

22/386 Present

Cllr Brian Aird (BA), Cllr Sheila Churchward (SC), Cllr Sarah Ladyman (SL), Cllr Derek Madge (DM), Cllr Lisa May (LM), 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)

Public: 2

22/387 Apologies accepted from

Cllr Charles Nuttall (CN)

22/388 Declaration of interest on Agenda Items

None declared.

22/389 Dispensation requests regarding Code of Conduct

None received.

22/390 Public open session (maximum 10 minutes)

The Chair introduced PC David Hawkins who was present in the public gallery.

PC Hawkins was planning a police surgery in the Coffee Shop in early December. The intention was to increase visibility of neighbourhood policing and allow residents to raise concerns. This would be advertised on Facebook and in Scene.

Other comments:

1. The manhole cover on Dryfield Car park was sinking.

JD

22/391 To confirm the Draft Minutes of the EPC meeting held on 17 October 2022 are an accurate record

Resolved.

22/392 County Councillors Report on items other than those on the agenda

Devon County Councillor Alan Connett reported:

Action

1. A meeting had taken place with Sarah Ratnage regarding the South West Exeter Development. The following points were noted.
 - a. The planning application for the electricity substation would be submitted in November. Building and commissioning would take 3-4 years.
 - b. The application for the spine road through the development was due to be submitted.
 - c. Work on the A379 overbridge was due to be completed by May 2023.
 - d. Mud on A379 south of the Devon Hotel roundabout had been reported and the developers asked to address.
 - e. Draft plans for the Community Centre/NHS building were available. Concern was expressed about the complications of shared car parking provision.
 - f. Conversations were taking place with Stagecoach regarding a bus service.
2. The sinking manhole on Reddaway Drive had been reported to Highways.

22/393 District Councillors Reports on items other than those on the agenda

Teignbridge District Councillor Charles Nuttall was not present.

22/394 Chairman's Report

1. The Chair would not be present for the Parish Council meeting on 21 November.

22/395 Clerk's Report

1. The Citizens Advice Teignbridge Quarter 2 report: July 2022 – September 2022 had been received and circulated.
2. The Christmas Tree recycling collection would take place on the weekend of 7/8 January 2023 from the Dryfield Car Park.
3. A wooden pallet discarded in Berry brook had been removed by a considerate resident.
4. A large amount of flammable rubbish on the Spurfield site was concerning residents. The owner was contacted and had reassured that it was all in hand.
5. A £405 donation to the Green Spaces Group had been received from the sister of the late Peter Chandler. A letter of thanks had been sent.
6. On 19 October 2022 East Devon District Council adopted the Cranbrook Plan.
7. The Green Spaces Group had been awarded 2nd place in the Devon Wildlife Community of the Year Awards. The judges were very impressed

Action

with the breadth of the activities undertaken. The Council was thanked for its support.

JD

8. The Police Report for October 2022 had been received from PC Hawkins. It was agreed that future reports would be a standing agenda item for the second Parish Council meeting of the month.
9. The school crossing patrol warning lights had now been switched off following reports submitted online and to the Devon County Council Highways' officer.

22/396 Remembrance Sunday – Clerk

1. **To agree a donation to the British Legion Poppy Appeal**

It was resolved to approve a donation in the sum of £45.00.

HH

2. **To finalise arrangements for Remembrance Sunday**

The arrangements had been circulated by email. Councillors were assigned roles. The details would be publicised on Facebook.

All/HH

22/397 To update Council on a meeting held with representatives of Devon County Highways to agree sign posting for the cycle route on the Northern entrance to the village

Following a site meeting with many stakeholders present, Devon County Council highways officer, Helen Frankpitt, would produce a new plan/recommendation (including financials) before Christmas.

The cycle route would be part of the official cycle network. A pedestrian/cyclist refuge would be considered underneath the motorway bridge and road markings would be improved.

If the Parish Council was supportive of the recommendation work could start in the new year.

The proposal would be on the agenda following receipt of the report.

JD

PROPERTY & AMENITIES MATTERS

22/398 To receive the Annual Property Inspection report

The Clerk and Mr Fowler carried out the inspection on 10 October.

Matters requiring attention:

- The stone path on Crockwells Meadow needed some repairs
- The public toilet door and frame needed replacing.
- A section of the floor in the cleaner's cupboard required replacing.
- The main front door to the Victory Hall would need replacing in the next few years.

Action

- Repairs were needed where the Victory Hall roof joined the Annexe roof – quotations were awaited.
- The floor underneath the stage needed investigation.

Cllr Churchward asked whether it was possible that a cycle path could be installed in Crockwells Meadow. Cllr Madge cited legal issues with public rights of way. The Clerk reminded councillors of past discussion regarding tarmac paths, public appetite for the scheme and cost.

22/399 To agree the purchase of village Christmas tree lights in the sum of £450

Resolved.

JD

22/400 To consider a request from the Deepway Centre Trust asking permission to enclose the grassed area on the northern side of the Deepway Centre to maximise their outdoor space.

The Clerk had sought legal advice on the request. There were no covenants on the land so it could be used at the Parish Council's discretion. The advice and original request had been circulated to all Councillors.

Questions were raised about how the land would be used. It was agreed to seek clarification from the Trust before further discussion took place.

JD

FINANCE MATTERS

22/401 Accounts for Approval

It was resolved to approve payments in the sum of £1,692.05.

HH

22/402 To appoint members to the budget working party

It was resolved to appoint Cllrs Smith, Churchward, Aird and May.

HH

22/403 To appoint an internal auditor for the 2022/23 accounts

Three quotations had been sought. One provider did not have availability to take the Parish Council on.

The Parish Council had used the same Internal Auditor for the past two years and it was noted that it was best practice to change Internal Auditor every three years or so.

It was resolved to appoint the existing Internal Auditor, Julie Lawes, in the sum of £350 for a further year.

HH

PLANNING MATTERS

22/404 Planning Applications

Action

1. **22/01590/HOU, 14 Crockwells Close - Replacement garage and garden room**

Cllr Churchward would not vote on this application.

The buildings would occupy approximately the same footprint as the existing dwellings and be of similar height.

It was resolved to support the application and request that to meet the Parish Council's biodiversity expectations, the applicant should include bird, bee and bat habitats in the development.

HH
2. **22/01977/HOU, Trelyn, Deepway Gardens - Two storey rear extension, front porch, replacement garage and extensions to roof including dormer windows**

The application was a revision of 22/00767/HOU, that was withdrawn in October. The application sought to convert a bungalow into a two-storey house.

It was resolved to comment that to meet Exminster's Environment Policy, biodiversity enhancement measures, in addition to the bat provision mentioned on the southern gable, were introduced on the property. For example, bee, bird and other suitable wildlife habitats (hedgehogs/insects).

HH
3. **22/01931/FUL, 37 Sentrys Orchard - Reduce level of rear garden by 600mm**

Neighbouring properties had had adjustments made to the height of the back gardens.

It was resolved to request that to meet Exminster's Environment Policy, biodiversity enhancement measures were introduced as part of the work. For example, provision of bat, bee, bird and other suitable wildlife habitats (hedgehogs/insects).

HH
4. **22/01998/VAR, Westhaven, Milbury Farm - Variation of condition 2 on planning permission 20/01299/FUL (Demolition of existing bungalow and garage and construction of four dwellings, garages, associated parking and infrastructure) to amend design of dwellings and site layout**

Deferred.

To be discussed with a related planning application at the meeting on 21 November.

JD

22/405 Planning Decisions

Noted.

Action

1. **22/01529/CLDP, Spring Bank, Milbury Lane - Certificate of Lawfulness for proposed rear flat roofed dormer and roof lights to the front**
2. **22/01805/NPA, 85 Old Quarry Drive - Application for Prior Approval under Part 3 Class MA and paragraph W of the GDPO for change of use of site office to a dwelling - Prior approval is given**

OTHER PLANNING MATTERS

22/406 To consider whether to submit comments to the Planning Department on the below applications:

1. **22/01548/MOD | Application for modification of Section 106 agreement on planning permission 11/00404/MAJ (to update the Mortgagee Exclusion Clause) | Land South of Sentries Farm NGR 294938 87054 Exminster Devon**
2. **22/01545/MOD | Application for modification to Section 106 agreement on planning permission 13/02614/MAJ (to update the Mortgagee Exclusion Clause) | Land South of Sentries Farm NGR 294938 87054 Exminster Devon**

It was agreed not to comment on either application.

22/407 To note any planning matters regarding the Matford development

1. Planning

An application relating to landscaping had been received and passed on to Cllrs Churchward and Ladyman to consider whether the Environment Working Party (or members) would be keen to comment. Jeremy Pyne was looking at the application and would make suggestions for Cllr Churchward to incorporate into a proposed response.

SC/JD

2. Community Centre

A letter had been sent to Teignbridge District Council regarding ownership and operation of the Community Centre. A response stating that Teignbridge District Council did not wish to take on ownership and operation had been received.

Details about the construction standards that would influence operating costs had been received from Devon County Council. Cllrs Aird, Smith and the Deputy Clerk would meet to discuss how these should be taken forward.

HH

Action

22/408 Councillors' Reports – for information only

1. Cllr Madge reported that the memorial headstone for the Devington hospital patients in unmarked graves was due to be installed in the Cemetery on Tuesday 8 November. An official dedication would take place at a later date.
2. Cllr Churchward reported that work continued on the Co-bikes proposal.
3. Cllr Churchward reported that she was awaiting invoices for the Environment Fair event to allow the accounts to be presented to the Parish Council for information.
4. Cllrs Churchward and Ladyman were looking at the draft Exeter Plan consultation documentation that would be on the agenda for the meeting on 21 November.
5. Cllr Churchward said that the school were keen to work with the Environment Working Party on a carbon footprint project.

22/409 Public Open Session – (Maximum 10 minutes)

No comments.

22/410 It is proposed that in accordance with section 1 (2) of the Public Bodies (Admission to Meetings) Act of 1960, the Press and Public will be excluded from items 22/411 and 22/412 (part II) having due regard to the confidential nature of the business to be transacted.

Resolved.

Part II

22/411 To agree the ground maintenance contract for 2023/24

Refer to Part II notes.

22/412 To update Council on the annual staff performance reviews

Deferred until the Parish Council meeting on 5 December.

The meeting closed at 21:44

Date of next meeting: Monday 21 November 2022 in the Victory Hall

Signed:...Derek Madge..... Date:...21 November 2022.....