

ACTION

23/181 Present

Cllr Sheila Churchward (SC), Cllr Sarah Ladyman (SL), Cllr Derek Madge (DM), Cllr Charles Nuttall (CN), Cllr Kevin Smith (KS),

Clerk: Mrs Jill Daw (JD)

Deputy Clerk: Mrs Helen Hibbins (HH)

Teignbridge District Councillor: Charles Nuttall (CN)

Public: 3

23/182 Apologies accepted from

Devon County Councillor Alan Connett

Cllr Brian Aird – personal reasons

Cllr Lorne Smyth – personal reasons

Cllr Lisa May – personal reasons

23/183 Declaration of interest on Agenda Items

None declared.

23/184 Dispensation requests regarding Code of Conduct

None received.

23/185 Public open session (maximum 10 minutes)

Comments:

1. The white van that was parked on Main Road was now continuously parked on Dryfield. It was noted that there was no legal reason why it should not be.
2. Thank you to Cllr Madge for his long-standing service to the Parish Council.
3. The path in Crockwells Meadow was not entirely accessible. Replacing the surface like-for-like would not address the issue.

23/186 To confirm the Draft Minutes of the EPC Meeting held on 17 April 2023 are an accurate record

Resolved.

ACTION

23/187 County Councillors Report on items other than those on the agenda

Devon County Councillor Alan Connett was not present, so the Clerk gave his report:

1. An update on repairs to the cycle path past the Texaco garage on Sannerville Way was awaited.
2. There was a backlog of pothole repairs across the County. Residents were encouraged to continue reporting them on the Devon County Council (DCC) "report a pothole" website.
3. The parking bay in the visibility splay at the junction of Main Road and Dryfield had been erroneously omitted from a corrections order processed last year. It would be on the next correction order so that time restricted parking would be restored.

23/188 District Councillors Reports on items other than those on the agenda

Teignbridge District Councillor Charles Nuttall had no matters to report.

23/189 Chairman's Report

The Chairman thanked the current Councillors for their participation over the past 4-year term of office.

Cllr Madge was thanked for his long service over several terms.

Councillors who had served and resigned during the last term were thanked; Josie Walledge, Renata Szewczyk, John Ponsford and Rebecca Watts.

23/190 Clerk's Report

1. The Citizens Advice Teignbridge quarterly report (January – March 2023) had been received and circulated.
2. The litter bin on Reddaway drive was scheduled to be emptied twice weekly. Teignbridge District Council (TDC) would monitor the use of the bin to check that household waste was not being deposited.
3. Following discussion with the contractor who maintained the Victory Hall Flower beds and the Chair of the Green Spaces Group, Jeremy Pyne, it had been decided not to progress the installation of a rose bed in the grass verge opposite the Dryfield Car Park. This was because of the high level of maintenance.
4. A complaint had been received about the Grounds Maintenance contractor blocking in a car at Deepway Green. The car was parked in the no-parking area preventing access to the Green with the tractor/lawnmower and it had been necessary to park behind the car to unload. The driver had been approached to move their car, but they declined.

ACTION

5. In order to progress DCC's planning application for the Community Centre at Matford, the Clerk would sign a form to enable quotations to be obtained from South West Water for services. It had been confirmed with DCC that signing the form would not commit the Parish Council to ownership, there were no financial implications and that the form was only being signed to progress the application.
6. Devon Communities Together had asked permission to use the Community Emergency Plan as an example on their website. The version on the Parish Council website would be used.

23/191 To update Council on a meeting with Devon County Highways and the Councils representatives on the 20 April to discuss highways issues in the village.

A meeting took place with Cllrs Nuttall, Churchward and Smith, the Deputy Clerk and Simon Garner, Highways Officer at DCC.

The Council's aspirations for road safety and the environment were outlined.

DCC were keen that the correct solution was put in place to slow traffic. This may not necessarily be the installation of a blanket 20mph speed limit, but alternative traffic calming measures. A holistic approach was required, taking into account Vehicle Activated Signs, the cycle path, Exeter cycling and walking infrastructure plan and utilising Speedwatch and collision data.

A list of requirements from the Parish Council to enable the officer to put together some ideas was awaited. These would be collated on receipt.

JD/SC

PROPERTY & AMENITIES MATTERS

23/192 To consider re-stoning the path in Crockwells Meadow for the sum of £9440 plus VAT

The path across the Meadow connected with the Public Right of Way (PROW) known as Piggy Lane and it had been agreed with DCC that it would be sensible and economical to co-ordinate the upgrading of Piggy Lane with any work to the Meadow. For this reason, an approved DCC contractor would be used.

It was noted that access to the Meadow was improved when the Gissons footpath was tarmacked and would be further improved by the Piggy Lane works. The Meadow was regularly used by mobility scooters, despite the narrow bridge at Berry Brook. There was the possibility that the bridge could be widened/replaced in the future to provide improved access.

The contractor confirmed that the surface of the path would be compacted more than the original and improvements would be made to drainage.

ACTION

The work could be funded through Community Infrastructure Levy (CIL).
(See item 23/125).

It was resolved to approve the remedial works at a net cost of £9440 to the Parish Council. It was noted that the works to Piggy Lane would be additional to this and initially payable by the Parish Council but would be refunded by the PROW grant.

Cllr Madge offered to continue to oversee this work as a member of the public.

DM/JD
/HH

23/193 To update Council on matters relating to the following Trusts

1. Victory Hall Trust

The AGM would take place on 23 May.

The Hall would be open on Saturday 6 May from 10:30 for a live streaming of the Coronation.

Ongoing projects were outlined as a refresh of the kitchen facilities and the possibility of acoustic treatment for the main hall.

2. Deepway Centre Trust

The AGM took place on 19 April. There were no members of the public in attendance. One Trustee retired and was replaced.

Priorities for the Trust were to renovate the garden, consider the constitution with the possibility of converting to a CIC and address leasing arrangements between the Trust and the Parish Council.

Cllr Madge hoped that the future Parish Council would consider spending CIL on the existing community buildings in the village.

23/194 To consider a request from Westbank to site a blackboard on the wall of the annexe and a seed swap box in the same area

The proposed dimensions of the blackboard were 0.9m x 1.3m. Concerns were raised about the weight of the board and attaching it to the rendering (potentially damaging it), unsightliness, and potential unauthorised use.

The idea of a seed swap box was welcomed, but again, attaching it to the wall could cause damage. It was suggested that a freestanding box could be secured in the same way as the patio chairs and tables were stored.

It was resolved not to allow a blackboard or a seed swap box to be attached to the wall.

The location of a seed swap box would need to be considered by the Victory Hall Trust.

JD

FINANCE MATTERS

ACTION

23/195 Accounts for Approval

It was resolved to approve payments in the sum of £165.50.

HH

23/196 To approve the year end accounts for 2022-23 to be sent to the internal auditor

The Balance Sheet and Income and Expenditure Report were presented with draft figures for the Annual Governance and Accountability Return. The variances that needed to be reported were outlined.

Resolved.

HH

PLANNING MATTERS

23/197 Planning Applications

1. 23/00572/HOU Replacement detached garage 14 Milbury Lane Exminster Devon EX6 8AD

The existing flat roofed garage would be replaced with a larger pitched roof building. The design would complement that of the main house.

It was resolved to support the application and to comment that 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

2. 23/00450/HOU, Westhaven Milbury Farm, New boundary wall, railings and fencing

In November 2022, Council objected to the variation application that asked for removal of the hedging and changes to the Heavitree stone wall bordering Main Road.

It was resolved to object to the application due to the wall boundary treatment on the west boundary as it would irrevocably alter the street scene to the detriment of the historical character of the area contrary to Neighbourhood Development Plan policy EXM3 (quality of design).

In the event that planning permission is granted, 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

3. 23/00411/HOU, Westhaven, Milbury Farm - Single storey extension, new garage and alterations to existing access

The existing bungalow would be redesigned, modernised, extended and a detached garage built.

ACTION

It was noted that the Design and Access statement suggested that provision was made for nesting birds and two hedgehog tunnels.

It was resolved to support the application and to comment that to meet Exminster Parish Council's Environment Policy regarding any development within the Parish, it is requested that biodiversity enhancement measures are extended to include bat, and insect habitats.

HH

4. 23/00456/HOU, 113 Sentrays Orchard, Second floor loft conversion with rear dormer and addition to front porch

Cllr Nuttall left the meeting.

Concerns were raised that the bedroom window and dormer window would both overlook neighbouring properties. It was thought that this could be overcome by fixed (non-opening) windows containing privacy glass.

It was resolved to support the application subject to:

- The applicant accepting that the recommendations for Best Practice and Biodiversity Enhancement are to be made a Condition of Planning Consent. This would partially meet Exminster Parish's Environment Policy, that biodiversity enhancement measures are introduced on the property, including bat, bee, bird, hedgehog, insect and other wildlife habitats.
- The applicant providing a Traffic Management Plan to be given to the contractors to make them aware of and be understanding of motorists, pedestrians and cyclists accessing the public road and footways during development.
- The new bedroom window on the north-east elevation to be fixed (non-opening) and glazed with obscured glass due to the proximity to the bedroom window of 111 Sentrays Orchard potentially invading the privacy and amenity of the occupants.
- The windows in the dormer extension that overlook the gardens in Sentrays Farmhouse to be fixed (non-opening) and glazed with obscured glass to ensure the privacy and amenity of the occupants.

HH

23/198 Planning Decisions

Noted as listed below.

- 1. 21/02586/HOU, 38 Glebelands - Single storey side extension, enlarged replacement dormer to west side elevation and new dormer to east side elevation of dwelling; alterations to garage and conversion of garage to office – REFUSED**

ACTION

2. **22/02387/HOU 62 Old Quarry Drive - First floor side extension, ground floor rear extension and alterations - GRANTED**
3. **22/02366/CONSLT, Exeter City Council: 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 – CONDITIONAL APPROVAL**
4. **23/00547/ADV, Land At South West Exeter NGR 292377 88776, Matford - Directional signage, and two fascia signs - CONSENT TO DISPLAY ADVERTISEMENTS**
5. **22/02165/HOU, 29 Old Quarry Drive - Two storey side extension - REFUSED**
6. **23/00006/HOU, 53 Miller Way – Garage conversion and single storey front and rear extensions - GRANTED**

23/199 To note any planning matters regarding the Matford development

1. **Planning**
No matters to report.
2. **Community Centre**
No matters to report.

ENVIRONMENTAL MATTERS

23/200 To set out the case for becoming a pesticide-free parish. This is in line with council's commitment to environmental improvement and improving public health, as set out in the environmental policy and action plan

A written report was circulated outlining the proposal.

The use of glyphosate or other pesticides would be prohibited on any Parish Council owned land or property. Residents could also be encouraged to mirror the Parish Council's position.

There was evidence that the chemicals had an adverse impact on the health of humans, harmed biodiversity and contaminate water supplies. The Parish Council had a responsibility for public health.

Many other local authorities were taking action to reduce usage.

The Environment Working Party and Green Spaces Group were both supportive of the proposal.

Discussion took place about the mechanism for implementing the proposal. The parish council agreed in principle to becoming pesticide free but work to determine the current usage needed to take place and also to identify the alternative treatments. It was suggested that an audit of when and where the

ACTION

chemicals were used took place in the first instance. Cllr Ladyman and the Clerk would progress the matter in conjunction with the ground contractor.

SL/JD

23/201 Councillors' Reports – for information only

1. Cllr Churchward reported on a visit to the incinerator organised by the Environment Working Party. At the next Working Party meeting a discussion would take place about joining the Community Action Group who supported and empowered Community Groups to move towards a more sustainable future.

23/202 Public Open Session – (Maximum 10 minutes)

1. It would be good to know the areas where pesticides were used.
2. The issue with the seed swap box highlighted the complication in the governance of the community centres.

The meeting closed at 21:18

Signed:.....Kevin Smith..... Date:....15 May 2023.....