

Chairman: Derek Madge

**Action**

**22/413 Present**

Cllr Brian Aird (BA), Cllr Sheila Churchward (SC), Cllr Sarah Ladyman (SL), Cllr Derek Madge (DM), Cllr Lisa May (LM), Cllr Charles Nuttall (CN), Cllr Lorne Smyth (LS).

Clerk: Mrs Jill Daw (JD)

Deputy Clerk: Mrs Helen Hibbins (HH)

Teignbridge District Councillor: Charles Nuttall (CN)

Public: 1

**22/414 Apologies accepted from**

Cllr Kevin Smith (KS) - work commitment

Devon County Councillor Alan Connett

Teignbridge District Council Alison Foden

**22/415 Declaration of interest on Agenda Items**

None declared.

**22/416 Dispensation requests regarding Code of Conduct**

None received.

**22/417 Public open session (maximum 10 minutes)**

No comments.

**22/418 To confirm the Draft Minutes of the EPC Meeting held on 7 November 2022 are an accurate record**

Resolved.

**22/419 Clerk's Report**

1. The slope stability inspection report on the banks at St Martin's Football pitch had been received. It was recommended to continue with the current regime of vegetation maintenance so that it did not become overgrown and out of control.

**Action**

2. The maintenance contract that was discussed in Part II of the meeting on 7 November 2022 had been signed by Mr Fowler.
3. All participants were thanked for their role in the Remembrance Sunday service. The Chair, Clerk and Reverend Williams would review the procedure for next year.
4. A letter had been received from Doddiscombsleigh Parish Council regarding the Planning Department at Teignbridge District Council (TDC) - expressing disappointment with the level of service. The letter enquired whether other Parish Council's had experienced similar. Following a short discussion it was agreed that the Clerk would respond that the Parish Council would be interested in a co-ordinated approach to resolve issues.
5. Graffiti had covered the information signs on the half pipe at the skate park. Attempts were being made to clean the signs, but they may need to be replaced incurring cost.
6. Devon County Councillor Alan Connett had copied the Clerk in on a response to a correspondent regarding dog mess on the pavement opposite Berrybrook Garage. The Dog Warden at TDC had been alerted.
7. Cllr Churchward, prompted by the slope stability assessment and talk of planning matters, mentioned an issue with the planning application for the landfill site near the Ridgetop Park. It appeared that work was being carried out, but the application had not yet been granted. It was suggested that this was brought to the attention of TDC.

JD

SC/JD

**FINANCE MATTERS**

**22/420 RFO's report**

**1. Direct Debits during October 2022**

NatWest bankline	£5.60
Utility Warehouse	£179.16
EE	£31.46
NEST	£159.30

**2. Electricity for Deepway Green**

The Parish Council was receiving a discount on the unit rates for electricity due to the Energy Bill Relief Scheme. This will be in place until 31 March 2023.

**Action**

**3. Community Infrastructure Levy (CIL)**

£ 461,847.24 was received from TDC and reconciled on 31 October.

**4. Budget Working Party meeting – 18 November 2022**

Cllrs Smith, Aird, May, Churchward, the Clerk and RFO attended. Draft notes from the meeting would be circulated.

HH

The reserves position was discussed. It was agreed that no further funds would be earmarked for Grounds Maintenance Contract Contingency as it was considered that sufficient had been set aside. Provision for the Asset Maintenance Sinking Fund needed further debate.

There was an appetite to keep any increase in the precept to a minimum because of the cost of living crisis.

All income and expenditure lines were considered giving an estimated precept amount by the end of the meeting. This would be refined at future meetings. The next meeting was Friday 25 November at 15:00.

**22/421 Accounts for Approval**

It was resolved to approve payments in the sum of £5890.17.

HH

**22/422 Draft accounts for October 2022**

**1. Budget Comparison Report**

Noted.

**2. Balance Sheet**

Noted.

**22/423 To agree the following**

**1. To pay staff wages for the month of December on receipt of details from the payroll bureau.**

Resolved.

**2. To pay invoices that are received up to 13 December, in consultation with the Chairman or Vice Chairman of the Council**

Resolved.

**PLANNING MATTERS**

**22/424 Planning Applications**

**Action**

- 1. 22/01654/MAJ, Land At South West Exeter, Matford - Details of layout, scale, landscaping and appearance, for landscaping and engineering operations for the Matford Valley Park pursuant to the grant of outline planning permission (15/00708/MAJ dated 2nd November 2018)**

The Biodiversity Lead from the Environment Working Party, Jeremy Pyne, had looked at the application. It was agreed to ask TDC for clarification on some of the planting proposals.

It was noted that the Environment Agency had requested an extension of time to respond to the application and there was an objection from Devon County Council (DCC) Archaeology as there was archaeological work that had not been completed - conditional in the outline application.

It was resolved to object to the application as the archaeological work had not been carried out and to ask for the following information:

- What long term management has been arranged for the site using good conservation practice?
- What virtue does Chinese Birch have over British native or European birches?
- How does Matford Valley Park provide natural connectivity in the wider landscape forming part of Devon-wide efforts to build a 'nature recovery network'.

HH

- 2. Deferred from 7th November - 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**

The Parish Council had no comments to make on the variations.

It was resolved to request that to meet the biodiversity expectations in Exminster's Environment Policy, biodiversity enhancement measures are introduced on site including bat, bee, bird, hedgehog and insect habitats.

HH

- 3. 22/02108/VAR, Westhaven, Milbury Farm - Variation of condition 10 on planning permission 20/01299/FUL (Demolition of existing bungalow and garage and construction of four dwellings, garages, associated parking and infrastructure) to amend boundary structure**

**Action**

The amendments to the boundary structure involved the demolition of a section of very old wall (potentially Heavitree stone) at the entrance to the village.

Concerns were raised regarding the objection from South West Water that work would take place very close to the main water main into the village.

It was resolved to object to the application due to the alteration of the wall that would irrevocably alter the street scene on the entrance to the village to the detriment of the historical character of the area. The road is currently bordered by two Heavitree stone walls.

Additionally, it should be requested that to meet the biodiversity expectations in Exminster's Environment Policy, biodiversity enhancement measures are introduced on site including bat, bee, bird, hedgehog and insect habitats.

HH

**22/425 Planning Decisions**

Noted.

1. 22/01457/LBC, Priests House, Main Road - Works to existing chimney - **GRANTED**

**OTHER PLANNING MATTERS**

**22/426 To agree the response to the Draft Exeter Plan Consultation**

Cllrs Churchward and Ladyman had circulated an extensive document proposing responses to the consultation questions and providing the rationale behind them.

Cllr Churchward highlighted the main concerns:

- The hills of the northern Teignbridge Parishes would not be preserved.
- Insufficient information was available about health and social care.
- The ambitious target of achieving next-zero by 2030 was not clearly defined. (How would the proportion of carbon credits be used to achieve these goals?)
- There appeared to be little thought given to residents of neighbouring catchment areas or those who travel in and around Exeter to work.
- Although there was a non-statutory joint strategy being prepared in conjunction with the neighbouring districts, the consultation and engagement for this had not been determined.

It was resolved to respond to the consultation highlighting the above.

It was agreed that Cllrs Churchward and Ladyman would format the document so that it was suitable to for the Clerk to submit by the deadline of 5 December.

SC/SL

JD

**Action**

Cllrs Churchward and Ladyman were thanked for their work.

**22/427 To update Council on the Housing Stakeholders' Event attended by Cllr Churchward on Friday 18 November**

Cllr Churchward reported that the event focussed on the issues that homelessness caused within Teignbridge.

There was a deficit within the department and in the 25/26 financial year further budget cuts would exacerbate this already dire situation.

Discussion took place about whether a housing needs analysis was required for Exminster.

Councillors felt that such an analysis would show that there would be little call for further social housing in Exminster once the Matford development was complete and following on from the allocations already provided within the Milbury Reach and Sentry's Orchard estates. It is understood currently that there will be approximately 20% of social housing allocated within the Matford developments.

It was noted that although there were families desperate for a house within Teignbridge, they were not necessarily within Exminster.

**22/428 To note any planning matters regarding the Matford development**

**1. Planning**

No update.

**2. Community Centre**

A meeting with representatives from Devon County Council and the NHS took place on Monday 14 November. Cllrs Aird, Smith and the Deputy Clerk attended.

The NHS outlined major concerns with the draft plans for its building. As this was part of the same project as the Community Centre it was likely that there would be an impact on the timescales for submitting an application for planning.

No further information was available on operational costs for the fabric of the building.

Consult QRD had been instructed to prepare financials for the building based on the latest draft plans and the Newcourt Community Centre model.

On Thursday 24 November, the Clerk and Deputy Clerk would meet with the Clerk from a Parish who had recently taken on a Community Centre to understand management options.

**Action**

**22/429 To agree the notes of the Part II meeting held on the 7 November 2022 are an accurate record**

Resolved.

**22/430 Councillors' Reports – for information only**

1. Cllr Churchward asked Cllrs to take part in the Devon Electric Vehicle Charging Strategy consultation.
2. Cllr Madge said that the memorial for the Devington hospital patients had now been installed in the cemetery. A dedication ceremony would take place in due course.

**22/431 Public Open Session – (Maximum 10 minutes)**

Comments:

1. The Church was full for the Remembrance Sunday service.

The meeting closed at 20:41

Date of next meeting: Monday 5 December 2022 in the Victory Hall

Signed:...Kevin Smith..... Date:...5 December 2022.....