about having an unkempt area and that it would be incongruous with its surroundings.
- The rectangle of land would look unsightly and would encourage encroachment of brambles.
- There appeared to be some conflict between the planting done by the Green Spaces Group and the proposals of the Environment Working Party.
- Would the area be more appropriate elsewhere? Crockwells Meadow was suggested.
- The intention of the Environment Working Party was to reduce emissions and the carbon footprint and re-wilding of an area of land did not meet this objective.

Council did not consider that that the proposed area of land was suitable for re-wilding although it was not against re-wilding in principle.

21/122 To approve a further £750 expenditure for the work on the drains and the area behind the Victory Hall

The Clerk explained why the additional work was required; due to the ground levels, the works had been more challenging than originally thought.

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The Chairman declared in interest in the item as a trustee of the Victory Hall and did not take part in the voting.

JD

It was resolved to approve the additional expenditure.

FINANCE MATTERS

21/123 RFO's report

1. Direct Debits during February

Staples	£102.86
Nest	£114.40
Bankline	£4.40
EE	£28.80
Utilities Warehouse	£666.76

2. In response to Cllr Ponsford's enquiry about whether Community Infrastructure Levy had been triggered for the Vistry development at South West Exeter, it was confirmed that the Parish Council will receive the first instalment for two parcels of land (108 and 4 dwellings respectively) in October 2021.

21/124 Accounts for Approval

It was resolved to approve payments in the sum of £9134.87.

HH

21/125 Draft accounts for February 2021

/1 Budget Comparison Report

Noted

/2 Balance Sheet

Noted

PLANNING MATTERS

21/126 Planning Applications

- /1 19/01778/MAJ, Land At South West Exeter NGR 291652 89142, Markham Lane - Reserved matters details (layout, scale, landscaping and appearance) related to parcel 16a for 101 dwellings, including associated infrastructure and open space, pursuant to the outline element of hybrid planning permission 15/00708/MAJ dated 2nd November 2018

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The Matford Working Party had discussed the application and presented a recommendation to the Parish Council based on the 12 Building for Life criteria, on which all Matford planning applications were assessed.

Comments related to:

- Transport – no clearly defined cycleways; no bus stops indicated; a 20mph speed limit should be in place.
- Social housing – substantially less than the required provision on this parcel of land.
- Comments made by the Police Designing Out Crime Offer were supported.
- Limits to the number of houses allocated to each street name would aid navigation and give a sense of identity.
- The gateway buildings on the parcel appeared to be oddly placed.
- Front to back parking spaces allocated to many dwellings tended to encourage on street parking.
- Bin storage was inadequate, particularly for the terraced properties and would encourage bins to be left at the front of properties and look unsightly.
- Environmental considerations – Electric charging points should be installed to all properties; it was disappointing that there was no provision for grey water systems or renewable energy sources. To meet biodiversity expectations, nesting features should be provided for bats, bees and birds.

It was resolved to support the application subject to the comments recommended by the Matford Working Party.

HH

/2 19/01781/MAJ, EXMINSTER - Land At South West Exeter, Markham Lane - Details of layout, scale, landscaping and appearance, in respect of a proposal for 178 dwellings and associated, infrastructure and open space pursuant to the grant of outline planning permission (15/00708/MAJ dated 2nd November 2018)

The Matford Working Party had discussed the application and presented a recommendation to the Parish Council based on the 12 Building for Life criteria, on which all Matford planning applications were assessed.

Comments related to:

- Transport – no clearly defined cycleways; no bus stops indicated; a 20mph speed limit should be in place
- Social housing - less than the required provision on this parcel of land.
- Comments made by the Police Designing Out Crime Offer were supported.

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- Limits to the number of houses allocated to each street name would aid navigation and give a sense of identity.
- The gateway buildings on the parcel appeared to be oddly placed.
- Most roads in this parcel were through roads, limiting safe opportunities for children to play outside. There was insufficient open green space to compensate for this and to accommodate the needs of residents in the 163 dwellings.
- Front to back parking spaces allocated to many dwellings tended to encourage on street parking.
- The number of visitors parking spaces was inadequate.
- Bin storage was inadequate, particularly for the terraced properties and would encourage bins to be left at the front of properties and look unsightly.
- Apartments B119-B130 did not appear to have any bin or cycle storage.
- Environmental considerations – Electric charging points should be installed to all properties; it was disappointing that there was no provision for grey water systems or renewable energy sources. To meet biodiversity expectations, nesting features should be provided for bats, bees and birds.

It was resolved to support the application subject to the comments recommended by the Matford Working Party.

HH

/3 21/00455/FUL, Matford Home Farm, Matford - Temporary change of use to allow continued use for two years of the existing yard and building for the refurbishment, storage and sale of static homes

The application was an amended re-submission of a previously refused retrospective application (20/01745/FUL).

It was resolved to support the application and to reiterate the Parish Council's comments submitted with the previous application.

HH

21/127 Planning Decisions

Noted as listed below.

/1 21/00302/TPO, Land at South West Exeter NGR 291652 89142, Markham Lane

Fell four oaks numbered 1-4, a group of ash numbered TG3 and a group of sycamore numbered TG2 - **GRANTED**

/2 21/00276/TPO, Land at South West Exeter NGR 291652 89142, Markham Lane

Fell a group of sycamore and ash identified as TG4 - **GRANTED**

/3 21/00062/TPO, Land at South West Exeter NGR 291652 89142, Markham Lane

Fell a group of trees identified as TG12 - **GRANTED**

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/4 HS/DCC/4217/2021, Kenbury Wood Landfill Site, Old Dawlish Road, Kennford, Devon, EX6 7XD

Section 73A Retrospective application to vary condition 2 of permission 18/01322/DCC 'The erection of a tubular steel framed building with flexible cover for the storage of clean recyclable materials'. The application seeks to change the dimensions, and fabric of the building to a portal framed building clad in plastic coated steel sheet - **GRANTED**

/5 HS/DCC/4173/2020, Kenbury Wood Landfill Site, Old Dawlish Road, Kennford, EX6 7XD

Teignbridge District Council: Section 73 application to vary condition 10, of permission 16/01969/DCC (Consolidating application for the retention of the integrated waste management facility for the processing, transfer and recycling of waste and production of recycled aggregates, including offices, parking, hardstanding, associated plant and equipment and the extension in time (20 years) and area of the inert landfill) to raise throughput from 75,000 to 120,000 tonnes per annum - **GRANTED**

/6 20/01924/HOU, Abbots Ann, Deepway Gardens

Extensions and Loft Conversion **GRANTED**

/7 APP/P1133/W/20/3255971 – Exminster Golf Centre, Exminster Hill

Extension to Golf Centre to include function rooms, driving range bays, office and integrated managers accommodation - **APPEAL ALLOWED**

OTHER PLANNING MATTERS

21/128 To note any planning matters regarding the Matford development

Estelle Skinner, Teignbridge District Council Green Infrastructure Officer, had suggested a visit to the Suitable Alternative Natural Green Space in April, when the "rule of 6" was in place.

Cllr Nuttall would be viewing the site with other Ward Councillors at the end of March and would liaise with Ms Skinner and the Warden to arrange a visit for Parish Council representatives.

CN

ENVIRONMENTAL MATTERS

21/129 To receive an update on the feasibility of having Co-car services in the village

The meeting with Co-cars on 11 March 2021 culminated in a major change to their originally proposed survey; Mark Hodgson said that the Electric Vehicle element would be removed from the Co-car survey and recommended that the Environment Working Party pursued asking residents to take part in the Rapid Charging Exeter survey instead. That survey closes shortly so immediate action was required. A new Co-car / E-bike survey was being prepared by Mark Hodgson and Helen

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Scholes and would be sent to the Environment Working Party by 19 March for review and acceptance.

A combined news feature about Rapid Charging Exeter and Co-cars (including the Rapid Charging Exeter survey) had already been circulated within the village. News items regarding the surveys would be posted onto the Exminster's Green Future webpage in due course.

Cllr Churchward was thanked for all the work that she had carried out on this matter.

21/130 Councillors' Reports – for information only

1. Cllr Aird reported that a Speedwatch group had been approved for Exminster. It would initially be part of the West Exe group. It was suggested that the Parish Council invited PC Stephen Hodges to a meeting to explain the next steps and how it would be supported by the police in the future.
2. Cllr Nuttall reported that he continued to progress Vehicle Activated Signs with Devon County Council.
3. Cllr Nuttall would attend a meeting with Connecting Devon and Somerset to discuss the roll out of superfast broadband by Airband.

JD

21/131 Public Open Session

No public present.

The meeting closed at 20:40

Date of next meeting Tuesday 6 April 2021 at 7pm - remote meeting.

Signed:.....Kevin Smith..... Date:....6 April 2021