

Chair: Kevin Smith

Action

25/114 Present

Cllr Sheila Churchward (SC), Cllr John Goodey (JG), Cllr Nicola Guagliardo (NG), Cllr Kevin Smith (KS)

Deputy Clerk: Mrs Helen Hibbins (HH)

Public: 2 (from 18:55 to 19:10)

25/115 Apologies received from

Cllr Sarah Ladyman (SL) – personal reasons

Cllr Lisa May (LM) – personal reasons

Cllr Charles Nuttall (CN) – personal reasons

Cllr Gary Wheatley (GW) – personal reasons

Cllr Adrian Wood (AW) – family reasons

Devon County Councillor Alan Connett

Teignbridge District Councillor Kevin Lake

25/116 Declaration of interest on agenda items

None declared.

25/117 Dispensation requests regarding Code of Conduct

None received.

25/118 Public open session (maximum 10 minutes)

No public present.

25/119 To confirm the draft minutes of the Exminster Parish Council meeting held on 17 February 2025 are an accurate record

Resolved.

25/120 County Councillors Report on items other than those on the agenda

Cllr Connett had sent a report in his absence that was read by the Deputy Clerk:

Action

1. Work to renew the safety surfaces by the Texaco garage on Sannerville Way was scheduled for the WB 10 March. The work would take place overnight and was weather dependent.
2. Management action was being taken at DCC to resolve issues with irregularities with staff payments that had been identified by external auditors and brought to the attention of the audit committee.
3. There had been media reports of DCC “dismissing and rehiring staff” relating to stopping the payment of Essential Car User allowances; the new terms of employment would not include the car allowance.
4. The Trood Lane junction had recently been opened following completion of works.
5. The planning application for the disposal of inert waste and soil at Lower Brenton Farm in Kennford was deferred at the last meeting of the Council’s Development Management Committee to the meeting on 2 April. The rules regarding speaking at planning meetings had since been revised that would limit the number of speakers to an application. A letter had been written to the County Solicitor asking that the public speaking was arranged under the previous rules so that the community was not disadvantaged by the deferral. Cllr Goodey suggested that Exminster Parish Council could request to speak to ensure that all aspects were covered by speakers.

JG

25/121 District Councillors Report on items other than those on the agenda

Cllr Lake had sent a report in his absence that was read by the Deputy Clerk:

1. The community order issued by TDC to remove fly tipping in the gateway off Deepway Lane had not been responded to. TDC would remove the rubbish and invoice the landowner.
2. An enforcement report concerning a breach of planning permission by the owners of a property on Deepway Gardens had been received. A letter of defence would be submitted by Cllr Lake.
3. The fence on the path from Sentry’s Orchard onto the Swans Nest Roundabout was in a poor condition. DCC Highways had been contacted to ask whether a more permanent, metal fence could be erected for safety reasons.
4. The Dog Warden would be visiting the area near the Stowey Arms to stencil pavements and put up posters following an increase in dog fouling in the area.
5. A resident had raised an issue about a crack in the Church tower that would be taken up with the Vicar.

25/122 Chair’s Report

1. The Chair had had the opportunity to inspect the repairs made to the boardwalk in Crockwells Meadow and thought they were excellent and blended in sympathetically with the original structure.

Action

25/123 Clerk's Report

1. At 18:00, representation had been received from a resident regarding planning application 25/126/1. This was circulated in hard copy at the start of the meeting as the resident had intended to attend the public open session but had been held up due to a traffic accident on Bridge Road.

25/124 To agree a recommendation from the Staffing Committee that the Council becomes a member of South West Councils, independent HR advisors, for an annual cost of £612.50 + VAT and in addition £150 for a one off joining fee

Resolved.

KS/HH

A comprehensive report had been submitted to the Staffing Committee and circulated with papers for this meeting.

FINANCE MATTERS

25/125 Payments for approval

It was resolved to approve payments in the sum of £1344.86

HH

PLANNING MATTERS

25/126 Planning applications

1. 25/00203/FUL | Retention of gazebo within garden area and fire exit door to the rear | Stowey Arms Exminster Devon EX6 8AT

The application was retrospective with the work having been completed in February 2024.

Discussion took place about points made in the circulated report. Visits had been made to the pub and the neighbouring property.

It was disappointing that the fire service had been unable to inspect the property and provide advice on the fire exit arrangements.

It was resolved to object to the current application and make the following comments:

- i The Parish Council supported the need for a protective gazebo for smokers but not in its current location because it was too close to the kitchen door and the proposed fire exit. It would be more appropriate to site it at the front of the pub.
- ii The rear fire door must meet relevant regulations.

ADMIN

Action

2. **23/01821/MAJ | Reserved matters application for the approval of 245 dwellings and 1202sqm of commercial/employment space with associated roads, footways, parking, drainage, open space and landscaping (approval sought for appearance, landscaping, layout and scale) pursuant to outline planning permission 15/00921/MAJ (Outline planning application for demolition of existing buildings and for residential and commercial development (C3, E uses) (approval sought for access)) | Matford Home Farm Matford Devon EX2 8XT**

The issues raised by the Parish Council in previous iterations of this application had been addressed with the exception of the long-term care of the trees and hedges.

It was noted that a resident of Matford Mews had commented on the application regarding boundaries and that this was available on the TDC planning portal.

It was resolved to support the application and make the following comments:

- i Despite the issues raised in the response, overall, the Parish Council believed that this application was highly important to the whole Matford development in that it brought a commercial/shopping hub. Without this hub, that would include many of the current small businesses on Parris Farm site, residents of the area had a considerable journey to the nearest shops, made more difficult by the lack of public transport.
- ii Public transport and local commercial/shopping facilities are recognised as basic requirements in the South West Exeter Urban Development Framework and meet both EXM3 *Quality of Design* and TDC Policy S5, e) *ensure that new development is provided with appropriate infrastructure, with timing of provision in relation to development balancing community need against development viability.*
- iii The spine road was integral to the planned development and would form the link between Matford Home Farm and the Vistry development. The spine road will allow safer vehicle, cycle and pedestrian access between the community facilities, school and commercial/shopping area without using the A379. The levels and alignment of the spine road in this application must tie in with the western section of the spine road. It is noted that the trees in or adjacent to the Highway have a root barrier system. These will need to be maintained by others.
- iv A traffic management plan for the whole period of development was not provided nor are the hours of work or likely levels of disturbance provided. These should be made available at the earliest opportunity for the wellbeing and amenity of all current and future residents, the Devon Hotel and future occupants of the commercial area.
- v The Parish Council would like clarification of the organisation responsible for long-term management of the trees and hedges on the site.

ADMIN

Action

25/127 Planning decisions

Noted as listed beneath.

1. **24/01279/COND1 | Discharge of condition 3 (surface water management) on planning permission 24/01279/VAR for variation of condition 2 on planning permission 23/01911/FUL (Dwelling and Garage) change of proposed plans | Greenacre Trood Lane Matford EX2 8XX – REFUSED**
2. **25/00175/CLDP | Certificate of lawfulness for loft conversion with dormer window to east elevation | Pitts House Days-Pottles Lane Exminster Devon EX6 8DG - REFUSED**

25/128 Councillors reports – for information only

1. Councillor Guagliardo was considering proposals that he would bring to a future meeting.

25/129 Public open session (maximum 10 minutes)

No public present.

25/130 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 item 25/131 (part II) having due regard to the confidential nature of the business to be transacted

Resolved.

PART II

25/131 To agree a recommendation from the Staffing Committee that the Parish Council engages with South West Councils for the provision of specialist services at a cost not to exceed £3000 plus VAT. (2 days at £1,199 per day plus travel expenses)

Resolved.

The meeting closed at 19:30

Date of next meeting: Monday March 17 in the Victory Hall Annexe

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

Date:.....17 March 2025.....