

DUNKESWELL PARISH COUNCIL

Minutes for a MEETING of Dunkeswell Parish Council held in the Village Hall on Monday 19th March 2018 at 7.30pm.

Present: Cllrs John Barrow (Chairman), Brendan Procter (Vice Chairman), Philip Stevens, Andrew Maynard, Tim Clewer and two members of the public.

Apologies: Cllr Kerri Webber, Tina Page, Andrew Luscombe, County Councillor Iain Chubb, District Councillor Colin Brown.

All councillors were 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 **Monday 19th February 2018** were signed as a correct record of that meeting. **AGREED**
- 1.3 **DECLARATIONS OF INTEREST & RISK ASSESSMENT:** To receive declarations of interest and to note any additional risks. **NONE**

2 PLANNING

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

2.1 **DECISIONS**(for information)

- 2.1.1 **17/2839/FUL Unit 5 Culme Way Dunkeswell** - Change of use from A1(Retail) to A5 (Hot Food Takeaway) - Charity Shop - Approval with conditions

2.2 **APPLICATIONS** (for comment)

- 2.2.1 **18/0152/FUL Lakeview Manor** - Change of use of land for the siting of 21 no. holiday lodges (twin unit static caravans) and associated works

COMMENTS: The parish council feel that the additional this number of lodges will be an overdevelopment of site and objects to the application. There are several inaccuracies in the application, the submitted Site Plan does not correspond to existing buildings on the site, the lodges which were applied for and brought to site following the last application are not shown (See site plan for application number 15/0846/FUL).

The Design and Access Statement claims the lodges will contribute to and enhance the existing wedding business, and traffic movements will therefore not increase, this does not take into account additional business attracted to the lodges for midweek trade, nor fall in line with Lake Views current marketing strategy on the site which offers all the lodges (including the proposed development) for individual outright sale as holiday homes. Finally there are grave concerns over the treatment and disposal of sewage should the District Council be minded to approve such a substantial increase in the size of this holiday complex, we are aware this is predominantly a Building Control issue, but are concerned greatly at the potential for contamination of watercourses.

- 2.2.2 **18/0440/FUL 29 Walcott Way** - single storey extension and extension of garden fence

COMMENTS: The parish Council have no objections to the extension as proposed, but are concerned at the revised fence line to garage, it is felt the existing splay is preferable on highway safety grounds.

- 2.2.3 **18/0419/VAR Mansell Raceway Dunkeswell Aerodrome** - Variation of condition 2 (plans condition) of permission 16/2946/FUL (erection of building) to change the appearance and layout of the building.

Condition Number(s): 2 Conditions(s) Removal: See Below

Condition 2 states: - The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.

~ 260/005 Other Plans 14.03.17

~ 260/001 Location Plan 14.12.16

~ 260/002 Proposed Combined Plans 12.12.16

This Application is to seek approval to change the approved drawing numbered 260/002 for the submitted TFQ Architects drawing numbered 18005 - 10.

Reason: - Since Planning Approval has been granted, the internal use of the building has been considered in more detail and the layout also developed in conjunction with Building Control advice, particularly in respect of fire safety and a requirement for a second fire escape staircase.

Essentially the layout remains very similar to the approved, but there are changes to the windows and external doors to suit the finalised layout and also provide a much better viewing experience over the track from the first floor visitor area.

Applicant does not consider the change in windows and external doors has any impact on the neighbouring area so believe this Application for Variation of Condition 2 on Approval Reference 16/2946/FUL should be approved.

COMMENTS: The Parish Council are concerned that the proposed expanse of glass forming the viewing gallery to the south elevation will become a source of light pollution and should be granted only with conditions which relate to the hours and brightness of illumination, or that the glass should be blackout. The second concern relating to the same south elevation windows would be that being located on the brow of the escarpment and with a southerly aspect they will catch the sun and cause a nuisance by reflection, this could be seen from some miles given the location, and could become a danger to users of the track itself as well as passing air and road traffic. We would therefore request that a non reflective glass is fitted to the second storey windows of the southern aspect (the viewing gallery).

3. TREE APPLICATIONS (for decision)

3.1 18/0044/TRE 5 Whitebeam Grove - T1, Beech: Reduce the crown by crown thinning, reducing material no more than 2 meters in length and making cuts no bigger than 75mm. T2, Ash: Reduce the length of the branch which grows into the Beech tree. T4, Multi stem Ash: Pollard back to previous points. APPROVAL WITH CONDITIONS

3.2 18/0063/TCA Garden Cottage - Ash tree (1) & (2): Fell. 7 x Holly: Fell. APPROVAL

3.3 18/0272/TRE & 18/0273/TCA 3 Manleys Lane - A - D, 4 Beech trees: Reduce. E - F, Beech trees: Reduce. AGREE

3.5 18/0378/TRE 10 Louis Way - T1 and T2 - to dismantle in a controlled manner cutting as close to ground level as possible 2 x Silver Birch trees which are poor specimens and showing visible signs of recent root heave. G1 - To cut as close to ground level as possible a group of 7 x self-seeded Ash trees which are causing damage to existing guttering and garage. AGREE

4 Neighbourhood Plan – Paper version print cost for agreement

5 HIGHWAYS

5.1 Lengthsman/Highways Issues to report – Pothole to report on Chapel Corner, Long Lane by Crudge Coaches, Turbary Cross & Long Lane to Luppitt common by footpath entrance, Percy Cross.

5.2 Parish Highways work –

5.3 DCC Review Traffic Sensitive Street Network - As you may be aware, Devon are undertaking a full review of the traffic sensitive street network. Full details can be found at;

<https://new.devon.gov.uk/haveyoursay/consultations/traffic-sensitive-streets-review/>

<https://new.devon.gov.uk/devonhighways/important-updates>

A statutory consultation period will be published for a 1 month period from the 1 March 2018. We are providing you with this information in advance of the consultation to enable you to feedback any thoughts you may have at an early stage. Feedback should be sent to the following email address;

highwaycoordination-mailbox@devon.gov.uk

Please be aware, Devon are governed by what can be designated traffic sensitive through regulations and statute – so we cannot designate routes outside of specific legal criteria.

Local Consideration Network - For those areas where legal designations as traffic sensitive cannot be made we are aware, as the highway authority, that early conversations and consultation on works would help reduce network disruption. We are therefore developing a secondary network of routes entitled 'local consideration'. This is a network that will trigger a need for anyone planning works to discuss with local stakeholders at an early stage (i.e. at the point of noticing). The development of this network is ongoing, however, this network can be considered for areas where traffic sensitive designations do not apply.

6 FOOTPATHS AND BRIDLEWAYS

6.1 Report from Cllr Barrow – P3 grant awaited.

7 ENVIRONMENT

- 7.1 Emergency planning & winter issues** – receive any new items for consideration
7.2 Dog bins - request from member of the public to move dog bin away from bus stop, but no bin was found to be near a bus shelter.
7.3 Apple Trees - A parishioner asked if he could plant some apple trees in the parish, it was agreed that Percy Cross was a suitable place and he was thanked for his kind offer.

8 COMMUNITY & GOVERNANCE

- 8.1 Community policing report – 19/02/2018 – 19/03/2018 4 crimes**
 INTIMIDATE A WITNESS / JUROR – Victim has spoken to a named offender. Court case pending
 CRIMINAL DAMAGE TO PROPERTY – Damage caused by family member at dwelling
 BURGLARY DWELLING - WITH INTENT TO STEAL – damage caused by unknown means to front door no entry gained. THEFT FROM A MOTOR VEHICLE – Items taken from motor vehicle whilst parked up
8.2 Playgrounds/Sports field/Allotments/Halls –
8.3 Football Field and Path - EDDC must agree the release of S106 funding (expected this week).
8.4 Community Assets - List to be compiled for registration with EDDC and added to website.
8.5 Village Hall Ceiling Project - further quotes to be sought and funding to be applied for. Parish council to stipulate that the mural behind the stage is retained in any redecoration of the hall.

9 FINANCE

- 9.1 Grants** – (For Agreement)
9.2 Receipts - Parish Plan Group (for printing of Neighbourhood Plan) £823.58
9.3 Cheque payments – Celexon UK Ltd (Projectorshop) Throgmorton Hall from PAT 2016 £329.98
 Clerk Remuneration February £671.58
 Clerk expenses February £70.61
 John Barrow P3 Co-ordinator expenses £45.00
 Bevis Beckinsale deposit towards legal costs football field £100.00
 SLCC - CILCA exam new clerk £250.00

- ANNUAL DONATIONS;**
 Honiton Ring and Ride £100.00
 Blackdown Support Group £100.00
 Dunkeswell Preschool £300.00
 Blackdown Hills Parish Network £200.00
 Honiton Mobile Library £50.00
 Dunkeswell Garden Society (Two Flower Shows) £120.00
 Throgmorton Hall Defibrillator grant towards annual costs £100.00

(Cheques AGREED)

Account balances – Parish Account at 1/3/18 - £19776.89 includes the following:

- 9.4 Parishes Together Fund for the financial year 2018/2019** - awaiting announcement
9.5 Magnetar Donation to our Community Fund - Following their agents attendance at the last meeting Magnetar have kindly offered £1500 towards a community fund as an act of goodwill towards the community. They have asked for the Parish council to consider the attached letter and content.
9.6 Engagement of new clerk - Closing date for post 12th February - Interview panel selected Kay Smith as the most suitable candidate and she has accepted an offer of employment. Contract has been prepared and a three month trial agreed commencing 12th March 2018. AGREED
9.7 BT telephone box - request has been made for adoption, this is subject to a 90 day consultation with EDDC. The £720 bill has therefore not been paid for the forthcoming year and will not be due.
 AWAITED

- 10 QUESTIONS FROM THE PUBLIC (The meeting was closed before questions from the public).**
 NONE

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.

Dates for next meetings 2018 – 9th April 2018 Planning Meeting 7 – 7.30 pm
 16th April 2018 Parish Council Meeting 7.30pm