

Chairman: Kevin Smith

Action

22/96 Present

Cllr Brian Aird (BA), Cllr Derek Madge (DM), Cllr Charles Nuttall (CN), Cllr Kevin Smith (KS), Cllr Lorne Smyth (LS).

Deputy Clerk: Mrs Helen Hibbins (HH)

Teignbridge District Councillor: Charles Nuttall (CN)

Public: 2

22/97 Apologies accepted from

Cllr Sheila Churchward – personal reasons

Devon County Councillor Alan Connett

22/98 Declaration of interest on Agenda Items

None

22/99 Dispensation requests regarding Code of Conduct

None received

22/100 Public open session (maximum 10 minutes)

No comments

22/101 To confirm the Draft Minutes of the EPC Meeting held on 21 February 2022 are an accurate record

Resolved

22/102 County Councillors Report on items other than those on the agenda

Devon County Councillor Alan Connett was not present.

22/103 District Councillors Reports on items other than those on the agenda

Teignbridge District Councillor Charles Nuttall reported:

1. A meeting with Airband would take place on Wednesday to receive an update on the progress of the installation of fibre optic cable. The work was scheduled to be complete by June and would make superfast broadband accessible throughout the village.

22/104 Chairman's Report

1. The Chairman gave apologies for his attendance at the next Parish Council meeting and the Annual Parish Meeting (APM) on 21 March. Cllr Madge agreed to chair the Parish Council meeting and advice on the process of electing a chair for the APM would be sought. HH
2. David George had stepped down as editor of Scene after many years of service. It was hoped that a new editor could be found soon, to ensure that the valued publication continued. It was agreed to send a letter of appreciation for his work from the Parish Council. JD

22/105 Clerk's Report

1. A response had been received from the Milbury Reach Management Company following a comment from a member of the public at a previous meeting. The Company is fully aware of the condition of the path around the mound and steps are being taken to resolve the issue.
2. The Chairman of Teignbridge District Council had sent an invitation to Councillors to attend the planting of a memorial tree to commemorate the second anniversary of the first Covid lockdown. The ceremony would take place on Wednesday 23 March at 14:30 in the grounds of Old Forde House. Cllr Nuttall offered to attend. CN

PROPERTY & AMENITIES MATTERS

22/106 To accept a quote of £6220.64 plus VAT for the helipad lighting works at Deepway Green (£3500 funds previously approved, £2990.62 grant received)

Clarification on the quotation was sought as to

- why the cable needed to be run from the Pavilion rather than the existing junction box.
- whether the existing wiring from the Pavilion/junction box could accommodate the additional load. HH

It was noted that the company who would undertake the work had experience of delivering helipad lighting in many other locations.

It was resolved to accept the quotation subject to a satisfactory response to the queries raised.

22/107 To consider a request from a local Coffee Van to trade from the Deepway Green car park at school pick up times

The Coffee Van was already well established in Exminster, trading at the RSPB car park on the marshes and other venues.

The request was to trial trading at Deepway on a Friday afternoon (at school pick up time), with a view to increase the number of days depending on demand.

Concern was expressed about competition with Coffee on the Corner. This would be monitored.

It was resolved to allow trading on a Friday afternoon. An application to trade on additional days would need further approval from the Parish Council.

HH

FINANCE MATTERS

22/108 Accounts for Approval

It was resolved to approve payments in the sum of £1613.67

HH

22/109 To note the review of the Anti-Fraud and Corruption Policy with no amendments

The Clerk and Deputy Clerk had reviewed the document.

Cllr Smith proposed some changes that were circulated in hard copy at the meeting. The amendments were mainly re-wording for clarity but there was one material change – the addition of “*The Council will consider civil proceedings against perpetrators to recover any lost Council funds*” in the deterrents section.

Due to the nature of the policy, it was considered sensible to put formal approval of the policy on the next agenda.

HH/JD

22/110 To consider a community grant application from Coffee on the Corner in the sum of £500

The grant was sought to fund additional patio furniture to expand seating capacity.

The technical financial position of Coffee on the Corner was outlined, as it had now changed due to the involvement of Westbank. However, the position with respect to the assets (becoming the custody of the Parish Council in the event of the Community Interest Company being wound up) remained the same.

The accounts submitted with the application were from 2020 and the current level of reserves was unknown, although the financial obligation relating to redundancy payment was no longer an issue as staff were employed by Westbank.

Discussion concluded that the coffee shop was a valuable community asset and should be supported.

It was resolved to approve the grant in the sum of £500.00.

HH

ENVIRONMENTAL MATTERS

22/111 To review and approve the amended draft Environmental Action Plan

The Chairman proposed one material change to ENV3: Council could not authorise any “*potential loss of interest on capital and increase in banking charges*” because of changing to greener management (implying a change of investment provider solely due to environmental reasons). However, it was possible to carry out a regular review of providers and management practices

and this would have an implication on staff time. Therefore, the funding required to support the action should be changed to “*minimal extra cost in staff time*”.

It was resolved to approve the Environment Action Plan with the amendment. HH

PLANNING MATTERS

22/112 Planning Applications

1. 22/00325/TPO, Spurfield House, Main Road - Fell one holly (T14)

It was resolved to support the request to fell the tree with the condition that the replacement tree proposed was included in TPO T42/5. HH

2. 21/02647/OUT, 37 Chudleigh Road, Exeter - Outline - demolition of existing dwelling and erection of four dwellings (all matters reserved for future consideration)

It was resolved to object to the application on the following grounds:

- The location was outside the settlement boundary and therefore classed as being in open countryside.
- The principle of development on open countryside required evidence of need, for example provision of affordable housing. As this application was immediately adjacent to the border of the South West Exeter Development, the need for market housing was satisfied by the 2000 new homes already under construction. HH

3. 22/00145/FUL, Old Matford House, Old Matford Lane - Construction of five detached dwellings and access – Matford Working Party

The site was located within the South West Exeter Development.

An outline application for part of the site had been approved in 2018.

It was resolved to object to the application due to

- lack of sufficient parking for the type and size of property
- inadequate access, via old Matford Lane
- over development of a small site (large properties on a small site with no green/amenity space).

A further comment should be made that if planning was granted, Teignbridge District Council should apply the full S106 and CIL terms as the rest of the South West Exeter Development, with additional financial contributions towards Public Transport provision. HH

4. 22/00040/HOU, 41 Brownlees - Single storey rear extension

The applicant had commenced work as permitted development, but matching bricks could not be sourced. It was now planned to render the extension and this warranted planning permission. HH

Following discussion, it was resolved not to comment on the application.

5. **22/00322/FUL, Deepway Recreation Ground, Deepway Lane - Installation of a single 10m column with two LED lights for Devon Air Ambulance to use at night**

As the Parish Council had submitted this application, no comment was necessary.

22/113 Planning Decisions

1. **21/01691/HOU, 30 Pridhams Way - Erection of an Outbuilding - GRANTED**
2. **21/00909/FUL, Endfield Bungalow, Lane to Endfield Bungalow - Proposed two-storey dwelling to replace existing bungalow - GRANTED**
3. **21/01134/FUL, Middle Cottage, Days Pottles Lane – Two storey rear extension - GRANTED**

OTHER PLANNING MATTERS

22/114 To note any planning matters regarding the Matford development

1. Planning

No update.

2. Community Centre

A meeting had taken place with a representation from NHS estates and Devon County Council. Cllrs Aird, Smith, the Deputy Clerk and John Ponsford represented the Parish Council.

The purpose of the meeting was to discuss operating costs for the community centre for inclusion in a business plan. The plan was needed to support a bid for NHS funding.

There was insufficient information to calculate operating costs at this stage. Design costs were needed from the architect to allow progression. DCC expected to receive them this month. There were several decisions that needed to be made ahead of operating costs that were reliant on design.

It was clarified to the NHS that the Housing Infrastructure Funding (HIF) obtained by DCC was for the purpose of primary care provision for the new residents of Matford and not to address an existing shortfall elsewhere.

Concern was expressed by Parish Council representatives about the allocation of the HIF. It appeared that the cost of primary care provision was more than the s106 funds allowed for, and that the community facility element of the funding could not be used to address the gap.

A meeting of the Matford Working Party would be convened following the next NHS/DCC meeting on 14 March.

22/115 1. To agree the notes of the Part II meeting held on the 21 February 2022

It was agreed that the notes were an accurate record of the discussion.

2. To note matters discussed at the above meeting

A salary review had taken place of the Clerk and Deputy Clerk/RFO's roles. The background and methodology of the extensive report produced by the Chairman had been outlined and Council had been satisfied that it demonstrated due diligence. An increase in scale point ranges for both roles had been unanimously approved.

The Deputy Clerk thanked councillors for the considerable time spent compiling the report and carrying out the review.

22/116 Councillors' Reports – for information only

1. Cllr Aird was unlikely to be available to attend the next Parish Council meeting (and APM) and gave apologies in advance.

22/117 Public Open Session – (Maximum 10 minutes)

No comments

The meeting closed at: 20:24

Date and time of next meeting: Monday 21 March 2022 at 20:00 (following the Annual Parish Meeting at 19:00)

Venue: Victory Hall, Exminster

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