

Chairman: Kevin Smith

Action

24/349 Present

Cllr Sheila Churchward (SC), Cllr John Goodey (JG), Cllr Lisa May (LM), Cllr Charles Nuttall (CN), Cllr Kevin Smith (KS), Cllr Adrian Wood (AW).

Deputy Clerk: Mrs Helen Hibbins (HH)

Devon County Councillor: Alan Connett (AC)

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

Public: 1

24/350 Apologies received from

Cllr Lorne Smyth (LS) – personal reasons

Cllr Gary Wheatley (GW) – work commitment

Cllr Nicola Guagliardo (NG) – personal reasons

Cllr Sarah Ladyman (SL) – personal reasons

24/351 Declaration of interest on agenda items

None declared.

24/352 Dispensation requests regarding Code of Conduct

None received.

24/353 Public open session (maximum 10 minutes)

No comments.

24/354 To confirm the draft minutes of the Exminster Parish Council meeting held on 17 June 2024 are an accurate record

Resolved.

24/355 County Councillors Report on items other than those on the agenda

Cllr Connett reported:

1. Matford Brook Academy (MBA) - Temporary buildings would be on site from September and the school would operate from there. Confirmation on when the actual school buildings could be occupied was awaited from the Department for Education. The Chair raised questions about the requirement for planning permission for the temporary buildings.
2. Abandoned car on Farmhouse Rise - A letter had been written to the Chief Constable of Devon and Cornwall Police inviting action to have it removed. There had been a

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disappointing response from Teignbridge District Council (TDC) who had failed to respond to communication dating back to May.

3. Issues raised with Highways:
 - i Re-lining of Milbury Lane had not been completed and there was abandoned roadwork equipment left on site.
 - ii Overgrown vegetation between the school and the garage was forcing traffic into the middle of the road. Devon County Council (DCC) contractors had been instructed to cut it back.
 - iii A CCTV survey of the drain outside Willowbank had been commissioned as it was believed that there was either a blocked pipe or debris in the drain that was causing flooding.
- Cllr Connett reminded residents that they had responsibility for cutting back vegetation on their boundaries.

24/356 District Councillors Report on items other than those on the agenda

Teignbridge District Councillor Kevin Lake reported:

1. The overgrown vegetation on Matford Roundabout had been cleared following his request to Highways.
2. Following reports of damage to the Swans Nest roundabout, an emergency team had responded to repair it. Cllr May noted that it was the second time the roundabout had been damaged this year.
3. He had reported a water leak at a property to South West Water and this had expedited their attendance and repair.
4. He had also not received a response from TDC officers regarding the abandoned car on Farmhouse Rise.

Teignbridge District Councillor Charles Nuttall had no further matters to report.

24/357 Chair's Report

1. The Victory Hall Trust AGM would take place on 2 July at 19:30 in the Victory Hall Annexe.
2. The "Love Exminster" event would take place on Saturday 6 July between 12:00 and 15:00. Cllrs Smith and Churchward would be in attendance.

24/358 Clerk's Report

In the absence of the Clerk, the Deputy Clerk reported:

1. Accounts and reports had been received from Exminster Parish Allotment Society for the year ending 31 December 2023 and circulated.
2. An invitation to Dawlish Community Transport's (East Teignbridge Community Transport) AGM on Tuesday 16 July 2024 had been received.
3. A request to meet with Parish Councillors had been made by the new Vicar of Exminster, Vanessa Pestrige, to discuss what is working well with the church and how it may better serve and support the wider community. Cllr Smith expressed an

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interest in being involved with the conversation. Other Councillors who are interested should inform the Clerk.

KS/JD/HH

4. The contractor who repaired the swing at Deepway had advised of an area wide issue of vandalism at play parks resulting in the need for additional vigilance during the weekly inspections. It was agreed that the incident should be reported to the police.

HH

FINANCE MATTERS

24/359 Payments for approval

It was resolved to approve payments in the sum of £934.17.

HH

PLANNING MATTERS

24/360 To consider a response to the Planning Validation Guide consultation

Cllr Churchward explained the background to the issues that had required the consultation. The proposed instructions/procedures were detailed and an improvement on those currently in place.

Cllr Churchward proposed the inclusion of “*such as Neighbourhood Development Plans*” in the “What is Validation?” statement in the Full Planning Validation Guide and in the Household Planning Validation Guide, add the following elements from the Full Planning Validation Guide: Biodiversity – Ecological Reports, Biodiversity Net Gain and Carbon Reduction Plan.

It was noted that the latter would be covered in Exminster’s refreshed Neighbourhood Development Plan.

Resolved.

SC

24/361 Planning applications

1. [24/00872/FUL | Erection of two outbuildings | Spurfield House Main Road Exminster Devon EX6 8BU \(teignbridge.gov.uk\)](#)

There were currently no objections on the planning portal, but it was considered that the amenity of residents in neighbouring properties would be compromised.

It was noted that considerable effort had been made to match the extension to the existing property, but the proposed modular structures would be incongruous.

It was resolved to object to the application due to

- i The loss of privacy for residents in the Old Police House and Moles cottages, contrary to material planning considerations.

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- ii The installation of modular buildings in the front garden of a Listed Building did not conserve or enhance the rural nature, existing visual landscape quality, wildlife and heritage value of the open countryside of the Parish, contrary to Neighbourhood Development Plan policies EXM2 and EXM3.

2. [24/00930/HOU | Dormer roof extension \(retrospective\) | 38 Glebelands Exminster Devon EX6 8AR \(teignbridge.gov.uk\)](#)

It was noted that this was the third retrospective planning application for the property.

It was resolved to object to the application with the following comment:

The increase in scale of the existing former window and the addition of another dormer window is thought to be inappropriate and significantly larger than others in the locality, spanning the length of the roof and thus appearing incongruous with the street scene. Visual appearance is not in keeping with similar bungalows in the row in Glebelands. The use of light grey cladding is not complementary to the roofline and contrary to Neighbourhood Development Plan policy EXM3 and TDC policies S2 – Quality of Development and WE8 – Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments.

3. [24/00723/CLDE | Certificate of Lawfulness for continuous occupation of units F and G in non-compliance with holiday condition | Spurway Farm Days-Pottles Lane Exminster Devon EX6 8AZ \(teignbridge.gov.uk\)](#)

Cllr Churchward had submitted a report highlighting the following concerns:

- i If used as residential dwellings, the development had a density of buildings which reduced the amenity and privacy of long-term residents, contrary to the material consideration “Overlooking and loss of privacy”.
- ii There were no gardens or allotments to provide outdoor amenity, allocated parking provision for residents or visitors to service both these and potential residential units, contrary to Policy EXM2 – Open Countryside.
- iii There was no mention of foul or surface water waste management in the planning documentation. Long-term residency had a different requirement to short holiday lets, contrary to Policy EXM2 – Open Countryside.
- iv There was no mention of carbon reduction requirements for residential developments i.e. solar panels, electric car charging points or heating systems. This would be a policy in the emerging Teignbridge Local Plan 2020-2040 (...commitment to secure a net-zero carbon future by moving to net zero developments and encouraging renewable and low carbon energy production through wind turbines and solar panels).

Following discussion, it was resolved to support the application with the condition that full planning applications are required from the applicant for the development of the three dwellings to bring them up to emerging standards for residential homes and subject to the satisfactory resolution of the aforementioned concerns. Additionally, it would be appropriate to include biodiversity enhancement measures such as bat,

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bee, bird, hedgehog and insect habitats to meet Exminster Parish's Environment Policy.

4. [24/00957/FUL | Proposed temporary rural workers' dwelling | Land North Of Old Dawlish Road Kennford Exeter EX6 7UP \(teignbridge.gov.uk\)](#)

Deferred.

HH

24/362 Planning decisions

1. **24/00638/HOU | Retrospective planning approval for rear single storey extension & decking | 17 Miller Way Exminster Devon EX6 8TH (teignbridge.gov.uk) - GRANTED**
2. **19/01319/COND5, Land At South West Exeter NGR 291652 89142, Markham Lane - Discharge of condition 12 (pedestrian crossing and footway scheme) 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 – GRANTED**
3. **24/00786/TPO, Footpath To North Lodge And Verges Ngr 294007 88124 Road To North Lodge - T4476 - Lime - Remove major hazardous deadwood overhanging footpath T4480 - Lime - Remove major hazardous deadwood overhanging footpath, reduce side of norther crown aspect by 2 metres with a maximum diameter of cut of 60mm, remove 2x 75mm lateral branches which arise from a subdominant parent stem at 6m above ground level over the north eastern aspect – GRANTED**
4. **24/00703/HOU, Southerly Rise, Little Silver Lane – Demolition and removal of existing workshop/store and static caravan and replacement with a new workshop/garage and outbuilding - GRANTED**

SOUTH WEST EXETER DEVELOPMENT

24/363 Update on matters

1. A response had been received from the Department for Levelling Up, Housing and Communities regarding DCC seeking an extension to Housing Infrastructure Funding. A formal decision could not be made until a new Government was in place (after the General Election).
2. The Community Use Agreement for facilities at Matford Brook Academy was sent by the Clerk to TDC on 18 June and acknowledged. A formal response was awaited.
3. Due Diligence work for the Community Centre was progressing.

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- 24/364 To request approval of the amended Letter of Agreement with Real Ideas drawn up to meet the changes in the proposal agreed by Council on 15 April 2024 to proceed with a Community Engagement Scoping Study for the total of £6546.00 plus VAT**
Resolved.

It was noted that the work would start on 2 July and that Cllrs May and Churchward would hold a progress meeting with Real Ideas later this week.

NEIGHBOURHOOD DEVELOPMENT PLAN

- 24/365 To consider a letter from Exminster School requesting Community Infrastructure Levy (CIL) funding for Wrap-Around care accommodation**

The School had approached the Parish Council regarding investing in wrap-around care for Exminster Village. The results of the Household Questionnaire clearly showed a significant need.

It was agreed that a meeting involving members of the Neighbourhood Development Plan Working Party and the School should be arranged.

HH

Other ENDP matters:

1. At the last meeting the Working Party discussed the feedback from TDC on the Affordable Housing questions in the Household Questionnaire. TDC had limited information on the need for affordable housing in the Parish. The results from the Household Questionnaire indicated a significant need but, TDC believed that more detailed consultation was required to enable a policy to be developed. The process for allocating affordable housing meant that the policy needed to be strengthened to make it fit for purpose. A policy was being drafted in conjunction with TDC to improve the priority for Exminster residents.
2. A policy on the restriction on new dwellings being used for short-term lets was under consideration. The emerging Teignbridge Local Plan had a policy, but it only covered five coastal parishes. Kenn Parish intended to have a policy in its Neighbourhood Development Plan, meaning that Exminster would need to take similar measures to avoid being the only significant parish without protection.
3. Potential land allocations had been identified and more consultation would be carried out in the Autumn, when a second Household Questionnaire would include a more detailed survey of housing needs in Exminster Village, the restriction on new dwellings being used for short-term lets as well as any other topics requiring further consultation.
4. An update setting out the plan for the Questionnaire and a timetable for the remainder of the Neighbourhood Development Plan would be forthcoming.
5. Cllr May had volunteered to be the Editor for the Neighbourhood Development Plan.

- 24/366 Councillor's reports – for information only**

1. Cllr Nuttall reported that evidence was required to support the case for a 20mph speed limit in the village. Clarification on residents' thoughts was needed. Cllr Wood

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suggested that a question on this could be included in the next Neighbourhood Development Plan Household Questionnaire, subject to TDC's approval. A question would need to be developed to elicit the information that DCC required.

AW/CN

2. Cllr Wood reported on the latest TDC figures for the build out of Matford. There were only 4 properties completed in the last month. The latest housing trajectory figures would be circulate for information.

AW/HH

3. Cllr Goodey reported that the first "Local Hub" meeting would take place with Shillingford and Kenn in the next couple of weeks.

24/367 Public open session (maximum 10 minutes)

No comments.

24/368 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 24/369 to 24/370 (part II) having due regard to the confidential nature of the business to be transacted

Resolved.

PART II

24/369 To agree the notes of the part II meeting held on the 17 June 2024

24/370 Update on due diligence

The meeting closed at 20:30

Date of next meeting Monday 15 July 2024 at 19:00 in the Victory Hall

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

Date:...15 July 2024.....