

Chair: Lisa May

Action

24/85 Present

Cllr Sheila Churchward (SC), Cllr John Goodey (JG), Cllr Nicola Guagliardo (NG), Cllr Sarah Ladyman (SL), Cllr Lisa May (LM), Cllr Lorne Smyth (LS), Cllr Adrian Wood (AW).

Clerk: Mrs Jill Daw (JD)

Deputy Clerk: Mrs Helen Hibbins (HH)

Devon County Councillor: Alan Connett (AC)

Public: 3

24/86 Apologies received from

Cllr Charles Nuttall (CN) – personal reasons

Cllr Kevin Smith (KS) – personal reasons

Cllr Gary Wheatley (GW) – work commitment

24/87 Declaration of interest on Agenda Items

None declared.

24/88 Dispensation requests regarding Code of Conduct

None received.

24/89 Public open session (maximum 10 minutes)

1. The hopper on the downpipe in the Victory Hall annexe patio area kept overflowing during heavy rain.

JD

24/90 To confirm the Draft Minutes of the EPC Meeting held on 5 February 2024 are an accurate record

Resolved.

It was resolved to bring item 24/101 up the agenda after the Clerks report as it had related content.

24/91 Clerk's Report

1. An email was received from a resident informing the Parish Council that the planning application for the electricity substation at Matford

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would be heard by Teignbridge District Council (TDC) planning committee on 20 February. The resident had been advised by a local leaflet drop. This was confirmed by TDC and Cllrs Wood and Goodey would re-iterate the Parish Council's objection to the application by speaking at the meeting. Cllr Connett had advised the Parish Council that National Grid in conjunction with Devon County Council (DCC) had requested that the Secretary of State "call in" the application, and if this was approved, TDC would not be allowed to consider and decide on the application and it would, instead, be determined by Government representatives. Cllr Connett had emailed MP Mel Stride, to voice his concerns, and with the agreement of Cllr Connett and the Vice Chair, the same email was forwarded to MP Michael Gove, Secretary of State for Levelling Up, Housing and Communities echoing the concerns of the Parish Council.

2. The litter bin near the Brownlees junction on Reddaway Drive had been moved. This had been reported to TDC but fortunately, a community-spirited resident had reinstated it.
3. DCC had responded to the Parish Council's request for a wildflower bed at the entrance to Exminster Hill. It was considered an important visibility splay and therefore inappropriate for planting, as tall plants may obscure traffic coming over the brow of the hill.
4. Exminster Twinning Association had booked 28 April from 10:30-13:00 for their fund-raising car wash at Deepway Car Park.
5. A public consultation on the draft proposal to create a Combined County Authority (CCA) for Devon and Torbay had launched. Devon Association of Local Councils (DALC) had arranged an event for Parish Councils to learn more about the deal and the governance arrangements on Tuesday 27 February at 6pm. Cllr Smith had expressed an interest in attending. The consultation would be discussed at the Parish Council meeting on 4 March.
6. TDC had launched a new strategy entitled "One Teignbridge – working together for a better future". The intention was to involve residents, business owners and community leaders in conversations about their aspirations for their communities. Two workshops were taking place to facilitate this: Tuesday 26 March from 10am to 12:30pm at the Kenn Centre, or 6pm to 8.30pm at Forde House.
7. Cllrs Goodey and Churchward would be attending the TDC and Parish and Town Councils' meeting on 12 March.
8. A report, written by Jeremy Pyne, on the Devon Local Nature Recovery Strategy forum that took place on 3 February, had been circulated.

JD

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9. Emily Simpson-Horne (Head Teacher) would be attending the Annual Parish Meeting to give an update on Matford Brook Academy.

24/101 To confirm who will speak on behalf of Exminster Parish Council at the Teignbridge District Council Planning Committee meeting on 20 February regarding 23/00936/MAJ – Construction of an electricity substation at Matford.

It was resolved that Cllr Wood would represent the Parish Council and speak at the TDC planning committee meeting, accompanied by Cllr Goodey.

It was resolved to suspend Standing Orders to allow Cllr Connett to speak.

The application history was summarised, and the latest development explained:

Lawyers for National Grid, working with DCC, had sent information to TDC, following publication of its report recommending refusal of the application, stating that new, national planning policy information had come to light that would apply in this case. An application had been made to the Secretary of State that would direct TDC not to consider the planning application or formally issue a decision notice if the application was determined at the planning committee meeting on Tuesday 20 February.

The implications of this were discussed and the following points noted:

- Cllrs May and Churchward had attended a site visit with the TDC committee and officer. It appeared that there had been little mitigation for the scale of the substation that would overbear existing properties.
- The alternative sites for the substation had not been considered thoroughly. Peamore was an option that the Parish Council would support. It was not a case of “not in my back yard” as Peamore was also within the Parish. It was accepted that the substation was necessary.
- The deadline on Housing Infrastructure Funding (HIF) spending was thought to be a factor, although calling-in the application was unlikely to expedite the process.
- DCC had failed to deliver the Southern Spine Road with HIF.
- The landowner did not want to sell the land for an electricity substation.
- If the HIF deadline was an issue, DCC could have progressed its own application (as a planning authority in its own right) rather than submit it to TDC, incurring a delay.
- It appeared as if the TDC officer recommendation to refuse had come as a surprise.

Cllr Connett had received a response from MP Mel Stride seeking further information. He would reply immediately incorporating the points above and copy the Parish Council in. The pressure put on the Parish Council to make a

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decision on the Community Centre due to the HIF deadline would also be included.

Standing Orders were reinstated.

It was resolved that the Parish Council endorsed the points that Cllr Connett made and would send an email to MP Mel Stride to reiterate them.

It was agreed that the Parish Council's relationship with DCC had deteriorated and that this needed to be addressed. Its approach was considered heavy-handed and the impact on residents was unacceptable. It was agreed that this would be discussed at the Parish Council meeting on 4 March.

JD

24/92 To note receipt of the monthly Police report

Noted.

It was agreed to ask PC Hawkins when he would be running another surgery in Exminster.

JD

24/93 Update on provision of a Community Enabler for Matford – Cllrs Churchward and May

Cllr May explained that Exeter Community Initiatives were no longer able to assist the Parish Council with this project.

A Zoom would be arranged for all Councillors to attend during WB 4 March as an introduction to Real Ideas, based in Plymouth, who had worked extensively at Sherford. Representatives, from Real Ideas would then attend the Parish Council meeting on 18 March when a proposal would be put forward.

JD

An introductory paper would be circulated, and all Councillors were encouraged to take part in the meeting and to submit questions. Additionally, the recording of the recent Matford Working Party meeting was available where Real Ideas outlined what they had to offer.

ALL

24/94 To consider a nomination for the DALC Royal Garden Party tickets draw

It was resolved to nominate the Clerk.

JD

24/95 To consider responding to TDC's street naming and numbering consultation

Cllr Churchward explained the background to the consultation.

At the conclusion of discussion, it was determined that TDC's existing policy was adequate.

It was resolved that the Parish Council would respond to the consultation, disagreeing with the policy update (to align it with Exeter City and East Devon District Councils').

JD

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24/96 Clarification of the Matford Spine Road – Cllr Wood

With the aid of diagrams, the location of the Spine Road was clarified and the Chudleigh Road re-alignment explained.

If the electricity substation was built, it would appear it would not be possible to construct the Spine Road.

It was noted that if the Spine Road was not in place, there would be no bus route connecting the developments and no safe walking route to the school or Community Centre, from the Elm Park development.

24/97 To consider requesting to Devon County Council Highways to site a wildflower bed on the visibility splay at Glebelands, opposite Exminster Garage

Resolved.

A further proposal to site a wild-flower bed on Deepway Green would be made at a future meeting.

JD

FINANCE MATTERS

24/98 Payments for approval

It was resolved to make payments in the sum of £9,282.62

HH

24/99 RFO's report

1. Direct Debits in January 2024

	£
Natwest Bankline	7.20
Utility Warehouse	242.29
EE	36.68
NEST	232.32

2. Internal Control Inspections for Q2 and Q3 were carried out on 24 January by Cllr Goodey. There were no matters to report back to Council.

24/100 Draft accounts for January 2024

1. Budget Comparison Report

Noted.

2. Balance Sheet

Noted.

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PLANNING MATTERS

24/102 Planning Decisions

Noted as listed.

1. **23/02183/FUL – Amber Cottage, Kennford – Extension to existing commercial building for additional machinery storage – GRANTED**
2. **Spurfield House, Main Road – Non-material amendment (amend part of roof material and install PV solar panels to new build Block B) to planning permission 19/01020/VAR for variation of condition 2 on planning permission 18/00530/FUL (alterations to building and new two storey building around a courtyard to form a mental health care facility) to amend design of buildings – GRANTED**
3. **23/00051/REF - Westhaven, Milbury Farm – Appeal against the refusal of 22/02108/VAR: Variation of condition 10 on planning permission 20/01299/FUL (Demolition of existing bungalow and garage and construction of four dwellings, garages, associated parking and infrastructure) to amend boundary structure – TURNED AWAY**
4. **23/00114/OUT – Land known as Candy’s Meadow – Outline – agricultural workers dwelling (all matters reserved for future consideration) - GRANTED**

24/103 To note any planning matters regarding the Matford development

1. Planning

See item 24/101

2. Community Centre

a To receive a report from Cllr Churchward on the regular NHS/DCC/EPC meeting held on Monday 12 February

The Tender returns were showing a higher build cost than anticipated. Norse would advise DCC of options. This would affect the start date of the build.

Despite the above, DCC was still keen that the licence to build on the land was signed by DCC, Vistry, the NHS and the Parish Council prior to the Tender being let and by 31 March latest.

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Vistry was in the process of offering the land to TDC who would nominate the NHS and the Parish Council as eventual landowners.

It was agreed that the notes of the meeting would be circulated to all Cllrs when received.

HH

- b The valuation of the additional land adjacent to the Community Centre had been received and would be discussed in part II of the meeting on 4 March.

JD

- c The advice on signing the licence that DCC wanted the Parish Council to sign ahead of the commencement of building work on site was expected by Friday 23 February.

24/104 Councillors' Reports – for information only

- 1. Cllr Churchward had been progressing “20’s Plenty” and asked for Councillors to volunteer to drive through the village at 20mph in the 30mph speed limits following a request from DCC Highways. This approach was considered unscientific.
- 2. Cllr Goodey was unable to attend the TDC and Town and Parish Councils meeting on 12 March. Cllr Wood offered to attend and would need to register with DALC to do so.
- 3. Cllr Guagliardo asked for further information on the statistics in the Police report.
- 4. Cllr Guagliardo asked who was funding the lawyers involved with the electricity substation.
- 5. Cllr May had met with Cllr Lake about vehicular access to Milbury Lane. Cllr Lake had requested a site visit from Highways and the Police had confirmed that they would increase patrols to monitor parking.

AW

24/105 Public Open Session – (Maximum 10 minutes)

- 1. The agenda was illogical and difficult for members of the public to follow.
- 2. The AV equipment in the main hall could be used for displaying maps and diagrams.
- 3. The Glebelands splay had been requested before but there had been an issue with underground services.
- 4. DCC asking Councillors to drive around at 20mph in a 30mph speed limit was absurd.

The meeting closed at 20:35

Date of next meeting: Monday 4 March at 19:00 in the Victory Hall Annexe

Signed:...Kevin Smith..... Date:...4 March 2024.....