

DUNKESWELL PARISH COUNCIL

Minutes for a meeting of Dunkeswell Parish Council held in the Village Hall on Monday 9th January 2017 at 7.30pm.

Present: Cllrs John Barrow (Chairman), Brendan Procter (Vice Chairman), Kerry Webber, Tina Page, Andrew Luscombe, Philip Stevens, Andrew Maynard, Tim Clewer, District Councillor Colin Brown, PC Vickery 4783, PCSO Anning 30012 and three members of the public.

Apologies: County Councillor Paul Diviani.

All councillors are politely reminded of their obligation to declare interests under the Code of Conduct. In making decisions the Parish Council recognise their statutory duties provided for in Section 11A(2) of the National Parks and Access to the Countryside Act 1949 (National Parks) and Section 85 of the Countryside and Rights of Way Act 2000 (AONBs) that in exercising or performing any functions in relation to, or so as to affect, land, they shall have regard to their purposes (ie conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for the understanding and enjoyment of their special qualities by the public).

1.1 Receive apologies for absence.

1.2 **Minutes** of the previous meeting held in the Village Hall on **12th December 2016** were signed as a correct record of that meeting.

1.3 **DECLARATIONS OF INTEREST & RISK ASSESSMENT:** To receive declarations of interest and to note additional risks. Cllr Procter Declared an interest as a neighbour application 16/2691/FUL

2 PLANNING

(http://planning.eastdevon.gov.uk/PublicAccess/tdc/DcApplication/application_searchform.aspx)

2.1 Decisions (for information)

2.1.1 16/2512/FUL Unit 21 Flightway – permission granted for extension to unit

2.1.2 16/2691/FUL 11 Azalea Close – Permission granted for single storey side extension.

2.2 Applications

2.2.1 **16/2946/FUL Mansell Raceway Dunkeswell Aerodrome** - Erection of building containing workshop/storage, reception, visitor facilities and race control replacing existing portacabins and associated outbuildings. Cllr Procter declared an interest and abstained from the vote.

COMMENTS: The Parish Council object strongly to the application submitted. Although there is a need to tidy the site which is currently made up of temporary buildings, old lorries and other unsightly erections which detract greatly from the beauty of the landscape in the AONB, it is felt the proposed building is far larger and more obtrusive than is appropriate for the site and to replace the current buildings.

The proposed development makes little or no effort to blend with the landscape, being two storeys and of industrial appearance situated on the sightlines of a significant view across the Blackdown Hills AONB. There are no screening or planting plans shown.

Placement of the building may well impact the use of the historic airfield, as it is set too close and too high to the boundary infringing on the flightpath thereby rendering one runway unusable.

The total footprint of the proposed building is in fact more than 120% of the sum of current temporary buildings on site. This has been incorrectly stated in the application for the gain of the applicant and is a shabby attempt to suggest a modest enlargement. The parish council do not accept that the sale of an industrial unit located elsewhere in the village should be relevant to this application, and definitely not used as part of the calculation of temporary buildings being replaced. It is not a 30% increase of footprint on site at all, but 120%.

No meaningful justification has been supplied to support an application of such significant size in such a visible location in the AONB. There is a huge supply of alternative office accommodation in reasonable proximity to the circuit on the adjacent industrial estate. We have seen no business plan, evidence or justification which would demonstrate a reasonable purpose or use for such a building given the nature of the business. When there is a clear intention to expand the business commensurately in order to realise a return on such an investment, it will inevitably bring substantial traffic movements through the village, yet there is no reflection of this in the transport/travel plan supplied. If the District Council are minded to approve an application for a permanent structure on the site it should be sympathetic to its surroundings, located only within the curtilage of the area designated for motorsports use, but so as to avoid infringement on the runway, be of modest proportions, designed to blend with the landscape and positioned for minimum visible impact in the landscape. Any grant of permission should be conditioned to ensure removal of all 'temporary'

structures and replacement be prohibited. Particularly, there should be no skylights in the building and a plan of external lighting proposals must be approved as a separate document to address any possible light pollution issues. Dunkeswell Parish Council fully support the comments and views of Lisa Turner BHAONB Planning Officer.

2.3 TREE APPLICATIONS (for decision) – None

2.4 **Neighbourhood Plan** – Final draft formal consultation period closed on 30th November 2016 comments have now been received from EDDC and all consultees. Final amendments have been collated for consideration and the plan will be brought to the Steering Group for approval for submission shortly.

2.5 East Devon District Council adopted its Local Plan in January 2016, setting out the scale and broad location for future housing and economic development across the district up to the year 2031:
<http://eastdevon.gov.uk/planning/planning-policy/local-plan-2013-2031/> The Local Plan was supported by evidence on infrastructure capacity, known as the Infrastructure Delivery Plan (IDP), which was published in March 2015 and can be seen here: <http://eastdevon.gov.uk/media/990138/idp-draft-report-2015.pdf>

The IDP should be regularly updated to reflect latest evidence on infrastructure delivery and requirements, and the Council is now working on this with a view to publishing the Infrastructure Delivery Plan Review in February/March 2017. As a key stakeholder and/or infrastructure provider, we are seeking your assistance on this work.

The Infrastructure Delivery Plan contains a Schedule of infrastructure projects that are required to deliver housing and economic growth proposed in the Local Plan, including detail on priority, timescale, cost, funding, and delivery organisations. If a project does currently have a funding gap, this schedule can be used when considering projects that may be funded by the Community Infrastructure Levy (and other funding sources) in the future.

I have attached an initial draft of the Infrastructure Schedule, largely reflecting the version published in March 2015. As you will see, there are tabs relating to each of the three priorities (1. critical, 2. important, 3. desirable), along with a further tab to identify infrastructure projects that have been removed from the 2015 version. **Please note that this is an initial draft only, and is likely to change following your comments, and further consideration by us.**

Can you consider the level of development to be built at the main settlements between 2016 and 2031 (Strategy 2 table attached), and send me any comments relating to infrastructure capacity issues and the Schedule, particularly in relation to the following questions:

1. Have any existing infrastructure projects been completed?
2. Are any updates required to any existing projects? E.g. to amend description, priority, timescale, cost, funding.
3. Are there any additional infrastructure projects that are required to deliver the Local Plan? If so, please insert an additional row to the spreadsheet with the required supporting information (timescale, cost, funding etc), along with justification for including the project (e.g. pressure on infrastructure capacity due to housing/economic growth).
4. Are there any other comments that you would like to make in relation to infrastructure capacity and delivery in East Devon?

Comments by Friday 20th January (2017), to enable your feedback to be incorporated into the IDP Review.

3 HIGHWAYS

3.1 Lengthsman/Highways Issues to report –

Parish Highways work – At the recent Town & Parish Council Conferences DCC advised of a new Highway Community Enhancement Fund. The aim of the fund is to provide some financial assistance for those parishes wishing to carry out self-help work within their communities.

3.2 **Forthcoming Road Closures** – the road from Langford Bridge to Dunkeswell will be closed around the 17th January for about 4 hours, we have been consulted and this is advance warning, the closure will be after 9am so as to avoid work and school traffic, we will also see the road closed for top dressing to protect the resurfacing work recently done, it is hoped this will be achieved with traffic lights.

Separately, BT have applied for a road closure (as is possible for anyone to do) and this will be for two weeks 20th February 2017 contact details for these works are Naomi Kelly at Amberon on 01792 775750 or email centralprojects@amberontm.com it is unlikely they will close the road for a full two weeks, but they have submitted an application for that period.

20th – 24th February 2017 has also been scheduled for a road closure in Hemyock for resurfacing of Station Road. Full details of all road closures can be found on roadworks.org

4 FOOTPATHS AND BRIDLEWAYS

4.1 **Report from Cllr Barrow** – nothing to report at present.

5 ENVIRONMENT

- 5.1 **Emergency planning & winter issues** – receive any new items for consideration
- 5.2 **Wildflower Planting Scheme** – James Maben AONB to contact Goren farm and find out what seed mix is recommended and the cost when we have paced out the size of the area(s) that are to be seeded. Clerk to check with DCC highways and get written approval (size of any visibility splay that needs to be left etc). Seed to be sown as early as possible in January and if a week day then there may be a chance of get some extra help from the AONB office. Cllr barrow to contact James Maben

6 COMMUNITY & GOVERNANCE

- 6.1 **Community policing report** – PC Vickery/PCSO Anning – Murder (domestic related), Theft (parcel delivered to old address disappeared), assault (domestic incident).
- 6.2 **Playgrounds/Sports field** – inspection reports have been received and passed to the Play & Leisure Group for consideration and action.
- 6.3 **Allotments** –
- 6.4 **Halls** – The Annual General Meeting of the Throgmorton Community Hall is being held on Tuesday 7th February 2017 at 7pm in the Throgmorton Community Hall, where they will be electing a new Committee to oversee the running of the Hall, all groups including the parish council have been asked to appoint a representative from their group to join the committee – nominations please.
- 6.5 **Bus Shelter Highfield Road** – WIMS have given permission for a shelter to be erected on Highfield Road, quotes have been received – requirement for planning permission to be checked. It was decided that two bus shelters should be supplied in the first instance, one on either side of the road at the central stop on Highfield Road, there is already one at the entrance, and more might be installed if they are found of benefit and can be installed at a reasonable cost.

7 FINANCE

7.1	Grants –	none	
7.2	Receipts -	Farringdon Parish Council (reimburse over payment PT)	£3.18
7.3	Cheque payments –	Clerk Remuneration December	£671.58
		Clerk expenses December	£70.61
		Cut and Strim (grass cutting)	£38.00
		BT Payphones	£720.00
		CJ Barrow Madford - Highways work	£194.40
		Neighbourhood Plan	
		Stuart Todd Associates Ltd invoice #182	£127.97

(Cheques agreed)

Account balances – Parish Account at 1/1/17 - £36,793.15 includes the following:

P3 balance of funds £341.00 (opening bal 2016 +£341 March 2016 + £300 Aug 16 grant £00 less -£178 - £138) P3 balance of Burnsome lane funds £2252.50 (opening bal April 2015 grant £3,000 -£747.50 - £734 not including VAT paid of £149.50 + 146.80 as this will be reclaimed)

- 7.4 Accounts to date for information and budget for 2016/17 for approval. Precept was set for 2017/18 in the sum of £27,500 to include CGT – as the Grant is lower for our parish this year this would mean a precept of £26,608 and CGT of £892. AGREED
- 7.5 Report on EDDC Meeting of Parish and Town Councils Tuesday 13 December.
- 7.6 Co-op Bank require additional information from signatories – please supply direct to the bank as previously requested.

8 QUESTIONS FROM THE PUBLIC (The meeting to be closed before questions from the public). Email, web and social media enquiries have been responded to and councillors copied in, councillors are asked to consider if further action or correspondence is necessary. None.

Dates for next meetings 2017 –

- 13th February 2017 Planning Meeting 7 – 8 pm
- 20th February 2017 Parish Council Meeting 7.30pm