

24/323 Present

Cllr Sheila Churchward (SC), Cllr John Goodey (JG), 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: 0

24/324 Apologies received from

Councillor Sarah Ladyman – personal reasons
Councillor Nicola Guagliardo – personal reasons
Councillor Lorne Smyth – personal reasons
Devon County Councillor Connett
District Councillor Kevin Lake

24/325 Declaration of interest on agenda items

None declared

24/326 Dispensation requests regarding Code of Conduct

None received

24/327 Public open session (maximum 10 minutes)

No public present

24/328 To confirm the draft minutes of the Exminster Parish Council meeting held on 3 June 2024 are an accurate record

Resolved

24/329 Clerks report

1. The Clerk met with representatives of National Grid to consider arrangements to lay a new cable across Spurfield to Spurfield House, the details will be on a future agenda
2. In response to Council's letter of the 4 June to Teignbridge District Council planning, they have confirmed that currently no requests have been made to discharge condition 10 of planning application 20/01723/MAJ, and a copy of our email will be filed on the original application for record purposes.
3. Weed spraying in the designated areas in the village had been completed and records received from the contractor.

Action

4. The notes from the Environment Working Party meeting held on the 6 June were circulated.
5. A request has been received from the owner of a property in Pridhams Way to purchase land adjacent to his property from the Parish Council. This has been sent to the Property & Amenities (P&A) lead Councillors. JD
6. A request has been received from a resident to have temporary access for a contractor for a delivery, to the rear of his garden through Spurfield. The Chairman and Cllr May (P&A lead councillors) have looked at the request and agreed it with caveats. JD
7. The revised planning application has been received for Lower Brenton Farm, Brenton Road, Kennford regarding a landfill site. An extension of time has been granted to consider this until the meeting of 5 August. Cllr Churchward and the Chairman will consider the application. SC/KS
8. A resident has asked the progress on the safe walking /cycling route to Matford Brook school. They were copied into a previous response given by Councillor Connett
9. Councillor May has stepped down from the role of joint Lead Councillor for Property & Amenity

24/330 To agree the amendments to the following Staff policies & procedures

1. **Staff Sickness Absence policy**
Resolved JD
2. **Health & Safety policy**
Resolved JD
3. **Complaints Procedure**
Resolved JD

24/331 To agree retrospective approval to employ another member of staff on a zero hours contract to provide annual leave cover for the public toilet caretaker/litter picker and any other supplementary tasks – Clerk

Resolved

24/332 To give delegated authority to the Clerk in consultation with the two Councillors on the interview panel, to complete the recruitment, selection and appointment process for the new staff position

Resolved

FINANCE MATTERS

Action

24/333 RFO's report

1. Direct Debit payments during May 2024

	£
NatWest Bankline	4.80
Utility Warehouse	308.80
EE	39.56
NEST	236.50

24/334 Payments for approval

It was resolved to approve payments in the sum of £20,025.15.

KS

24/335 Draft accounts for May

1. Budget Comparison Report

Cllr Wood noted that the Council had received significant sums of interest so far this year, and that the Finance Working Party would consider the impact of this on the budget.

Noted

2. Balance Sheet

Noted

PLANNING MATTERS

24/336 Planning applications

- 1. DCC/4395/2024, Variation of Condition No. 3 of planning permission reference DCC/4200/2020 (Realignment of the Chudleigh Road and creation of 2 new junctions with the existing Chudleigh Road and the A379) to allow ground improvement and bulk earthwork to commence prior to any other Matford Brook Corridor works being implemented. at Chudleigh Road, Exeter, EX2 9SQ**

Cllr Churchward had circulated a report outlining the application

It was resolved to support the application

JD

- 2. 24/00723/CLDE, Spurway Farm , Days-Pottles Lane - Certificate of Lawfulness for continuous occupation of units F and G in non-compliance with holiday condition**

Deferred to the next meeting

3. **24/00774/CLDE, Highfield , Matford Park Farm - Certificate of lawfulness for non-compliance with agricultural occupancy condition and alterations to existing dwelling**

Cllr Churchward had circulated a report outlining the application

It was resolved to make no comment

JD

24/337 Planning decisions

Noted as listed below:

1. 24/00674/HOU | Single storey side extension | 37 Oak Close Exminster Devon EX6 8ST (teignbridge.gov.uk) – **GRANTED**
2. 24/00663/HOU | Roof alteration works including new and replacement dormer windows to North and South elevations and single storey replacement side extension Pitthayes Main Road Exminster Devon EX6 8AP – **GRANTED**
3. 19/01319/MAJ Land At South West Exeter NGR 291652 89142, Markham Lane
 1. 19/01319/COND1 Discharge of conditions 8 (carbon reduction plan) & 9 (cycle parking) on permission 19/01319/MAJ for approval of reserved matters details (layout, scale, landscaping and appearance) for of 101 dwellings (Parcel 15), associated infrastructure and open space associated with the outline element of hybrid planning permission 15/00708/MAJ – **CONDITIONAL APPROVAL**
 2. 19/01319/COND2 - Discharge of conditions 4 (materials) & 5 (meter boxes) on permission 19/01319/MAJ for approval of reserved matters details (layout, scale, landscaping and appearance) for 101 dwellings (Parcel 15), associated infrastructure and open space associated with the outline element of hybrid planning permission 15/00708/MAJ - **CONDITIONAL APPROVAL**
 3. 19/01319/COND3 Discharge of condition 12 (pedestrian crossing) on permission 19/01319/MAJ for approval of reserved matters details (layout, scale, landscaping and appearance) for of 101 dwellings (Parcel 15), associated infrastructure and open space associated with the outline element of hybrid planning permission 15/00708/MAJ - **CONDITIONAL APPROVAL**
4. 15/00708/MAJ Land At South West Exeter NGR 291652 89142, Markham Lane 15/00708/COND18 Partial discharge of conditions 12 (ecological management plan - Parcels 13/14) & 20 (ground investigation report - Parcels 11-15) on planning permission 15/00708/MAJ for outline residential development, mixed use local centre (Use Classes A1, A2, A3, A4, A5, D1, B1), education facilities and sport and recreation, land for community buildings (Use Class D2), open space, Suitable Alternative Natural Green Spaces (SANGS), Sustainable Urban

Action

Drainage Systems works, new access and highways infrastructure including a bridge and related works (approval sought for access) – **CONDITIONAL APPROVAL**

SOUTH WEST EXETER DEVELOPMENT

24/338 To report the outcome of the Devon County Council Cabinet meeting held on the 12 June regarding the Community Centre – Clerk

The Clerk reported that the following was resolved at the above DCC Cabinet meeting:

1. That the amendments to the HIF package of infrastructure for the removal of the electricity substation be approved
2. That the acquisition of the full site as shown edged blue and green in Appendix 1 be approved, to facilitate construction of the Community Building and GP Surgery;
3. That the transfer of the land edged in green in Appendix 1 to the NHS prior to occupation of the GP Surgery be approved;
4. To remove the combined community building / GP surgery scheme from the HIF programme if, following further investigation, the scheme is not considered deliverable
5. That Devon County Council take ownership of the Community Building and to explore income opportunities to lease out space in the proposed Community Building and / or transfer the building to a suitable owner, to mitigate Devon County Council's ongoing financial liability.

24/339 To agree the proposed data sharing agreement with Real Ideas – Cllr Churchward

The draft agreement had been reviewed by Solicitors who confirmed it was in order.

The following comments were made by Councillors:

- Surprise was expressed that Exminster village had been included as it was thought it would only relate to the Matford development area
- Long term it would make the Parish feel as one
- There could eventually be three settlements within the Parish
- The survey referred to was a basic one, conducted by knocking on doors and engaging with the Community

It was resolved to sign the proposed agreement.

KS/JD

24/340 Other SW Exeter matters

Nothing to discuss.

24/341 Councillor's reports – for information only

Action

1. Cllr Nuttall reported that his talks with DCC on Highways matters would be delayed slightly whilst a new person took over the role he had been liaising with.
2. Cllr Wood reported that Teignbridge District Council had released new housing trajectory figures for the Matford development.

24/342 Public open session (maximum 10 minutes)

No public present.

24/343 It is proposed that in accordance with section 1(2) of the Public Bodies (Admission to Meetings) Act of 1960, the Press and Public will be excluded from items 24/344 – 24/348 (part II) having due regard to the confidential nature of the business to be transacted

Resolved

PART II

24/344 To agree the minutes of the part II meeting held on the 3 June are an accurate record

24/345 Update on Due Diligence

24/346 To review and consider acceptance of a quotation for structural opinion

24/347 To receive advice on the Community Use Agreement

24/348 Advice on CIL

The meeting closed at 20:52

Date of next meeting 1 July 2024 at 19:00 in the Victory Hall

Signed:.....Kevin Smith.....

Date:.....01/07/2024.....