

Chair: Kevin Smith

24/371 Present

Cllr Sheila Churchward (SC), Cllr John Goodey (JG), Cllr Sarah Ladyman (SL), Cllr Charles Nuttall (CN), Cllr Kevin Smith (KS), Cllr Lorne Smyth (LS), Cllr Adrian Wood (AW).

Clerk: Mrs Jill Daw (JD)

Deputy Clerk: Mrs Helen Hibbins (HH)

Teignbridge District Councillor: Charles Nuttall (CN)

Public: 5

24/372 Apologies received from

Cllr Nicola Guagliardo (NG) – personal reasons

Cllr Lisa May (LM) – personal reasons

Cllr Gary Wheatley (GW) – personal reasons

24/373 Declaration of interest on agenda items

None declared.

24/374 Dispensation requests regarding Code of Conduct

None received.

24/375 Public open session (maximum 10 minutes)

1. The bollard had been removed from the pavement on Deepway Lane opposite the junction with Exe View, leaving a deep hole.
The Clerk had reported this to Devon County Council (DCC) and would monitor progress for reinstatement.
2. When would the 20mph road marking on Main Road near the Milbury Reach Junction be removed?
The Clerk would pursue this with DCC Highways.
3. A member of the public spoke in support of planning application 386/1.

JD

24/376 To confirm the draft minutes of the Exminster Parish Council meeting held on 1 July 2024 are an accurate record

Resolved.

Action

24/377 Clerks report

1. Teignbridge District Council (TDC) had advised of arrangements concerning the Local Plan examination hearings starting on 17 September and expected to last a fortnight. Cllr Wood expressed an interest in attending. The matter would be on the agenda for discussion at the next Parish Council meeting.

JD

2. St John's Ambulance had asked if the Parish Council could support them in promoting Youth Team Volunteer roles in the area. Scene, Facebook and the notice board were suggested, and the email was forwarded to Cllrs May and Churchward as it may relate to the community engagement work at Matford.

24/378 To note receipt of the monthly Police report

Noted.

PROPERTY AND AMENITIES MATTERS

24/379 To update Council on a meeting the Clerk attended with the National Grid to finalise plans to install underground cables from a point in the Deepway Green car park to Spurfield House

Cable laying was due to start on 30 September and expected to take a week. A deep hole and network of trenches would be required. Warning signs would be displayed and safety fencing would be erected. Access would remain to the allotments and tennis court. The work would be publicised in Scene and on Facebook.

HH

FINANCE MATTERS

24/380 RFO's report

Direct Debits during June 2024	£
NatWest Bankline	6.80
Utility Warehouse	261.76
EE	38.81
NEST	336.74

24/381 Payments for approval

It was resolved to approve payments in the sum of £13,788.14

HH

24/382 Draft accounts for June 2024

It was noted that the accounts to 31 July would be considered at the next Finance Working Party meeting that would report findings to the Parish Council.

1. Budget Comparison Report

Noted.

Cllr Churchward asked what the income on investments could be used for.

Action

2. Balance Sheet

Noted.

24/383 To agree the reviewed Risk Assessment

It was resolved to approve the circulated version of the Risk Assessment with the following amendments:

- Consistency in the naming of the *“Exminster Community Emergency Plan”*.
- Meeting Location – change to *“There are accessibility, temperature and acoustic issues at the Victory Hall”*.
- Payroll – change the management action to *“The Parish Council authorises the appointment of all employees but may delegate to the Clerk in consultation with two Councillors”*.
- Employees – the second to fourth identified risks in the section needed to be graded medium.
- Leases – remove *“and there are Parish Council representatives on some Trusts”*
- Website – change the hosting of email to *Microsoft*.

HH/JD

24/384 To agree the reviewed Business Continuity Plan

It was resolved to approve the circulated version of the Business Continuity Plan with the following amendments:

- Consistency in the naming of the *“Exminster Community Emergency Plan”*.
- Change instances of *“Full Council”* to *“members of Council”* or *“Councillors”* as appropriate.

HH/JD

PLANNING MATTERS

24/385 Planning applications

1. [24/01006/HOU | Retention of existing boundary wall and construction of new section of boundary wall adjoining the highway | Wimlett Deepway Gardens Exminster Devon EX6 8BE \(teignbridge.gov.uk\)](#)

The wall was retaining the garden and preventing it slipping into Deepway Lane.

It was resolved to support the application and comment that the wall should be made more visually attractive (to meet EXM03 – Quality of Design) and enhance biodiversity around the dwelling by considering the Parish Council’s request that all development within the Parish includes bat, bee, bird, hedgehog and insect habitats.

2. [24/00985/MAJ | Reserved matters details \(layout, scale, landscaping and appearance\) related to parcel 16a for 94 dwellings, including associated infrastructure and open space, pursuant to the outline element of hybrid planning permission 15/00708/MAJ | Land At South West Exeter Ngr 292209 89124 Matford Devon EX2 8XW \(teignbridge.gov.uk\)](#)

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

Action

- i The Local Equipped Area for Play (LEAP) is located next to the main road that runs between Chudleigh Road and Shillingford Road. It would be safer if the grassy play area was fenced off to prevent balls running into the main road, with additional fencing around the children's play area as well.
- ii The roads should be built to the specification at which DCC will adopt them.
- iii Visitors' parking needed to be clearly identified in perpetuity.

3. [24/00957/FUL | Proposed temporary rural workers' dwelling | Land North Of Old Dawlish Road Kennford Exeter EX6 7UP \(teignbridge.gov.uk\)](#)

It was resolved to support the application subject to the following:

- i The development should comply with TDC Policy W8 d), h) and j) and emerging policy H16:
- ii Assuming the biodiversity comments are to the Biodiversity Officer's satisfaction then, to complement these, it would be appropriate to improve diversity around the dwelling by considering the Parish Council's request that all development within the Parish includes biodiversity enhancement measures such as bat, bee, bird, hedgehog and insect habitats.

4. [24/00960/FUL | Full planning permission for the erection of 6 dwellings including landscaping, car parking, infrastructure and associated works, and vehicular access | Victoria Heights Chudleigh Road Alphington Exeter Devon \(teignbridge.gov.uk\)](#)

It was resolved to comment that access to plots 188 and 189 is very restricted and that parking is particularly difficult for plot 189.

HH

24/386 Planning decisions

Noted as listed below.

1. **24/00723/CLDE Spurway Farm, Days-Pottles Lane, Exminster – Certificate of Lawfulness for continuous occupation of units F&G in non-compliance with holiday condition – REFUSED**
2. **22/02387/COND1 62 Old Quarry Drive, Exminster – Discharge of condition 3 (construction traffic management plan) for first floor side extension, ground floor rear extension and alterations – GRANTED**
3. **24/00774/CLDE, Highfield, Matford Park Farm - Certificate of lawfulness for non-compliance with agricultural occupancy condition and alterations to existing dwelling – AGREED**
4. **19/01779/MAJ, Land at South West Exeter NGR 292377 88776, Matford – Acceptance of proposals to discharge Conditions 8 – carbon reduction plan, 3 – bin storage, 4- external materials, 5 – meter box plan, 14 – cycle storage, 16 – windows, 19-temporary surface water drainage, 13 – highways, for reserved**

Action

matter details (layout, scale, landscaping and appearance) related to parcel 8b for 193 dwellings including associated infrastructure and open space, pursuant to the outline element of hybrid planning permission 15/00708/MAJ dated 2 November 2018 - AGREED

SOUTH WEST EXETER DEVELOPMENT

24/387 Update on matters

Cllr Churchward reported that Real Ideas had started their survey at Matford and a meeting would take place with them next Wednesday to discuss initial findings.

24/388 To report the agreed resolution made in Part II of the Council meeting held on 1 July to approve a budget figure of £1080 for advice on rental values from Vickery Holman. (£540 for initial advice with delegated authority for the Clerks to authorise a further £540 for additional questions, in consultation with the Chair).

Noted.

ENVIRONMENT MATTERS

24/389 To agree the draft Environment Policy

Cllr Churchward explained how the Policy had been developed to reflect a range of national, county, district and parish policies and strategies. The Policy would inform the Environmental Approach that would facilitate development of a local action plan.

It was resolved to approve the policy as circulated with the following amendments:

- “Wherever achievable and affordable at *Parish level...*” – change “at *Parish level*” to “*within the Parish*” and throughout the document.
- First bullet point in the Policy to be “*Ensure that current legislation and guidance is followed.*” Additionally, superscripts for the bullet point to include 2,3,4 and 7.

JD/SC

24/390 Councillors’ reports – for information only

1. Cllr Nuttall had reported fly tipping at the end of Days Pottles Lane to TDC.
2. Cllr Churchward believed that the Parish Council met the requirements of the Climate Response of the Year Award, promoted by National Association of Local Councils (NALC), and would propose a nomination at the meeting on 5 August.

JD/SC

24/391 Public open session (maximum 10 minutes)

1. Regarding the acoustics in the hall - some Councillors were easier to hear than others.

24/392 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 24/393 to 24/397 (part II) having due regard to the confidential nature of the business to be transacted

Action

Resolved.

PART II

24/393 To agree the notes of the part II meeting held on the 1 July 2024

24/394 To agree a response to comments made on the Community Use Agreement

24/395 Update on Due Diligence

24/396 To approve a quotation for structural opinion from AECOM

24/397 To approve a quotation for rates advice from Vickery Holman

The meeting closed at 21:05

Date of next meeting Monday 5 August 2024 at 19:00 in the Victory Hall

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

Date:.....5 August 2024.....