

MINUTES

Chairman: Derek Madge

(Elected to chair the meeting in the absence of the Chair and Vice-Chair)

Action

21/270 Present

Cllr Sheila Churchward (SC), Cllr Derek Madge (DM), Cllr Charles Nuttall (CN), 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: 0

21/271 Apologies accepted from

Cllr Kevin Smith (KS) – personal reasons

Cllr Brian Aird (BA) – personal reasons

21/272 Declaration of interest on Agenda Items

None declared.

21/273 Dispensation requests regarding Code of Conduct

None received.

21/274 Public open session (maximum 10 minutes)

No public present.

21/275 To confirm the Draft Minutes of the EPC Meeting held on 21 June 2021 are an accurate record

It was resolved to approve the minutes.

21/276 County Councillors Report on items other than those on the agenda

Devon County Councillor Alan Connett reported:

1. Completion of work on the new A379 junction between Matford Roundabout and the Devon Hotel Roundabout had been delayed until early December. Concerns about the delay had been relayed to the contractor.
2. Concerns had been raised about a Road Traffic Order for overnight closures of the A379 during the roadworks as it appeared that it would allow for inconvenient, disruptive, short notice closures.

Action

3. The result of the consultation on the location of the South West Exeter electricity substation was awaited.
4. Dates for grass cutting the verges and visibility splays in the village had been requested from the contractor and would be advised to the Clerk.

21/277 District Councillors Reports on items other than those on the agenda

Teignbridge District Councillor Charles Nuttall reported that he had been interviewed on Radio Devon about a petition named 'Twenty's Plenty' to introduce a 20mph speed limit in village centres across Devon.

21/278 Chairman's Report

Cllr Smith was not present.

21/279 Clerk's Report

1. Notes from the AGM of the Green Spaces Group had been circulated.
2. A report and the annual accounts (to 31 December 2020) presented at the Exminster Parish Allotment Society AGM had been circulated.
3. Delegated Authority had been used in the sum of £425 plus VAT for the printing and delivery of leaflets relating to the Teignbridge District Council Local Plan review.
4. Two emails had been received from residents about the Teignbridge District Council Local Plan review.
5. A chamber would be fitted in the Victory Hall flower bed pavers for Openreach in the small area that was recently tarmacked following work. The chamber cover would be sufficiently robust to allow pavers on top of it.
6. The date of the meeting with Exminster Recreational Trust had been set for Tuesday 13 July at 18:30. Cllr Nuttall would accompany Cllr Smith at the meeting.

CN

PROPERTY & AMENITIES MATTERS

21/280 To approve payment of £1510 to Exeter Drain Clearance for additional work completed during the recent works to the Victory Hall drains

Additional concreting and associated preparatory work had been necessary. The cost included labour and materials.

It was noted that the work had significantly enhanced the yard to the rear of the Victory Hall.

Resolved.

21/281 To receive a recommendation for replacement of the play train at Deepway Green in the sum of £7959 + VAT

Action

A report had been circulated that explained the difficulty in obtaining full quotations for the work. Quotations had been requested in March and only one company had provided full costings.

Financial Regulations stated that: "where the value is below £10,000 and above £1,000 the Clerk or RFO shall strive to obtain 3 estimates." Therefore, Financial Regulations were complied with in this instance.

It was resolved to accept the quotation from the Ministry of Play in the sum of £7959.00 plus VAT.

HH

FINANCE MATTERS

21/282 Accounts for Approval

The approvals list included £485.00 (including VAT) for printing the Local Plan information leaflets. This had to be paid to the printers in advance and due to timescales, Cllr Smith had approved the payment under Financial Regulation 4.5. The payment had been made on 28 June.

It was resolved to approve payments in the sum of £2500.50.

HH

PLANNING MATTERS

21/283 Planning Applications

/1 21/01295/FUL, Westhaven, Milbury Farm - Construction of dwelling above garage block

The history of applications on this site, that lay outside the settlement limit, was explained.

The coach house proposed would increase traffic movements into the development. There is concern that the increase in vehicles using the private road may encourage traders and other residents to cut through to Milbury Reach by turning onto the main cycle/pedestrian path into the village. This was regarded as dangerous and entirely due to the lack of signage and bollards where the main cycle/pedestrian path crosses the private road.

The height of the coach house may compromise the privacy of neighbouring properties.

It was resolved to object to the application citing the following reasons:

1. The development lay outside the settlement limit and was therefore in conflict with policies in the Neighbourhood Development Plan and the Teignbridge District Council Local Plan. [Neighbourhood Development Plan policy EXM2 (open countryside) Teignbridge District Council local plan policies S1A (Presumption in favour of Sustainable Development), S1 (Sustainable Development Criteria) and S22 (Countryside)].
2. Increased vehicular use of the private lane may encourage traders and other residents to use it as a cut through to Milbury Reach.

Action

3. Pedestrian and cyclist safety would be compromised if vehicles used the private lane as a shortcut to Milbury Reach. There were no warnings in place indicating that the main cycle and foot path into the village crossed the private lane.
4. The amenity of residents in Milbury Barton could be compromised. HH
5. If permission was granted, to meet the biodiversity expectations of Exminster Parish, nesting features should be provided for bats, bees and birds.

/2 21/00360/HOU, Silver Ridge, Little Silver Lane - Proposed first floor front extension, front dormer, roof windows, French doors and two balconies and alterations to existing garage to include raising of roof to form additional accommodation.

The property lay outside the settlement limit and was subject to Neighbourhood Development Plan policy EXM2 (open countryside).

The property was higher than its near neighbours and concerns were raised about overlooking.

It was resolved to object to the application, commenting as follows:

1. The privacy and amenity of neighbours in surrounding properties should be reviewed as the north facing balcony would extend and widen the viewpoint compared to the current window. The neighbouring properties were much lower than Silver Ridge. Therefore, the proposals did not comply with Neighbourhood Development Plan policy EXM3 (quality of design).
2. If the application was approved, to meet Exminster Parish's biodiversity expectations, the applicant should include bee habitats in the development as well as the bat and bird habitats that are recommended for the trees at the end of the garden. HH

/3 21/01172/HOU, 104 Old Quarry Drive - Retention of partial garage conversion

The work had been completed without planning consent, so it was being sought retrospectively. Several other properties in the vicinity had made similar garage conversions/alterations with approval.

It was noted that the Parish Council had objected to similar applications but that they had been approved. This was disappointing as the original planning conditions for the development were not being upheld.

The conversion had not changed the appearance of the front of the property.

There would be a reduction in the parking spaces allocated to the property, especially as it would be encouraging on-road parking on a bend. Concern was raised about on-road parking on narrow estate roads in general as it could compromise access for the emergency services

Action

It was resolved to object to the application due to the following:

1. The loss of a parking space within the property boundary, encouraging additional parking on a narrow estate road, was contrary to the original planning conditions relating to the Milbury Reach development (two parking spaces per property). Additionally, this would compromise access requirements for emergency vehicles.
2. To meet Exminster Parish's biodiversity expectations for any development within Exminster, the application should include bat, bee and bird habitats.

HH

21/284 Planning Decisions

Noted as listed below:

- /1 **21/00455/FUL - Matford Home Farm, Matford - retrospective application for the change of use for a temporary two-year period of the existing yard and building for the refurbishment, storage and sale of static homes - GRANTED**
- /2 **20/00673/FUL - Plot 19, 74 Sentry's Farm - conversion and change of use of barn from ancillary accommodation to one dwelling - GRANTED**
- /3 **21/00393/FUL - Matford Belvedere, Deepway Lane – Replacement dwelling - GRANTED**

OTHER PLANNING MATTERS

21/285 To note any planning matters regarding the Matford development

None to report.

21/286 To update Council on matters relating to the Teignbridge District Council Local Plan Review

1. **Input from planning professionals:** Two consultants had been engaged (Jon Pearson for highways/traffic expertise and Des Dunlop, a planning consultant). Both had visited the sites accompanied by Cllr Churchward. Their reports would be sent to the Clerk and would be discussed at the next meeting.
2. **Leaflets and posters:** It was confirmed that the leaflets had been printed and were due to be delivered imminently. In addition to the leaflet drop, smaller, A5 sized leaflets would be printed advertising the drop-in session on 24 July. Similar posters would also be displayed across the village. Wording of the leaflets and posters would be amended prior to printing.

HH/
JD

ENVIRONMENTAL MATTERS

Action

21/287 To consider a request from the Environment Working Party to commission a data search of biodiversity records in relation to Exminster at a cost of £249 + VAT

Deferred.

21/288 To consider a recommendation from the Environment Working Party to site notice boards at a further three of the Parish Councils bus shelters

The notice boards potential sites would be at the shelters located at Devington and the two in the village centre (Victory Hall and Spurfield House). The boards would display information about bus timetables and connections.

As there were already large notice boards on the wall of the Victory Hall, it was suggested that additional notice boards were not required in the village centre shelters.

Cllr Churchward requested that small boards be sited in the three bus shelters to hold supplementary information on bus services, currently being reviewed by the Environment Working Party.

Council was reminded of the original decision regarding the siting of the notice boards in the Reddaway Drive, Royal Oak and Milbury Reach bus shelters. The boards had been sited on an experimental basis for use by the Public to post notices and be self-policed. Their usage to be reviewed. Comments had been made that the boards were not well used and are unsightly.

JD

It was resolved not to site notice boards in the further three shelters.

21/289 To discuss promoting a petition from residents to extend the 20mph speed limit in the village

Deferred.

21/290 To update Council on plans for the Platinum Jubilee celebrations 2022

The Clerk had contacted the Long Table Committee who were happy to move the date of the event to 5 June 2022 to coincide with the Jubilee celebrations.

The committee had asked whether the Parish Council would contribute funding towards the event. It was agreed that the Clerk would respond and invite the committee to submit a small grant application.

JD

Due to the constitution of the Long Table event, it may not be possible to support a charity other than those listed as beneficiaries (local charities and the Nayamba Trust). Council accepted this.

21/291 Councillors' Reports – for information only

1. Cllr Churchward had completed training on Parish Online and QGIS (Mapping software). A paper would be prepared to consider how the software could be best used by the Parish Council (for example asset mapping).

SC

Action

21/292 Public Open Session

No public present.

The meeting closed at 20:35

Date and time of next meeting: Monday 19 July 2021 at 19:30

Venue: Victory Hall, Main Road, Exminster

Signed:....Kevin Smith..... Date:....19 July 2021.....