

Chairman: Kevin Smith

Action

21/488 Present

Cllr Brian Aird (BA), Cllr Sheila Churchward (SC), Cllr Derek Madge (DM), Cllr Charles Nuttall (CN), 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: 7

21/489 Apologies accepted from

None offered.

The Clerk reported that Renata Szewczyk is no longer a Councillor with effect from 17 November.

The Local Government Act 1972 provides that if any Councillor fails to attend a Council meeting for six consecutive months from their last attendance without having their reasons for non-attendance approved by the Council before the expiry of the six months period, they will cease to be a member of the Council and the seat will be vacant.

Teignbridge District Council had been informed and a Casual Vacancy notice would be posted on the noticeboard.

21/490 Declaration of interest on Agenda Items

Cllr Smith declared an interest in item 21/503/2 as a near neighbour, but would still take part in the discussion and vote.

21/491 Dispensation requests regarding Code of Conduct

None received.

21/492 Public open session (maximum 10 minutes)

Comments:

1. The Christmas tree outside the Victory Hall was appreciated.
Cllr Madge was thanked for his assistance in putting it up.
2. Why was the zip-wire at Gissons Park out of action?

Action

The Clerk would investigate with Teignbridge District Council who owned the equipment.

Natalie Holt, Site Manager for the RSPB, gave a presentation about the Exe Estuary Nature reserve and took questions from members of the public and Councillors.

21/493 To confirm the Draft Minutes of the EPC Meeting held on 15 November 2021 are an accurate record

Resolved.

21/494 County Councillors Report on items other than those on the agenda

Devon County Councillor Alan Connett reported:

1. Completion of the roadworks on the A379 had been delayed due to the recent storm.
2. Confirmation on the decision on the re-siting of the electricity substation was imminent.

21/495 District Councillors Reports on items other than those on the agenda

Teignbridge District Councillor Charles Nuttall reported:

1. The “20 is plenty” campaign had gained momentum. A full progress update would be given at the Parish Council meeting on 4 January.

JD

21/496 Chairman’s Report

Councillors and staff were thanked for their work throughout 2021.

21/497 Clerk’s Report

1. In accordance with Financial Regulation 4.5, delegated authority was used to instruct South West Knotweed to initiate a management plan for removal of Japanese Knotweed in the Wilderness in the sum of £2489.50 plus VAT.
2. The end of first year report from Action on Climate Wildlife Warden Scheme had been received from the local Wildlife Warden and circulated to Councillors.
3. Teign Housing would pay for the repair to the wall between Crockwells Rd and Gissons. Thanks were extended to the resident who had pursued this.
4. Western Power had employed Hi-line to maintain safe statutory clearances from trees around overhead power lines in the Wilderness, Crockwells Meadow and the Community Orchard.
5. An email had been received from a resident of Old Quarry Drive regarding a planning application that was opposed by the Parish

Action

Council. The email had been copied to Teignbridge District Council, by the resident.

6. Three volunteers had come forward to join the defibrillator team following an advertisement in Scene.

21/498 To update Council on the autumn report delivered by Cllr John Hart, leader of Devon County Council

The Chairman gave an overview of the topics covered at the virtual meeting. The recording link had been circulated to Councillors.

PROPERTY & AMENITIES MATTERS

21/499 To update Council on the agreed treatment plan for the Japanese Knotweed in the Wilderness

The Knotweed could not be treated until May as it is dormant during the winter. A 5-year treatment plan would commence in the spring that includes a 10-year warranty backed by guarantee.

21/500 To inform Council on a request from Devon Air Ambulance to use Deepway playing field as an emergency landing site.

The Clerk and Cllrs Aird and Churchward met a representative of the Trust at Deepway Green.

It was confirmed that the Parish Council had the relevant statutory power to purchase the equipment required. It would cost £3000 to purchase the lighting (installation costs would be covered by the Trust) and the Parish Council would be responsible for ongoing maintenance costs and the electric supply (that would be minimal).

Planning permission would be needed for the lights and assistance was offered with the application by the Trust.

The lights would only be used when the helicopter was landing and, on average, each site was used once per year. There would be minimal impact on residents.

It was agreed that the project should be pursued further.

JD

FINANCE MATTERS

21/501 Accounts for Approval

It was resolved to approve payments in the sum of £19069.02.

HH

21/502 To consider a request from St Martins PCC for payment of the electricity bill for external lighting to the tower of St Martin's Church in the sum of £67.02

Resolved.

HH

Action

The annual maintenance bill for the Church clock in the sum of £165 (vat not applicable) for financial year 2021/22

HH

Resolved.

PLANNING MATTERS

21/503 Planning Applications

- /1 21/02229/MAJ, Land at Grassmead, Matford - Construction of 37 dwellings and associated access, drainage infrastructure, and landscaping including minor revisions to landscaping and the parking layout for plots 12 - 14 approved under application 19/01237/MAJ**

The Matford Working Party had considered the application and circulated a response in keeping with those submitted for other South West Exeter planning applications.

No provision for cycle storage, inadequate visitor parking and concern about the amount of green space to be provided by the developer were highlighted.

It was unclear whether the existing s106 agreement in place with Cavanna was applicable to this parcel of development. This should be monitored closely by the Parish Council.

It was resolved to submit the comments as circulated.

HH

- /2 21/02510/HOU, 5 Farm House Rise - Single storey rear extension and addition of new windows**

The application proposed a re-configuration of the ground floor of the property.

It was resolved to support the application subject to the additional window in the proposed utility room having opaque glazing.

To meet biodiversity expectations, nesting features should be provided for bats, bees and birds.

HH

- /3 21/01929/HOU, 2 Lower Marsh Row - Single storey side extension with terrace over**

The extension would be wooden with a tiled roof. Approval was granted for external lighting in September 2020.

It was resolved to support the application subject to compliance with the Condition 3 of 19/01233/FUL.

To meet biodiversity expectations, nesting features should be provided for bats, bees and birds.

HH

21/504 Planning Decisions

Noted as listed below.

Action

/1 21/02036/HOU, 3 Berry Cottages - Two Storey Rear Extension -
GRANTED

OTHER PLANNING MATTERS

21/505 To note any planning matters regarding the Matford development

Consult QRD had commented on the plans (commissioned by Devon County Council) for the Matford Community Centre. A follow up meeting would take place on Friday 10 December to be attended by the Chairman and Deputy Clerk.

The outcome from the meeting would be fed back at the meeting with Devon County Council and representatives from the NHS on Monday 13 December.

21/506 To update Council on the draft response to the Local Plan consultation (Part 3)

Renewable energy (solar and wind farms), provision of Gypsy and Traveller pitches and small residential developments were being consulted on.

The opinions of residents would be sought, via Facebook, whether sites for renewable energy would be welcomed in the Parish and in other locations across Teignbridge.

HH

The small residential site proposed for Days Pottles Lane had the same issues as identified in part 2 of the consultation.

Cllr Smith would draft a response to the small residential site proposal and Cllr Churchward would concentrate on a response to the renewable energy and Gypsy and Traveller provision.

KS/SC

An update on progress of the draft would be given at the Parish Council meeting on 4 January.

21/507 To discuss a donation of £1500 from Cavanna Homes for a local cause

Cavanna Homes had stipulated that the donation should benefit "the majority of the community".

Suggestions offered:

- Funds towards a jubilee celebration party.
- Items for the Victory Hall (oven, new boiler)
- Ensure that the church clock chimed on the hour. Considerable additional maintenance work would be required to rectify this due to the age of the clock.

The Clerk would contact Cavanna Homes to discuss options.

JD

ENVIRONMENTAL MATTERS

21/508 The Environment Working Party request the following:

Action

to approve provision of a scrape between the new copse on Crockwells Meadow and the refurbished hedge, and if approved to

1. approve funding for it at a cost of £200 + VAT from the EWP budget
2. add its annual maintenance to the Crockwells Meadow budget

Questions were raised as to whether

- another scrape was needed as there was sufficient wet areas in the vicinity already.
- there would be onerous health and safety implications due to the open water if the site was made more accessible.
- there would be issues with maintaining the water levels as the area would probably soon infill with mud.
- a path to the scrape could be provided for educational purposes.

The work could not be carried out until the summer, as the ground was too wet for the machinery to access the location.

It was resolved not to approve the scrape.

The matter could be re-considered if an alternative proposal was submitted which took account of the issues raised

21/509 Councillors' Reports – for information only

1. Cllr Aird reported that there were 12 “community builders” in Exeter, including one for Alphington. It was suggested that their insight would be helpful for developing the community in South West Exeter. Cllr Aird would pursue this in the new year. BA
2. Cllr Madge reported that the lights on the Christmas tree would need replacing next year. It was suggested that this could be funded by the Cavanna donation. JD
3. Cllr Churchward reported an issue with saplings growing on the road edge in Days Pottles Lane right up against the wall bordering the drop into a dwelling and a crack in the road itself about 3' from the wall. Photographs have been sent to DCC Highways, ref W211470360
4. Cllr Nuttall reported that the Parish Council needed to suggest sites for the Vehicle Activated Signs to Devon County Council. Cllr Aird and the Deputy Clerk would assist with this. CN/BA/HH

21/510 Public Open Session – (Maximum 10 minutes)

No comments.

The meeting closed at: 21:04

Date of next meeting: Tuesday 4 January 2022 at 19:30 in the Victory Hall

Signed:....Kevin Smith..... Date:...4 January 2022.....