

Chair: Kevin Smith

Action

25/132 Present

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

Clerk: Jill Daw (JD)

Deputy Clerk/RFO: Mrs Helen Hibbins (HH)

Admin Assistant: Mrs Tania Foley (TF)

Public: 1

25/133 Apologies received from

Cllr Lisa May (LM) – personal reasons

Cllr Sarah Ladyman (SL) – personal reasons

Cllr Gary Wheatley (GW) – work reasons

Cllr Adrian Wood (AW) – family reasons

25/134 Declaration of interest on agenda items

None declared.

25/135 Dispensation requests regarding Code of Conduct

None received.

25/136 Public open session (maximum 10 minutes)

No comments.

25/137 To confirm the draft minutes of the Exminster Parish Council meeting held on 05 March 2025 are an accurate record.

Resolved.

25/138 Clerks report

Minutes subject to approval at next meeting.

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1. Local Government Reorganisation/Devolution online briefing from TDC - another briefing has been scheduled 6.00pm Tuesday 25 March - the link has been circulated.
2. Devon Association of Local Councils (DALC) devolution update meeting for smaller Councils has been rescheduled to 8 April at 10:00.
3. 14 Day Notices to clear vegetation had been sent to property owners in Deepway Lane, by Devon County Council (DCC) Highways, where overgrown vegetation was restricting the road width.

25/139 To note receipt of the monthly Police report

Noted.

25/140 To note the minutes of the Staffing Committee meeting held on 26 February 2025

Noted.

FINANCE MATTERS

25/141 RFO's report

There were no questions on the circulated report.

25/142 Payments for approval

It was resolved to approve payments in the sum of £9,572.11.

HH

25/143 To agree to pay invoices received up to and including 24 March 2025 by 28 March 2025 to assist with year-end preparation. All payments to be reported at the Parish Council meeting on 22 April 2025.

Resolved.

(Financial Regulation 6.9 refers)

HH

25/144 To note that the Assets List has been reviewed for publication on the Parish Council website

Noted.

Cllr Churchward asked if trees could be included on the asset list as they were of value. The RFO responded that this was not allowed under legislation as assets were recorded at book cost for replacement. Natural assets are listed under maintenance.

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Cllr Smith asked if the asset list could be categorised in future. The RFO explained that they were listed by location as instructed by a previous Internal Auditor, but this could be changed for next year.

HH

25/145 Draft accounts for February 2025

1. Budget Comparison Report

Noted

2. Balance Sheet

Noted

PLANNING MATTERS

25/146 Planning applications

Cllr Churchward explained that moving forward, as previously agreed by Council, some categories of planning applications would be summarised by the Admin Assistant. The different categories of application were listed. The new Teignbridge District Council (TDC) Local Plan should be in place by August 2025, so Cllr Churchward and the Admin Assistant would start to apply the policies listed in it from June.

1. [25/00360/NPA | Application for Prior Approval under Part 14 Class J of Schedule 2 of the GPDO 2015 for the installation of solar PV equipment on roof | Exminster Golf Centre Exminster Hill Exminster Devon EX6 8GA](#)

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

- Confirmation that the panels will be of the matt variety to reduce the visual impact on the landscape shared with our neighbouring parishes in the Exe Estuary bowl is sought.
- End of life procedure for the dismantled system (panels and battery infrastructure) to be developed. Policy W4: Waste Prevention is not covered in the information provided. This Devon-wide policy places responsibility on the applicant to reduce the amount of waste produced throughout the lifecycle of their development and ensuring that waste is managed in line with the waste hierarchy.

2. [25/00388/TPO | T1-Leylandii- Crown lift to 3 meters and clear under growth around tree. | Mansion House Devington Park Exminster Devon EX6 8UJ](#)

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

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- Work on the Leylandii tree T1 should be done as soon as possible and preferably before the end of March, due to possible nesting.
- The TDC arboriculture office should consent to all work proposed.

3. [25/00274/HOU | Single storey rear extension | Bryher Aboveway Exminster Devon EX6 8DT](#)

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

- Development waste should be disposed of properly.
- A traffic management plan should be prepared to ensure that neighbours can access their properties during the development period.
- The applicant is requested to provide biodiversity measures that meet Exminster Parish's Environmental Policy to protect and enhance bat, bee, bird, hedgehog and insect habitats.

ADMIN

25/147 **Planning decisions**

Noted as listed.

1. [25/00304/CLDP | Certificate of Lawfulness for proposed hip to gable conversion of loft with dormer | Sunraye Exminster Devon EX6 8AT – APPROVED](#)
2. [15/00708/COND42 | Partial discharge of conditions 11 \(Landscape and ecology management strategy\), 12 \(ecological management plan\) & 13 \(bat and bird boxes\) for parcel 16b 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 Drainage Systems works, new access and highways infrastructure including a bridge and related works \(approval sought for access\) | Land At South West Exeter NGR 291652 89142 Markham Lane Shillingford Abbot – ISSUED](#)
3. [19/01779/AMD2 | Non-material amendment \(change the external entrance doors to Blocks B & C from glazed to composite and one window panel to front elevation removed on Block C\) to planning permission 19/01779/MAJ for reserved matter details \(layout, scale, landscaping and appearance\) related to Parcel 8b for 193 dwellings, including associated infrastructure and open](#)

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space, pursuant to the outline element of hybrid planning permission 15/00708/MAJ (dated 2nd November 2018) | Land At South West Exeter NGR 292377 88776 Matford – APPROVED

4. 25/00069/HOU | Demolition of existing single storey extension and roof terrace and construction of new single storey side/rear wrap around extension | Sunraye Exminster Devon EX6 8AT – APPROVED
5. 24/00985/COND1 | Discharge of condition 16 (acoustic assessment) on planning permission 24/00985/MAJ for 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 – ISSUED

25/148 To agree that a representative from Exminster Parish Council attend the Devon County Council Development Management Committee meeting on Wednesday 16 April to speak on behalf of both Exminster and Kenn Parish Council in respect of the Lower Brenton landfill application ref : DCC/4337/2023

Cllr Goodey outlined the new DCC rules on speaking at the Development Management Committee meetings; the number of speakers had been reduced to only one per parish. Kenn Parish Council would nominate John Pearson, Highways Consultant, as its representative and requested that Exminster nominated Kelvin Boot, Environmental Expert, to cover shared issues which included the potential impact on the Berry Brook

It was resolved that Exminster Parish Council would nominate Kelvin Boot.

Cllr Goodey would confirm the nominees' details with the Clerk.

JG/JD

SOUTH WEST EXETER DEVELOPMENT

25/149 Update on matters

No updates.

NEIGHBOURHOOD DEVELOPMENT PLAN

25/150 To approve a quotation to provide support for the writing of remaining policies and, also, a full review of the draft ENDP 2020-2040 Pre-Submission at a day rate of £650 plus VAT if applicable (Work expected to take no more than 5 days).

Resolved.

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Cllr Goodey explained the work and possible timescales involved.

HH

25/151 Councillors reports – for information only

1. Cllr Nuttall requested an item on the next agenda to report back on the Traffic Management Plan discussion with DCC. JD
2. Cllr Nuttall reported that there was to be a conference at Newton Abbot – Pesticide Free Devon by Green Futures - on Saturday 7 June at 10:00. This may be of interest to Cllr Ladyman and the Chair of the Green Spaces Group, Jeremy Pyne, and the details would be passed onto them. CN
3. Cllr Goodey reported that a tree granted to Kenn was unable to be planted due to size. It was suggested that Jeremy Pyne may be interested in it JD
4. Cllr Churchward was organising a trip to Kennford Recycling Centre between 14 -17 April. Cllrs Nuttall, Smith and Goodey shared their availability. SC

25/152 Public open session (maximum 10 minutes)

No comments.

25/153 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 25/154 (part II) having due regard to the confidential nature of the business to be transacted.

Resolved.

PART II

25/154 To consider and agree the Ground Maintenance contract.

The meeting closed at 20:25

Date of next meeting Tuesday 22 April 2025 at the Victory Hall.

Signed:.....

Date:.....

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