

Chair: Kevin Smith

Action

**23/326 Present**

Cllr Sheila Churchward (SC), Cllr John Goodey (JG), Cllr Nicola Guagliardo (NG), 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)

Teignbridge District Councillor: Charles Nuttall (CN)

Public: 24

**23/327 Apologies received from**

Cllr Sarah Ladyman (SL) – personal reasons

Cllr Lorne Smyth (LS) – personal reasons

Devon County Councillor Alan Connett - personal reasons

Teignbridge District Councillor Lake – personal reasons

**23/328 Declaration of interest on Agenda Items**

None declared.

**23/329 Dispensation requests regarding Code of Conduct**

None received

**23/330 Public open session (maximum 10 minutes)**

1. A representative from Mead Realisations Ltd representing the Matford Home Farm landowner made a statement regarding the proposed electricity substation planning application at Matford, stating it would cover 2.1 hectares of what was a designated residential area and an alternative site should be considered. Consideration to the visual and noise impact, the impact on the nearby SANGS area and its siting within a built-up residential area were all reasons to look at alternative sites.
2. A member of the public stated that the recommendation regarding the proposed siting of the substation at Matford was not based on fact but assumptions regarding the impact of noise which will affect the residents at Matford Mews. They felt that the flood zone issue with the Marsh Barton site could have been overcome.

**Action**

3. A member of the public stated that the Stakeholders Advisory Group (SAGE) had issued a report recommending that reasonable efforts should be made to site new substations distant from homes. Teignbridge District Council had recommended that Peamore should have been included as a potential site.
4. A member of the public asked that it was noted how many people had attended to voice their opinions on the substation application.
5. A member of the public spoke regarding the Pitthayes planning application. The design has tried to complement the existing building and remove some more recent additions that didn't.

**23/331 To confirm the Draft Minutes of the EPC Meeting held on the 3 July 2023 are an accurate record**

Resolved.

**23/332 Clerk's Report**

1. The Highway and Traffic Orders Committee's proposal has been received relating to limited waiting times on the Main Road, Exminster at the east side from its junction with Dryfield
2. PC David Hawkins will be holding a surgery at the Coffee on the Corner on 1st August at 10am for a couple of hours.
3. Public Rights of Way have confirmed a meeting is being sought with Exeter City Council and Landowners regarding the future of the footpath over the stream near the canal. JD
4. Cllr Goodey asked to be kept informed of the date so he could attend.
5. Mr Derek Madge will start the walk for Councillors on Thursday 20th July at 6.00pm outside Devington Court.
6. An email had been received providing information about future community drop-in events organised by BT Jenkins about the proposed landfill site at Lower Brenton Farm.
7. A request for planning application 23/00936/MAJ (Electricity sub station at Matford) to be decided by the TDC Planning Committee has been submitted by District Councillor Kevin Lake.
8. A request for planning application 23/00788/MAJ, Land At West Exe Park, Alphington to be decided by the TDC Planning Committee been sent to Teignbridge District Council. They have requested specific material planning reasons that would warrant this. Cllr Churchward has completed a response for them.

**Action**

9. Two complaints received regarding overhanging shrubs and brambles encroaching on pavements near the North end of the village – Devon County Council have cleared the pavement areas.
10. An email had been received from a resident at Matford Mews asking for the Council's support of a licencing application at Matford Home Farm. The resident was advised these applications do not come to the Parish Council.

**23/333 To note receipt of the monthly Police report**

Noted

The Chairman proposed that agenda item **23/341.2** be considered at this stage.

Resolved

**23/341.2 23/00936/MAJ, Matford Home Farm, Matford Mews - Construction of a electricity substation, operational electricity plant, substation access road and surface water drainage outfall**

The Chairman explained the history of the application. It had been previously submitted to the Devon County Council planning office. Exminster Parish Council had strongly objected to the application, and it had received over 100 objections including from Teignbridge District Council. The application has been submitted by DCC to Teignbridge District Council.

The previous Parish Council response had been circulated to all Councillors. Cllrs Wood and Churchward had proposed further points to be considered.

It was resolved to object to the application.

Additionally, it was proposed that the Parish Council request that this application be decided by the TDC planning committee.

Resolved

It was agreed:

- i. The Chairman would update and add to the previous response and present it to the Council at the next meeting for approval. KS
- ii. The Chairman would complete the application to TDC for the call to Committee. KS
- iii. The Council would publicise guidelines on how to make a valid planning objection. HH

**PROPERTY & AMENITIES MATTERS**

**Action**

**23/334 To agree a replacement bench at Deepway Green in the sum of £514 + VAT**

Resolved

JD

**23/335 To agree to the professional cleaning and relining of the Tennis Court and Muga in the sum of £2,500 + VAT**

The Clerk explained that the original quote outlined in the proposal had been incorrectly provided by the contractor. An updated quote received was in the sum of a £975 per day for cleaning. It will take a minimum of 3 days to clean both courts, possibly 4 days but the contractor has offered a 3 day price cap. The maximum cost would be £2925 + VAT.

The relining quote for both courts is £2305 + VAT.

This work requires specialist treatment, all endeavours were made to get alternative quotes without any result.

The Chairman proposed the sum of £5230 + VAT be approved for the cleaning and relining of the tennis court and MUGA at Deepway Green

Resolved

JD

**23/336 To consider a request from the Exminster Scout Group to hold a firework display on Deepway Green on Friday 3 November 2023**

It was resolved to agree to the request subject to satisfactory insurance being in place and the Conditions of Use of Deepway Green being agreed and followed.

JD

**23/337 To agree to fund a First Aid course for three members of the Green Space Working Party in the sum £222.50**

Resolved

This amount would not come out of the GSWP annual budget.

JD

**FINANCE MATTERS**

**23/338 RFO's report**

**1. Direct Debits during June 2023**

	£
NatWest Bankline	4.00
Utility Warehouse	-120.82
EE	35.98
NEST	178.80
Devon Communities Together	50.00

**Action**

**2. Bank Signatories**

Completed application forms were with the Banks for processing.

**3. AGAR**

Completed forms had been sent to the External Auditor and receipt acknowledged.

**23/339 Accounts for Approval**

It was resolved to approve payments in the sum of £5850.78

**23/340 Draft accounts for June 2023**

**1. Budget Comparison Report**

Noted.

**2. Balance Sheet**

Noted.

Cllr Churchward would send a question to the RFO regarding virement of monies.

**PLANNING MATTERS**

**23/341 Planning Applications**

**1. 23/01155/HOU, Endfield Bungalow - Retention of ancillary outbuilding**

This is a retrospective application to retain work commenced on 1 May 2022 and completed on 1 June 2022.

It was resolved to make no comment.

JD

**2. 23/00936/MAJ, Matford Home Farm, Matford Mews - Construction of a electricity substation, operational electricity plant, substation access road and surface water drainage outfall**

Considered previously in the agenda

**3. 23/00995/FUL, Devon Hotel, Old Matford Lane - Installation of external platform lift with associated access improvements**

It was resolved to support the application.

JD

**4. 23/00397/HOU, Pitthayes, Main Road - Roof alteration works including enlargement of roof and new and replacement dormer windows to north, east and west elevations and two storey side extension**

**Action**

It was resolved to support the application adding the following comment:

JD

- To meet Exminster Parish's biodiversity expectations, the applicant should include bird and bee and bat habitats in the development.

**5. 23/01025/HOU, Hayloft Cottage, Days-Pottles Lane - Single storey rear extension with balcony over**

Cllr Churchward pointed out that usually a comment would be made on the overlooking aspect from the balcony of the proposed extension to a neighbouring property, but in this case the only close neighbours were related to the applicant.

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

JD

- To meet Exminster Parish's biodiversity expectations, the applicant should include bird and bee and bat habitats in the development.

**23/342 Planning Decisions**

- 1. 23/00822/HOU, Silver Ridge, Little Silver Lane - Retention of replacement curtilage building for incidental use - GRANTED**

**23/343 To note any planning matters regarding the Matford development**

**1. Planning**

- I. Following a meeting with DCC, bus provision is to be discussed at the next Matford Working Party meeting, with any recommendations coming back to Council.
- II. The NHS do not wish to own the GP surgery, and advise GPs not to either because of issues at the end of GP partnerships.

**2. Community Centre**

The Community Access Agreement will be delayed following the postponement of the opening of Matford Brook Academy.

**NEIGHBOURHOOD DEVELOPMENT PLAN MATTERS**

**23/344 To receive an update on NDP matters – Cllr Wood**

Cllr Wood reported that the NDP Working Party had held its first meeting on 26 June with the next one scheduled for the 24 July.

The first consultation event had been held on the 8 July at a Fun Day held at St Martins Football Club. Thanks were recorded to the organiser of the event, Alan Dickson.

**Action**

The proposal for the Residents Update 2023 had been withdrawn owing to recent issues raised. The proposal will be discussed at the next ENDP meeting before the Update comes forward to the Council at its meeting on 7 August for approval.

**23/345 As set out in section 6.0 of the Exminster Neighbourhood Development Plan 2013-2033, it is proposed that the attached Report 2023 will be printed and delivered to all households in the Parish at a total cost of £800 + vat - Cllr Wood**

Resolution withdrawn

**23/346 Councillors' Reports – for information only**

1. Cllr Nuttall reported:
  - i. TDC had been asked for details on the licencing application reported in Clerk's report.
  - ii. Discussions would take place this week at the Environment Working Party meeting regarding its future. Proposals would be brought back to Council for consideration.

2. Cllr Churchward expressed grave concerns at the potential effluent discharge into Berrybrook as outlined in the West Exe Park planning application. Focus would be given on advertising this through FB to encourage residents to object.

HH

3. Cllr Wheatley confirmed that the Ground Maintenance contract would be reviewed by Council next month. He noted that there was a dependency upon the revision to the Grass Management Plan and agreed to contact Cllr Ladyman to ascertain progress. The Chairman observed that if it was not revised the grass management plan could not be accommodated in the contract.

GW

**23/347 Public Open Session – (Maximum 10 minutes)**

1. What is the role of the Matford Working Party – the Chairman explained
2. How does one get in touch with the Green Spaces Group – the Clerk will supply contact details.

JD

The meeting closed at 20:40

Date of next meeting: Monday 7 August at 19:30 in the Victory Hall

Signed:...Lisa May..... Date:.....7 August 2023.....