

Chair: Kevin Smith

- 25/150 Present
- 25/151 Apologies received from
- 25/152 Declaration of interest on agenda items
- 25/153 Dispensation requests regarding Code of Conduct
- 25/154 Public open session (maximum 10 minutes)
- 25/155 To confirm the draft minutes of the Exminster Parish Council meeting held on 17 March 2025 are an accurate record
- 25/156 To confirm the draft Part II minutes of the Exminster Parish Council meeting held on 17 March 2025 are an accurate record
- 25/157 County Councillors Report on items other than those on the agenda
- 25/158 District Councillors Report on items other than those on the agenda
- 25/159 To note the monthly Police report
- 25/160 Chair's Report
- 25/161 Clerk's Report
- 25/162 RFO Report
- 25/163 Draft accounts for March
  1. Budget Comparison Report
  2. Balance Sheet
- 25/164 Payments for approval
  1. To note payments made under Financial Regulation 6.9 as agreed in item 25/143 (17 March) in the sum of £11,353.23
  2. To agree payments for approval on 24 April 2025.
- 25/165 Planning applications – Cllr Churchward
  1. [25/00372/HOU | Single storey side and rear extension | 20 Gissons Exminster Devon EX6 8AH](#)
  2. [25/00463/HOU | Construction of new retaining wall and fencing | Wimlett Deepway Gardens Exminster Devon EX6 8BE](#)
  3. [25/00587/TPO | G1 x7 English Yews - reduce in height to 3 metres T2 Sweet Chestnut - carry out a sympathetic crown reduction in height and crown spread by 1-1.5 metres | Exeter Pre Prep Road To North Lodge Exminster Devon EX6 8AT](#)
  4. [25/00344/FUL | Convert garage into additional living accommodation for annexe. | Pitts House Days-Pottles Lane Exminster Devon EX6 8DG](#)
  5. [DCC/4433/2025 Variation/Removal Of Conditions 2, 11, 13, 14, 18 and 20 Of Planning Permission Reference DCC/4140/2019 \(19/01661/DCC\) at Kenbury Wood Resource Recovery Facility](#)

25/166 Planning decisions

1. [24/01369/COND2 | Discharge of conditions 4 \(materials\) & 5 \(meter boxes\) on planning permission 24/01369/MAJ for reserved matters details \(layout, scale, landscaping and appearance\) related to parcel 16B for 163 dwellings and associated infrastructure and open space pursuant to the grant of outline planning permission 15/00708/MAJ | Land At South West Exeter NGR 291652 89142 Markham Lane Shillingford Abbot – ISSUED](#)
2. [25/00454/CLDP | Certificate of Lawfulness for proposed single storey side extension | 37 Oak Close Exminster EX6 8ST – ALLOWED](#)
3. [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 – APPROVED](#)
4. [25/00203/FUL | Retention of gazebo within garden area and fire exit door to the rear | Stowey Arms Exminster Devon EX6 8AT – APPROVED](#)
5. [19/01417/COND1 | Discharge of condition 8 \(carbon reduction plan\) on planning permission 19/01417/MAJ for reserved matters details for layout, scale, landscaping and appearance, in respect of a proposal for 98 dwellings \(Parcel 13 & 14\) and associated infrastructure and open space associated with the outline element of hybrid application 15/00708/MAJ | Land At South West Exeter NGR 292209 89124 Matford – ISSUED](#)
6. [19/01417/COND5 | Discharge of condition 12 \(linkages to open space\) on planning permission 19/01417/MAJ for reserved matters details for layout, scale, landscaping and appearance, in respect of a proposal for 98 dwellings \(Parcel 13 & 14\) and associated infrastructure and open space associated with the outline element of hybrid application 15/00708/MAJ | Land At South West Exeter NGR 292209 89124 Matford – ISSUED](#)
7. [25/00274/HOU | Single storey rear extension | Bryher Aboveway Exminster Devon EX6 8DT – APPROVED](#)
8. [15/00708/COND25 | Partial discharge of conditions 9 \(tree protection\) & 21 \(waste audit statement\) relating to Parcel 16a 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 Devon – ISSUED](#)
9. [24/00434/COND1 | Discharge of conditions 2 \(trees\), 12 \(LAP 10\), 14 \(hedgebank\), 15 \(Spine Road and community orchard planting and implementation plan\) & 16 \(swale and attenuation pond details\) on planning permission 24/00434/MAJ for reserved matters details for layout, scale, landscaping and appearance, in respect of a proposal for 101 dwellings \(Parcel 13 & 14\) and associated infrastructure and open space associated with the outline element of hybrid application 15/00708/MAJ | Land At South West Exeter NGR 292209 89124 Matford - ISSUED](#)

## ITEMS RECEIVED

- 25/167 To review and agree an increase to the Cemetery fees - Clerk
- 25/168 To note we have been informed by Teignbridge District Council that the following properties are no longer registered under the Community Right to Bid scheme - Clerk
1. The Stowey Arms
  2. Royal Oak Inn
  3. The Limes Surgery
  4. The Westbank Centre
- 25/169 It is proposed by Cllr Nuttall and seconded by Cllr Wood that Council approves the six elements as laid out in the Exminster Traffic Management Plan for further research and authorises an approach to the EDG Gateway Team at DCC for design briefs and draft agreements for elements 2, 3, 4 and 6
- 25/170 To agree to amend the word Chairman to Chair of the Staffing Committee in respect of the Grievance, Disciplinary and Sickness/Absence policies - Clerk
- 25/171 To agree to amend the Terms of Reference for the Finance Working Party to remove references to staffing matters that will be considered by the Staffing Committee - RFO
- 25/172 To note receipt of the final maintenance contract and amendment letter agreed by Mr Fowler
- 25/173 To adopt the final version of the Neighbourhood Development Plan Housing Needs Report
- 25/174 Neighbourhood Development Plan May 2025 Update Leaflet
1. To approve the May 2025 Update Leaflet
  2. To approve a budget cost of £667.00 (plus VAT where applicable) for the printing and distribution of the May 2025 Neighbourhood Development Plan Resident's Update Leaflet.
- 25/175 To approve a quotation from Devon Communities Together in the sum of £3,500 to include desk-top publishing of the Pre-submission version of the Neighbourhood Development Plan and compiling a log of consultation responses.
- 25/176 To approve quotations from LHC for £2,900 and AECOM for £800 (plus VAT where applicable) to provide feasibility design and costing services for project ENDP2 – Proposed extension to the Deepway Centre.
- 25/177 It is proposed by Councillor Guagliardo and seconded by Councillor Wood that Exminster Parish Council submits a Tourism Signing Application Form at a cost of £120
- 25/178 To agree the following recommendations from the Finance Working Party:
1. The Community Infrastructure Levy (CIL) report is submitted to TDC with a total expenditure of £43,560.32.
  2. To transfer £34,441 from the General Reserve to the Matford Fund and £18,553 from the CIL Reserve to the General Reserve dated 31/03/2025.
- 25/179 To agree the appointment of Real Ideas Organisation to provide the community engagement support package as proposed over a 12-month period at a cost of £29,187 +VAT, or the option for an 18-month period at a cost of £44,187 +VAT – Cllrs Churchward & May
- 25/180 To agree a recommendation from the Environment Working Party to set up a Community Digital Platform through Aubergine 262 Ltd in the sum of £30 + VAT per year for a domain

name and £299 + VAT per year for the hosting, support and training of the trial platform –  
Cllr Churchward

25/181 To agree the updated Environment Action Plan – Appendix A – Cllr Churchward

25/182 To agree a recommendation from the Environment Working Party to consider changing the current plastic glass panels for modern glass that is more difficult to vandalise and easier to clean, beginning with the two bus shelters in the centre of Exminster near the Victory Hall at a cost of £1620.00 for the two bus shelters – Cllr Churchward

25/183 To note that notice has been given by BT that the public telephone kiosk next to the Victory Hall is scheduled to be removed due to lack of use.

25/184 Councillors reports – for information only

25/185 Public open session (maximum 10 minutes)

Date of next meeting Tuesday 6 May 2025 – Annual Council Meeting in the Victory Hall Annexe