

Chairman: Kevin Smith

Action

23/01 Present

Cllr Sheila Churchward (SC), Cllr Sarah Ladyman (SL), Cllr Derek Madge (DM), 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: 1

23/02 Apologies accepted from

Cllr Charles Nuttall (CN)

Cllr Brian Aird (BA)

Cllr Lisa May (LM)

23/03 Declaration of interest on Agenda Items

None.

23/04 Dispensation requests regarding Code of Conduct

None received.

23/05 Public open session (maximum 10 minutes)

Comments:

1. PC Dave Hawkins, Neighbourhood Beat Manager, reported that the Police Surgery held in the Coffee Shop on 20 December had been well attended. Traffic speed enforcement continued to be a concern. Road safety messages relating to the use of the Zebra crossing would be reiterated during school visits. Liaison would continue with the Community Speedwatch Group.

23/06 To confirm the Draft Minutes of the EPC Meeting held on 5 December 2022 are an accurate record

Resolved.

Action

23/07 To confirm the Draft Minutes of the Part II EPC Meeting held on 5 December 2022 are an accurate record

Resolved.

23/08 County Councillors Report on items other than those on the agenda

Devon County Councillor Alan Connett reported:

1. Illustrations of the proposed electricity substation had been requested as there was concern about how it would fit in with its immediate surroundings (Devon Hotel and Matford Mews). Early sight of the Parish Council's response to the application would be welcomed by Cllr Connett as he was unable to stay for the remainder of the meeting to hear the debate.
2. The TDC Executive Committee met on Tuesday 3 January to discuss the budget. There was a proposal to increase the TDC element of Council Tax by £5.54 per band D property. This would be offset by a £5.54 cost of living payment (regardless of band).
3. The Local Plan proposals for housing allocation sites would be discussed at the TDC meeting on 12 January. The meeting had been postponed from December awaiting guidance on the Government's proposals regarding the number of houses each planning authority was required to deliver being changed from mandatory to advisory. Although clarity on the guidance had not yet been received, TDC had been advised not to delay further due to purdah that would push the timeline on publication of the Local Plan out further.

JD

23/09 District Councillors Reports on items other than those on the agenda

See 23/08/2.

As Cllr Nuttall was not present, Cllr Connett reported on TDC matters.

23/10 Chairman's Report

1. The Chairman was saddened to hear of the death of Mr Jim Tappin who was the Community Resilience Working Party Community Adviser. A condolence card had been sent to the family on behalf of the Parish Council.

23/11 Clerk's Report

1. A Matford resident had asked about the process for re-drawing the Parish boundary line as they did not think it right to pay the proportion of Council Tax due to Exminster Parish Council as they did not intend to use any of the amenities. Advice was taken from Electoral Services at TDC prior to responding.

Action

2. On Tuesday 6 December, the Clerk and Deputy Clerk met with a resident who had several queries regarding financial matters including the budget, Parish Council owned assets and Community Infrastructure Levy (CIL).
3. Grit bins had been checked throughout the village. Those nearly empty were reported to DCC who had confirmed that they had now been re-filled.
4. The cycle path signage proposals had been reviewed and returned to DCC Highways with suggested amendments.
5. A Statement of Truth (ST3) in support of an application to register the Cemetery had been completed and submitted to Foot Anstey.
6. The December 2022 Police report had been circulated.

23/12 To consider renewing the annual subscription to Tozers Solicitors for their Council Legal Advice Service in the sum of £1,500 + VAT

The benefits of the service were outlined by the Clerk.

It was resolved to approve the subscription.

FINANCE MATTERS

23/14 Accounts for Approval

HH

It was resolved to approve payments in the sum of £1,800.00.

23/15 To note accounts paid up until the 16th December as previously authorised, minute 22/423 refers

Noted.

Payments were in the sum of £12,922.33.

23/16 To note the November finance reports have been circulated to Council

Noted.

23/17 To update Council on the Budget Working Party (BWP) meeting held on 9 December 2022

Notes of the meeting had been circulated.

Discussions continued regarding management of the proportion of the precept that would be received due to the increase in housing base as properties were completed in Matford. The housing base would increase 4% for 2023/24.

Questions about employment of a staff member to “build” the community at Matford, funded by CIL, remained unanswered. This would be addressed at a meeting with TDC officers later this month.

Action

23/18 To note the Budget Working Party's Terms of Reference, with the exception of a web link update, have been reviewed with no amendment

Noted.

23/19 To review the following Council policies

1. Reserves Policy

The review included amendments to the level of General Reserve as discussed at the BWP meetings.

It was resolved to approve the reviewed policy.

JD

2. Investment Policy

The following addition was made in accordance with the Environment Policy:

"Consideration will be given to whether the providers' investments are environmentally ethical and assist the Parish Council in reducing its carbon footprint."

It was resolved to approve the reviewed policy.

JD

23/20 To consider a request from St Martins PCC for payment of

- 1. the electricity bill for external lighting to the tower of St Martin's Church in the sum of £97.85**
- 2. annual maintenance bill (23.5.22) for the Church clock in the sum of £165 (VAT not applicable)**

It was resolved to approve the requests.

JD/HH

PLANNING MATTERS

23/21 Planning Applications

- 1. BGX/DCC/4329/2022, Construction of a 132Kv-33Kv -11Kv Supply Point Electricity Substation, Operational Electricity Plant, Substation Access Road and Surface Water Drainage Outfall at Matford Home Farm, Matford Mews, Matford, Devon, EX2 8XT**

Cllr Churchward circulated an extensive report on the application.

Council was appalled at the scale of a large, polluting industrial plant appearing as a blot on Parish Council land between new and established residential areas.

Action

All documentation relating to the application considered Exminster Parish to be an extension of Exeter City. For example, the Noise Impact Assessment Report, para 1.1.4 stated: "The electricity substation is required to support development of the South West Exeter (SWE) Development Project - a planned growth area in the districts bordering Exeter, which will function as an extension to the city."

It was strongly thought that if the sub-station was regarded as a necessity for Exeter City, then Exeter City Council should find a site for it within its boundaries.

During the public consultation on the location of the substation, the Parish Council favoured an alternative site on Marsh Barton, alongside 60% of other respondents. (The other two sites consulted on were this one, located at Parrs Farm and deemed too close to residential housing by the Council and one at the top of the Ridgetop Park, also considered inappropriate due to landscape impact).

It was resolved to object to the application for the following reasons

- i. It contravened Neighbourhood Development Plan policy EXM2 (open countryside) as it would not conserve and enhance the rural nature, existing visual landscape quality, wildlife and heritage value of the open countryside of the Parish.
- ii. It contravened TDC Quality Development Policy (S2) as it would not enhance the character of the adjoining built and natural environment.
- iii. There would be overshadowing/loss of outlook to the detriment of residential amenity and the aspect of the Ridge Top Park.
- iv. There would be noise and Electromagnetic Flux pollution.
- v. There would be pollution during development.
- vi. The data in the Carbon Plan commitments was questionable.
- vii. Surface water would be discharged into Matford Brook alongside unfiltered waste materials from the site.

Authority was delegated to Cllrs Churchward and Smith to finalise the response and submit it in conjunction with the Clerk.

SC/KS
/JD/HH

It was agreed that this resolution should be published on Facebook to raise public awareness.

2. **BGX/DCC/4330/2022 - Construction of a spine road, vehicular turning head, drainage attenuation basin, surface water drainage outfall to the Matford Brook, foul drainage sewer, utility diversions and landscaping at Matford Home Farm, Matford Mews, Matford, Devon, EX2 8XT**

Action

The road was necessary and the application was technical.

It was resolved to support the application and to comment that the road should have a 20mph speed limit.

HH

3. 22/02092/HOU, 8 Berrybrook Meadow, Exminster - Realignment of existing 1.8m high masonry screen wall

The wall would be built using similar materials to the existing wall including reclaimed bricks.

It was resolved to support the application and to comment that:

- contractors should be considerate of residents accessing their homes in the small cul-de-sac during development.
- to meet Exminster Parish Council's Environment Policy regarding any development within the Parish, it is requested that biodiversity enhancement measures are introduced on the property, ie. bat, bee, bird, hedgehog and insect habitats.

HH

4. DBX/DCC/4325/2022 - Relocate existing generator and install transformer kiosk and switch gear kiosk (retrospective) at Kenbury Wood Waste Transfer Station, Road to Westfield, Kennford, Devon, EX6 7XD

It was resolved that the Parish Council had no comment to make on this application.

HH

23/22 Planning Decisions

1. 22/00176/MAJ, Land At South West Exeter (Parcel 8c), Matford - Approval of details for 25 apartments and associated infrastructure and open space pursuant to the grant of outline planning permission (15/00708/MAJ) (approval sought for layout, scale, landscaping and appearance) – **NOTICE OF APPROVAL OF RESERVED MATTERS**

It was agreed to note the Parish Council's disappointment at the granting of this application and to advise TDC of this.

JD

2. 19/01778/MAJ, Land At South West Exeter NGR 291652 89142, Markham Lane - Reserved matters details (layout, scale, landscaping and appearance) related to parcel 16a for 94 dwellings, including associated infrastructure and open space, pursuant to the outline element of hybrid planning permission 15/00708/MAJ dated 2nd November 2018. - **NOTICE OF APPROVAL OF RESERVED MATTERS**

Action

OTHER PLANNING MATTERS

23/23 To note any planning matters regarding the Matford development

1. Planning

No update.

2. Community Centre

The updated financials had been received from Consult QRD for the operation of the Community Centre. The building would still need a considerable subsidy from the precept. Discussion would take place with TDC regarding the use of CIL for maintenance and sinking funds later this month. This would address some of the deficit.

More information was now available about site levels and revised plans had been drafted.

ENVIRONMENTAL MATTERS

23/24 To agree the amendments to the Environment Working Party's Terms of Reference

The amendment would bring the Terms of Reference in line with the Green Spaces Group enabling spending up to its budgetary limit, currently £500, through delegated authority of the Clerk/Deputy Clerk.

It was resolved to approve the amended Terms of Reference.

JD

23/25 Councillors' Reports – for information only

1. Cllr Churchward reported that a meeting had been requested with Co-bikes for early January. At the Parish Council meeting on January 16, a proposal requesting that a survey to establish need and uptake would be on the agenda. It was agreed that the likelihood of a survey should be mentioned in Scene, despite the deadline being before the next Parish Council meeting.

JD/HH

2. Cllr Madge had written an article for Scene about the headstone commemorating the unmarked graves of the hospital patients. A dedication/blessing would take place in due course. Reverend Williams would be approached about this.

JD

23/26 Public Open Session – (Maximum 10 minutes)

No comments.

The meeting closed at 21:12

Date of next meeting: Monday 16 January 2023 at 19:30 in the Victory Hall

Signed:...Kevin Smith..... Date:.....16 January 2023.....