

Chair: Kevin Smith

**Action**

**23/396 Present**

Cllr Sheila Churchward (SC), Cllr John Goodey (JG), Cllr Sarah Ladyman (SL), Cllr Lisa May (LM), Cllr Charles Nuttall (CN), Cllr Kevin Smith (KS), Cllr Lorne Smyth (LS), 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 Andrew Lake (KAL)

Public: 2

**23/397 Apologies received from**

Cllr Nicola Guagliardo (NG) – personal reasons

Devon County Councillor Alan Connett (AC) – work commitment

**23/398 Declaration of interest on Agenda Items**

Cllrs Wood and Wheatley declared an interest in item 23/411/2 as the property is a near neighbour.

**23/399 Dispensation requests regarding Code of Conduct**

None requested.

**23/400 Public open session (maximum 10 minutes)**

Comments:

1. It was good to see that the grass had recently been cut as the village had been looking neglected.

**23/401 To confirm the Draft Minutes of the EPC Meeting held on 21 August 2023 are an accurate record**

Resolved.

**23/402 County Councillors Report on items other than those on the agenda**

In his absence, Devon County Councillor Alan Connett had sent a report outlining topics that he had recently been dealing with:

**Action**

1. The planning application for the Community Building and GP Surgery at Matford
2. Establishing the planning conditions regarding the play area at Milbury Reach with TDC planning department, as all of the play equipment had been removed.
3. Clarifying residents access regarding a temporary traffic notice for Milbury Farm Meadow.
4. Overhanging vegetation on the pavement between Devington Drive and the Stowey Arms.

**23/403 District Councillors Reports on items other than those on the agenda**

Teignbridge District Councillor Kevin Andrew Lake reported:

1. Fly tipping persisted at the top of Deepway Lane. As it was not on the highway it was not within TDC's remit to remove. The landowner had been contacted.
2. The request for the electricity substation planning application to be heard by TDC committee had been acknowledged.
3. TDC had published its response to the Lower Brenton Farm planning application.
4. The re-painting of the Give Way lines at the Limes Surgery junction with Church Stile continued to be pursued.
5. An email had been received from PC Hawkins about the nitrous oxide canisters recently found at Deepway Green stating that he was aware of the issue.
6. Following an enquiry to MP Mel Stride about the building issues at Matford Brook Academy a response had been received stating that it had been referred to the Education Minister.
7. Disappointment was expressed about the lack of publicity surrounding the opening of the Ridgetop Park.

Teignbridge District Councillor Charles Nuttall reported:

8. Complaints continued to be received about late refuse collections. The department was still understaffed with twelve operatives on long-term sick leave.
9. TDC's strategy would be revised in June 2024.

**23/404 Chairman's Report**

Cllr Smith reported on his recent visit to Sannerville with the Twinning Association. "Exminster Place", a large green space, had been officially

opened by the Mayor. A photograph of this would be published in Scene and Cllr May would write a letter of thanks. Action  
HH/LM

**23/405 Clerk's Report**

1. Cllr Lake was thanked for arranging the removal of asbestos that had been fly-tipped on Coffin Hill.
2. Cllr Lake was thanked for expediting repairs to Dryfield Car Park.
3. The re stoning of Crockwells Meadow Footpath would commence on 11 September. To be publicised on Facebook. HH
4. Progress on the canal footpath and bridge had stalled. Currently, Exeter City Council and the Environment Agency were in dialogue and could not reach agreement. There were issues with crossing a water course. Residents were asked to complete PROW forms to highlight the length of time that the path had been in use. JD
5. Exminster Methodist Newsletter had been circulated.
6. A query had been received from a resident at Elm Park asking about allotments. They were referred to the Sales Office for the development.
7. Cllr Connett had asked whether the Parish Council had any requests for consideration for the 2023/24 Local Waiting Restriction Programme. ALL
8. A Tree Preservation Order (TPO) has been applied on the two oaks in Crockwells Meadow. Delegated Authority was used to approve £50.00 expenditure for Dartmoor Tree Surgeons to complete the necessary paperwork. As the previously authorised work could not take place until this had been done, Riviera Trees would be asked to make safe the sharp pieces of cut wood. It was noted that trees with TPOs could be viewed on Parish Online. JD

**23/406 To consider a recommendation from the Matford Working Party regarding a proposal outlined in the attached report to fund a Bus Service between Exeter and the South West Exeter (Matford) development at a cost of £200,000**

The proposal was an extension of the Matford Park and Ride Service funded equally by Teignbridge District Council, Devon County Council and Exminster Parish Council. The route was a loop via Bad Homburg Way, Dawlish Road, Chudleigh Road and the A379. Bus stops would be on Chudleigh Road near the footbridge and near the junction with Trood Lane on the A379. Funding would be required for five years and thereafter, it was envisaged that the service would be commercially viable for Stagecoach to continue operating.

The following points were raised in discussion:

**Action**

- Funding was not secured by either DCC or TDC under a S106 agreement for a bus service.
- It was considered unfair that the Parish Council was being asked to contribute an equal amount to address the aforementioned.
- In a report on its website, TDC had a capital budget of £500,000 in 2024/25 for "Provision for South West Exeter Transport". This had been taken up with TDC but a clear explanation had not been forthcoming.
- The bus service would not serve the development to the south of the A379 and would essentially only serve the area that already had adequate provision.

It was resolved to accept the recommendation in the report not to approve the proposal to fund the bus service at a cost of £200,000.

HH

**PROPERTY & AMENITIES MATTERS**

**23/407 To update Council on matters relating to the following Trusts**

**1. Victory Hall Trust**

Refurbishment of the kitchen was progressing to make it more attractive to hirers. Grants had been sourced towards the cost.

**2. Deepway Centre Trust**

Works to the garden were being planned.

**23/408 To note the Autumn 2023 Tree Planting Programme from the Green Space Working Party**

The programme had been circulated. There were no questions on its content.

Cllr Ladyman noted that in future, the updates would come through the Lead Councillor, in accordance with the Terms of Reference.

**FINANCE MATTERS**

**23/409 Accounts for Approval**

It was resolved to approve payments in the sum of £4942.97

HH

**23/410 To note that the audit for the 2022-23 financial year has concluded and to consider the External Auditors report**

Noted.

The outcome was a clean audit opinion and there were no matters to discuss.

The conclusion of audit and accompanying paperwork would be published on the website as required.

The RFO was thanked for their work.

Action

**PLANNING MATTERS**

**23/411 Planning Applications**

- 1. 23/00490/MAJ, Land At South West Exeter NGR 292377 88776, Matford - Variation of Condition Numbers 1, 3, 6, 9, 13 and 15 on planning permission 20/01723/MAJ (Details of appearance, landscaping, layout and scale pursuant to the grant of outline planning permission (15/00708/MAJ) for erection of a through-school for 59 nursery places, 630 primary pupils and 750 secondary students) relating to boundary alignment and treatments, electric vehicle charging points, provision of sports fields, additional landscape details and cycle sheds/storage**

The variations were briefly outlined. The halting of construction work due to the defects was noted. When work recommenced, this would provide an up-to-date set of plans to work from.

It was resolved to support the application.

HH

- 2. 23/01523/HPA, 32 Pridhams Way, Notification of prior approval for a single storey extension to dwelling extending 5.90 metres beyond rear wall, maximum height 3.50 metres, height to eaves 2.25 metres**

Having declared an interest, Cllrs Wood and Wheatley left the meeting. Cllr Churchward explained the purpose of the application - relating to the proposed size of the extension in proportion to the existing dwelling. There were no comments on the TDC planning portal to date.

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

- To meet Neighbourhood Development Plan policy EXM3 (quality of design) materials used in any exterior work must be of a similar appearance to those on the exterior of the existing house.
- A Traffic Management Plan should be prepared and given to the Contractor/s to make them aware of and be understanding of residents accessing their homes in the 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

Cllrs Wood and Wheatley returned to the meeting.

**23/412 Planning Decisions**

None to report.

Action

**23/413 To agree the final report to submit to Devon County Council in respect of the Councils objection to the following application:**

**AHX/DCC/4337/2023 - Lower Brenton Farm, Brenton Road, Kennford, EX6 7YL - Provision of temporary construction, demolition and excavation waste recycling facility; importation and landfilling of up to 700,000 cubic metres of inert waste materials; and associated works including installation of drainage infrastructure and alterations to existing vehicular access.**

The report had been circulated.

The reasons for objecting were detailed in the report alongside the material planning considerations.

It was resolved to approve the report for submission to DCC.

JD

The report would be published on the Parish Council website and linked to from Facebook.

HH

**23/414 To approve the attendance of Cllr Smith at the Devon County Council Planning Committee meeting on 6 September to speak on behalf of the Council when they consider application DCC/4355/2023 - Erection of a community centre and General Practice Surgery and associated infrastructure.**

Item not required.

It was noted that Devon County Councillor Alan Connett had submitted a full report to the Planning Committee highlighting various points he requested they consider, and recommending they reschedule consideration of the application.

**23/415 To note any planning matters regarding the Matford development**

**1. Planning**

A Matford Working Party meeting took place on 24 August. Notes would be circulated. A further meeting was planned for Wednesday 6 September.

**2. Community Centre**

A provisional date for a briefing on the potential Community Centre ownership had been set for Monday 11 September. Details for this would be confirmed by email.

**NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) MATTERS**

Action

**23/416 To agree the revised attached Report 2023 to be delivered to all households in the Parish as set out in section 6.0 of the Exminster Neighbourhood Development Plan 2013-2033**

Cllrs Smith, Wood and Goodey had amended the leaflet. Three changes were proposed at the meeting:

- The first sentence in the fourth paragraph would be deleted.
- In the section policy 1, the penultimate paragraph to start “The current DCC plan is for construction...”
- The aim for the new NDP publication date to be changed to late 2024.

HH

Resolved.

JD

The leaflet would be amended and sent to the printers for distribution as soon as possible.

**23/417 To receive an update on NDP matters – Cllr Wood**

At the NDP Working Party meeting on 29 August the draft Locality Grant Application was discussed, and amendments made accordingly. (Reflected in item 23/418).

**23/418 The Parish Council meeting held on Monday, 21 August 2023 approved the Budget for the Exminster Neighbourhood Development Plan 2020-2040 and resolved that an application for a Locality grant be progressed for approval at the Parish Council meeting on Monday, 4 September 2023**

**Resolution:**

**It is resolved the draft Locality grant application together with its supporting statements are approved and the Parish Clerks are authorised to complete the online form, however, if it is not so resolved then it is agreed not to proceed with the Locality grant application because of the passage of time**

The application would be for a maximum of £10,000.

The costs on the application form would be within the budget that was approved at the Parish Council meeting on 21 August.

It was noted that the funding was flexible so that only the amount that had been spent by the deadline could be drawn down. Further applications for funding could then be made.

Clarification was sought on the potential for an online survey alongside the paper survey and the designation of part of Exminster as a County Wildlife Site. Any grammatical errors in the statements will be corrected by the Clerk.

**Action**

It was resolved to approve the application to be submitted by the Clerk.

AW/JD  
/HH

**23/419 Councillors' Reports – for information only**

1. Cllr Nuttall asked whether Parish Council meetings could start at 7pm rather than 7.30pm. To be on a future agenda.
2. Cllr Ladyman reported that an Environment Working Party (EWP) meeting took place on Friday 2 September. The future structure of the Green Spaces Group and EWP was discussed.
3. Cllr Churchward reported that, in her capacity as Victory Hall Trustee, she would be carrying out the Trust's Internal Audit in October alongside Cllr Guagliardo.

JD

**23/420 Public Open Session – (Maximum 10 minutes)**

No comments.

The meeting closed at 20:30

Date of next meeting: Monday 18 September at 19:30 in the Victory Hall

Signed:...Kevin Smith..... Date:...18 September 2023.....