

Chair: Kevin Smith

Action

23/302 Present

Cllr Sheila Churchward (SC), Cllr John Goodey (JG), Cllr Nicola Guagliardo (NG), Cllr Sarah Ladyman (SL), Cllr Lisa May (LM), Cllr Charles Nuttall (CN), Cllr Kevin Smith (KS), Cllr Gary Wheatley (GW), Cllr Adrian Wood (AW).

Clerk: Mrs Jill Daw (JD)

Deputy Clerk: Mrs Helen Hibbins (HH)

Teignbridge District Councillor: Charles Nuttall (CN), Kevin Lake (KL)

Public: 4

23/303 Apologies received from

Cllr Lorne Smyth (LS) – personal reasons

Devon County Councillor Alan Connett - personal reasons

23/304 Declaration of interest on Agenda Items

None declared.

23/305 Dispensation requests regarding Code of Conduct

None received.

23/306 Public open session (maximum 10 minutes)

1. A representative from Matford Home Farm spoke regarding the electricity substation proposed behind Matford Mews and presented Councillors with a map showing the scale, location and proximity of the substation to adjacent housing. The Parish Council was asked to object to the application. The District Councillors (both present) were asked to call the application in to be heard by the Teignbridge District Council (TDC) planning committee.
2. Would it be possible to put a Croquet Lawn on the Old Bowling Green?
This request would be on a future agenda for consideration.

JD

23/307 To confirm the Draft Minutes of the EPC Meeting held on 19 June 2023 are an accurate record

Resolved.

Action

23/308 County Councillors Report on items other than those on the agenda

Cllr Connett was not present but the Clerk reported, in his absence, that he continued to pursue safety issues with the cycle path near the Texaco garage on Sannerville Way.

Cllr Nuttall reported that Cllr Connett also continued to pursue the provision of double yellow lines at the junction of Days Pottles Lane and Main Road.

23/309 District Councillors Reports on items other than those on the agenda

Teignbridge District Councillor Kevin Lake had no new matters to report but commented that he was pleased to see that repairs had been completed to the collapsed drain on Reddaway Drive, near Devington.

Teignbridge District Councillor Charles Nuttall reported that recent recycling collections had been delayed due to the public holidays during May and sickness absence.

23/310 Chairman's Report

The Chair reported that

1. he would attend the 20's Plenty campaign webinar on Thursday 6 July.
2. he had virtually attended the opening of the Marsh Barton railway station.
3. a walk to familiarise Councillors with assets and amenities in the Parish would be lead by Derek Madge. The Clerk would arrange this for an early evening.

JD

23/311 Clerk's Report

1. A meeting of the Community Resilience Plan Working Party took place on 23 June. The Terms of Reference were reviewed and Caroline Aird was voted in as Chair.
2. An email had been received from a resident complaining about the maintenance of communal areas in the centre of the village and that the grass had not been cut on Reddaway Drive. A hard copy was circulated to Councillors.
3. A further response had been received regarding weeds on the Petanque Court. A hard copy was circulated to Councillors.
4. The Parochial Church Council were happy to discuss a joint service for Remembrance Sunday to allow the two minutes silence to be observed at the War Memorial in the Victory Hall.

23/312 To note the Council's Code of Conduct has been reviewed against the Local Government Model 2020 with no amendments required

Action

Noted.

23/313 To agree amendments to the following Terms of Reference

1. Matford Working Party

Resolved.

It was suggested that additional community members should be sought from Matford. A suitable publication would be put together for this purpose by the Matford Working Party.

JD/HH

2. Green Space Working Party

The Clerk explained the desire to streamline processes and paperwork during events.

The Clerk had spoken to the insurance company regarding risk assessments. They confirmed that as long as the Parish Council showed due diligence, how it administered the risk assessments was discretionary. The Chair had reviewed the comprehensive risk assessment submitted by the Green Spaces Group and found it to be sound.

Resolved.

JD/HH

23/314 To note the following Terms of Reference have been reviewed with no amendments required.

1. Environment Working Party

Noted.

2. Community Resilience Working Party

Noted.

3. Complaints Committee

Noted.

PROPERTY & AMENITIES MATTERS

23/315 To accept the quote of £2232 + VAT to make repairs to the Victory Hall annexe roof

Resolved.

JD

FINANCE MATTERS

23/316 To consider a grant application from Exminster School Association (ESA) in the sum of £500

Deferred.

Action

Comments were made about the level of funds that ESA was currently holding.

It was agreed to ask ESA's intentions for its current funds and whether there was a specific project that the grant was sought for as there was little information on the application form.

JD

PLANNING MATTERS

23/317 Planning Applications

1. **BGX/DCC/4355/2023, Erection of a community centre and General Practice Surgery and associated infrastructure provision for vehicle parking, cycle storage, EV charging bays, pedestrian and cycle routes and landscaped spaces. at Land to the east of the A379, south of Ellacott Road and adjacent to the new Matford Brook Academy, EX2 0AQ.**

The Matford Working Party had considered the application and submitted a report based on the agreed framework for responses to Matford planning applications.

Discussion about the appearance of a "landmark" building, future maintenance, limited car parking due to the constraints of the site, lack of a travel plan, matters relating to the South West Exeter Development Framework and compliance with the Neighbourhood Development Plan took place.

It was resolved to object to the application citing the following:

- i. The exterior appearance of the Community Centre was not in keeping with the neighbouring area. This contravened Neighbourhood Development Plan policy EXM3 (quality of design).
- ii. There was insufficient car parking available.
- iii. The proposal did not accord with the provisions of the South West Exeter Development Framework with regard to a principal community building and indoor sports and leisure facilities or Neighbourhood Development Plan policy EXM1 (community sports and leisure facility).

HH

And to further comment:

- iv. The community centre had been described as like a barn conversion or industrial unit. The timber cladding that is intended to fade to silver grey could create a long term, costly, maintenance/replacement issue for the owners/operators.
- v. Serious concerns were raised about the use of metal sheeting on the roof, regarding aesthetics, maintenance and noise disturbance. It is felt that the noise stemming from

HH

Action

rain/weather upon metal sheeting may significantly impact upon the day-to-day functionality of the building, staff and visitors.

The surgery is far more realistically designed for long term maintenance.

2. **23/00978/VAR, The Manor, Main Road - Variation of condition 2 on planning permission 21/01816/FUL, (Retention of detached visitor meeting pod until 30th June 2023) to retain detached visitor meeting pod until 30th June 2024**

It was resolved to support the application.

3. **23/00788/REM Land At West Exe Park, Alphington - Approval of details for construction of employment units for uses within Use Classes E(g) (formerly B1), B2 and B8 together with landscaping, internal access roads, parking and all other associated infrastructure (Phases 2-5) (approval sought for appearance, layout, landscaping and scale)**

Cllr Churchward had submitted a report on the technical application. Council was very concerned about the potential pollution of Berry Brook.

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

The Berry Brook, and therefore, lands adjacent to it, and the marshes cannot be the recipient of treated effluent discharges – see Drainage Strategy, 4.21 – “The treated effluent discharges will outfall directly to the downstream receiving watercourses and will not route through any of the proposed SuDS basins.”

- i. Exe Estuary SSSI/SPA - The RAMSAR wetland marshes site (ref 11025) along The River Exe at Exminster will be affected over time; the designation is one of the few that affords protection to the whole community or ecosystem rather than specific species. The Convention requires governments protect wetlands and encourage the wise use of wetland areas.
- ii. Concern has already been raised regarding the risk of fuel and lubricant escape from the proposed West Exe Industrial Units causing pollution to Berry Brook along its length to the River Exe (ref: Planning Application 16/03251/MAJ comments by Exminster Parish Council).
- iii. Kenbury Wood Landfill Site is also close to Berry Brook and may contribute to pollution over time.
- iv. Grey water from the proposed landfill site at Lower Brenton Farm would also be channelled via Berry Brook under the A379 down along its course to Exminster village and onwards to the marshes then the River Exe.

HH

Action

And to further comment:

- v. The Devon County Council (DCC) Area South Highway Management requirement for a minor safety audit to assess the suitability of the access/egress design for the pedestrian/cycle access onto Days Pottles Lane was supported.
- vi. A conflict between Green Infrastructure Plan and recommendations by Police regarding boundary treatments was noted. The pedestrian and cycle access into Days Pottles Lane was a cause for concern by the Police because they recommend secure boundary treatments with locking gates all around the site to prevent crime.

Additionally, it was proposed that the Parish Council requested that this application was heard by the full TDC planning committee.

JD

Resolved.

4. 23/01011/HOU, Westhaven, Milbury Farm - Single storey extension

It was resolved to support the application with the following comments:

- i. Additional external lighting should focus on reducing lightspill.
- ii. Although there was no mention or acknowledgement of, within the application, there should be no alteration of the western boundary (Heavitree stone wall facing the Main Road) to maintain the historic street scene.
- iii. The applicant met Exminster Parish's Environment Policy, whereby biodiversity enhancement measures would be introduced on the property.

HH

23/318 Planning Decisions

1. **23/00808/CLDE, Caravan at NGR 292929 86309 – Certificate of lawfulness for existing siting of static caravan for residential use – REFUSED**
2. **BGX/DCC/4350/2023 Kenbury Wood Waste Transfer Station – Erection of storage building - GRANTED**

23/319 To receive an update from the Teignbridge Joint Parish Planning Group meeting attended by Cllr Churchward on the 21st June

Cllr Churchward reported on the meeting, attended by Ros Eastman on behalf of TDC, and emphasised the importance of the Teignbridge Parishes having a collective voice.

Action

1. To agree to support the reinstatement of the Teignbridge Association of Local Councils

Resolved.

The Clerk would write a letter to Exminster's District Councillors asking them to Lobby TDC in support of reinstating the Teignbridge Association of Local Councils

JD

23/320 To note any planning matters regarding the Matford development

1. Planning

a. Electricity substation – The application had been validated and would be discussed at a future meeting. It was agreed to circulate the submission made by the Parish Council to the original application for information.

JD

b. Bus service – Cllrs Smith, Churchward, May and the Deputy Clerk would attend a meeting with Fergus Pate (TDC) and Sarah Ratnage (DCC), regarding the provision of a bus service, on Tuesday 4 July.

2. Community Centre

An item regarding the ownership of the Community Centre would be on the agenda in August. The Matford Working Party would produce a paper for this.

JD/
MWP

NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) MATTERS

23/321 To update Council on matters relating to the NDP

The first meeting of the Neighbourhood Development Plan Working Party took place on 29 June. Notes of the meeting had been circulated.

Cllr Wood was elected as Chair and Cllr Goodey was elected as Vice Chair.

The first consultation event would take place on Saturday 8 July at St Martin's Football Club Fun Day.

23/322 To authorise up to 4 hours per month overtime for the Deputy Clerk to attend the Neighbourhood Development Plan Working Party meeting and take notes. To be reviewed ongoing.

Resolved.

ENVIRONMENTAL MATTERS

23/323 To discuss the future of the Environment Working Party

The Working Party was considering its structure and role now that many of the items in the Environment Policy were either in hand, complete or determined

Action

as not possible to progress and was looking for a steer from the Parish Council about its future.

Following discussion it was agreed that a proposal should come back to the Parish Council from the Environment Working Party following its next meeting on 19 July.

EWP

23/324 Councillors' Reports – for information only

1. Cllr Goodey reported that Councillors' assistance would be welcomed at the consultation event on 8 July.
2. Cllr Wheatley reported that he had met with the Clerk in his role as Lead Councillor for Property and Amenities. Projects discussed included a replacement fence adjacent to the Petanque area and a review of the grounds' maintenance contract.

23/325 Public Open Session – (Maximum 10 minutes)

No comments.

The meeting closed at 21:14

Date of next meeting: Monday 17 July 2023 at 19:30 in the Victory Hall

Signed:.....Kevin Smith..... Date:....17 July 2023.....