

Chairman: Kevin Smith

Action

23/92 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).

Clerk: Mrs Jill Daw (JD)

Deputy Clerk: Mrs Helen Hibbins (HH)

Public: 3

23/93 Apologies accepted from

Cllr Charles Nuttall (CN) – personal reasons

Cllr Lorne Smyth (LS) – personal reasons

Devon County Councillor Alan Connett (AC)

23/94 Declaration of interest on Agenda Items

None declared.

23/95 Dispensation requests regarding Code of Conduct

None received.

23/96 Public open session (maximum 10 minutes)

No comments.

23/97 To confirm the Draft Minutes of the EPC Meeting held on 20 February 2023 are an accurate record

Resolved.

23/98 County Councillors Report on items other than those on the agenda

Devon County Councillor Alan Connett was not present, but the Clerk reported this in his absence:

The issue of mud on the A379 at Matford continued to be pursued. DCC officers were monitoring the site to pin-point the area that was causing the problem.

Action

23/99 District Councillors Reports on items other than those on the agenda

Teignbridge District Councillor Charles Nuttall was not present.

23/100 Chairman's Report

1. The Annual Parish Meeting would take place on Monday 13 March.

23/101 Clerk's Report

1. TDC had objected to the planning application for the electricity substation at Matford citing the following:
 - Lack of consideration of alternative sites
 - Prominent siting and detriment to design quality of the South West Exeter development.
 - Loss of allocated residential development land.
 - Impact on existing and prospective residents.
2. The Citizens Advice Bureaux Cost of Living report had been circulated.
3. The Secretary of State for Transport had approved the extension of the temporary closure of Exminster Footpath 13a. The closure had now been extended until 11 September 2023 or until completion of the work – whichever was sooner.
4. Delegated authority was used in the sum of £356.10 for a survey of the Oak Trees on Crockwells Meadow. This was recommended every 3 years.
5. The new recycling bin had been installed at Deepway Car Park.
6. A resident had enquired whether the litter bin on the skate park could be re-located nearer to the MUGA due to excessive littering in that area. This would be on a future meeting agenda for consideration. JD
7. The Annual Parish Meeting would take place on Monday 13 March. Cllr Churchward would put posters up around the Village and the Clerk would contact Cavanna Homes to publicise it at the Elm Park development. Posts had been scheduled on Facebook. JD
8. A request had been received for permission to metal detect on Parish Council property. This would be an agenda item at a future meeting. JD
9. Notification had been received that DCC had made an order for a six-month closure of Exminster Footpath 60 to allow work on the South West Exeter Development to take place.
10. Stagecoach had advised of changes to services from April.
11. The nomination pack for the forthcoming Parish Council elections was now available. The Clerk would print copies on request. ALL

	Action
12. A quotation had been requested for re-stoning the path at Crockwells Meadow. This would be on the next agenda for consideration.	JD
23/102 <u>To authorise up to £600 to print and distribute a leaflet in the Parish to publicise the election of a new Council in May</u>	
Resolved.	JD
23/103 <u>To agree how the Council will mark the Coronation of King Charles III</u>	
Suggestions were to site a commemorative bench or plant a tree with a plaque.	
It was agreed to explore the option of planting a tree. Costs would be brought to a future Parish Council meeting.	JD
23/104 <u>To agree to request to Devon County Council to increase the extent of the 20mph speed limit in Exminster Village</u>	
Cllr Churchward had circulated a paper showing the location of the current 30mph speed limit signs.	
It was proposed that a 20 mph speed limit would start on the north entrance to the village just after Reddaway Drive, on Reddaway Drive just before the turning into Miller Way and on the south side on Lower Duck Street, and would apply to all roads within the village.	
There was a discussion whether this was too much coverage and whether 20mph should only apply to the main road through the village. Cllr Aird explained how a 20 mph limit was becoming standard in some areas and contributed to road safety and environment issues.	
Speedwatch sessions had taken place over the last fortnight on Main Road near the Milbury Reach cycle lane. Approximately 15% of vehicles were travelling over 35mph with a higher percentage travelling over 30mph.	
The Police had also carried out some speed checks recently and had not noted a significant problem. The Police would set up a meeting with representatives of the Council to discuss local traffic issues.	BA/KS/CN
It was agreed to produce a map highlighting the roads where a 20mph speed limit was desired. This would be sent to Cllrs Connett and Nuttall for further action.	HH/SC

FINANCE MATTERS

23/105 Payments for Approval

It was resolved to approve payments in the sum of £896.10. HH

Action

23/106 To add Cllr Lorne Smyth as a signatory to the Nat West Bank accounts it is agreed that

- **if we add or remove Authorised Signatories in the “Add or Remove Authorised Signatories” section on the “About your request” page of the form, the Bank will update our mandate accordingly for the accounts we specify in the form's “About your business” section**
- **if we change the Signing Rules in the “Change the Signing Rules on the Mandate” section on the “About your request” page of the form, the Bank will update our mandate accordingly for the accounts we specify in the form's “About your business” section**
- **and the current mandate will continue as amended.**

HH

Resolved.

PLANNING MATTERS

23/107 Planning Applications

1. 23/00006/HOU | First floor side extension and single storey front and rear extensions | 53 Miller Way Exminster Devon EX6 8TH

There were no comments on the planning portal.

There would be a reduction in parking relative to the increased number of bedrooms (from four parking spaces down to two). This was considered to be unreasonable.

It was resolved to object to the application subject to the lack of offroad parking amenity in a constrained area of the estate and to comment that if the application was approved:

- A Traffic Management Plan should be given to the contractor/s to raise awareness and understanding of residents accessing their homes during development.
- An additional offroad car parking space should be provided.
- 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

Action

2. **22/02387/HOU | First floor side extension, ground floor rear extension and alterations | 62 Old Quarry Drive Exminster Devon EX6 8FE**

There would be no reduction in parking relative to the number of bedrooms.

The extension would be built from materials matching the existing dwelling.

It was resolved to support the application subject to:

- A Traffic Management Plan being given to the contractor/s to make them aware of and be understanding of pedestrians and cyclists accessing the public cycleway and footway and neighbouring residents accessing their homes 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

23/108 Planning Decisions

Noted as listed.

1. **22/02092/HOU – 8 Berrybrook Meadow, Exminster, EX6 8UA – Realignment of existing 1.8m high masonry screen wall – GRANTED**
2. **22/02209/TPO | T513, Lime: Crown lift to 2.5m above ground level, maximum diameter of cut 40mm T516, Cypress. Crown lift to 2.5m above ground level, maximum diameter of cut 25mm | Exminster House Miller Way Exminster Devon EX6 8FN – GRANTED**
3. **23/00007/FAST / 3315975 – Redlands, Deepway Gardens – APPEAL to Planning Inspectorate against the refusal of 22/01872/HOU: Remodelling and extension to include raising of ridge height and revised roof form and addition of two storey gable features to front and rear (revised scheme)**

OTHER PLANNING MATTERS

- 23/109 To agree the response to the Teignbridge District Council Local Plan 2020-2040 Proposed Submission (Regulation 19) Consultation**

Action

A copy of the proposed response had been circulated.

The Chairman explained the process that had been undertaken in drafting the response. The Parish Council representations would be made under “soundness” - had the plan been positively prepared, justified, effective and consistent with national policy?

Four comments were made:

- i. General comment applicable to all policies:
The Parish Council did not believe that the full Plan was sound because it did not explain how the District Council would resource and implement the Plan.
- ii. Settlement Limits and the Countryside (GP3)
A subtle change to the Settlement Limit had been proposed that would allow development in Sannerville Chase and Milbury Barton. Development of these areas would require vehicular access onto the main road where there would be insufficient visibility.
The Parish Council believed that the inclusion of these sites within the Settlement Limit was not sound because of highways impacts that could not be mitigated – therefore they should be removed.
- iii. Peamore and West of Exe (EE2)
The Parish Council welcomed the acceptance that highway improvements would be required to accommodate the additional development, but there was disappointment that there was no mention of public bus services. Of considerable concern was that there was a suggestion that Days Pottles Lane could be widened that would encourage traffic to travel through Exminster village.
The Parish Council believed that this aspect of EE2 was unsound in that the Plan should make it clear that traffic to and from the proposed new homes at Peamore must be diverted from using Days Pottles Lane, and the village of Exminster.
- iv. West of Exe Countryside Park Suitable Alternative Natural Green Space (SANGS)
The Parish Council was concerned that there was a risk that developers could provide smaller areas of (potentially low quality) land if sites provided on-site SANGS in lieu of Community Infrastructure Levy (CIL) payments. This could hamper the provision of a cohesive countryside park and allow a patchwork of poorly maintained green spaces.

Action

The Parish Council believed that this aspect was unsound and that developers should not be allowed to provide sites in lieu of CIL.

It was resolved to approve the response as circulated with some minor edits. The response would be made available on the Parish Council website and publicised on Facebook.

JD/HH/
KS

23/110 To note any planning matters regarding the Matford development

1. Planning

No update.

2. Community Centre

a. Meeting with the architect (8 February)

Cllrs Smith, Aird and the Deputy Clerk attended a meeting with representatives from DCC and the architect commissioned by them.

Issues regarding the design were clarified. Many of them related to the challenging topography of the site. All points raised were taken on board by the architect.

b. Meeting with DCC and NHS representatives (13 February)

Cllr Smith and the Deputy Clerk attended the meeting. The NHS were not satisfied that the design of their building met their requirements and arrangements were made for further liaison between them and the architect.

c. Meeting with the Ted Wragg Trust regarding community use of school facilities (10 February)

A draft community use agreement had been circulated prior to the meeting. The facilities could not be hired until the agreement was signed.

The comments and issues raised by Fergus Pate, representing TDC, reflected those raised by the Parish Council.

The Trust were amenable to the comments and a further draft was awaited.

23/111 To authorise up to £1000 to commission Consult QRD to advise on financials for the Community Centre to support a future request regarding Community Infrastructure Levy to be made to Teignbridge District Council

Action

Councillors were referred to the notes previously circulated about the meeting with TDC officers regarding CIL.

A possible use of CIL would be to set aside a sum for future maintenance of the Community Centre. This would need to be requested to TDC and the decision would likely be needed from Full Council dependent on the sum involved. Due to Purdah, it was noted that a response from TDC would probably be received after the elections.

It was explained that the running costs would need to be met by the precept in the early years without alternative funding. This could jeopardise the provision of the facility.

A formal paper would need to be presented to TDC outlining the sums required and justification. Consult QRD would be asked to advise on and assist with preparation of this.

The fee for the exercise would be funded by CIL.

HH

Resolved.

23/112 Councillors' Reports – for information only

1. Cllr Ladyman referred to a Facebook post regarding the accessibility of Parish Council meetings and asked councillors to consider how meetings could be more inclusive to encourage more diverse participation.
2. Cllr Churchward reminded councillors of the Exeter Cycling and Walking Infrastructure Plan consultation that was being reviewed by the Environment Working Party prior to discussion at the Parish Council meeting on 20 March.
3. Cllr Churchward reported that there were no notice boards at the Matford development.

23/113 Public Open Session – (Maximum 10 minutes)

Comments:

1. Suggestions of alternative wording for the recruitment leaflet were made.
2. The Parish Council should put notice boards up at the new development.
3. The path at Crockwells did not meet accessibility requirements and should therefore not be considered for repairs.
4. Could Days Pottles Lane be made access only like the road through Powderham?
5. Residents were grateful for Speedwatch.
6. Could Tesco sponsor an additional bin at Deepway?

The meeting closed at: 21:20

Date of next meeting: Monday 20 March 2023 at 19:30 in the Victory Hall Annexe

Signed:.....Kevin Smith..... Date:....20 March 2023.....