

DUNKESWELL PARISH COUNCIL

Minutes for The Annual Parish Council Meeting of Dunkeswell Parish Council held in the Village Hall on Monday 14th May 2018

Present: Cllrs John Barrow (Chairman), Brendan Procter (Vice Chairman), Kerri Webber, Tina Page, Andrew Luscombe, Philip Stevens, Tim Clewer, and members of the public.

Apologies: Andrew Maynard, County Councillor Iain Chubb, District Councillor Colin Brown

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 **Appointment of Chairman** - John Barrow was nominated as Chairman and accepted the post. Acceptance of Office was signed by the Chairman.
- 1.3 **Appointment of Officers - Appointment of:**

Vice Chairman - Cllr Brendan Procter
Snow Warden - Cllr John Barrow
Representative for Dunkeswell dog owners - Cllr Tim Clewer
Tree Warden - Cllr John Barrow
P3 co-ordinator - Cllr John Barrow
Park Wardens – Cllr Brendan Procter Churchill Playground, Cllr Philip Stevens - New Century Park and Cllr John Barrow - Sports field

All Councillors to become members of the Planning Committee, being quorate at three members who will be delegated to return comments between meetings if necessary.

Park Wardens to become members of the Park's Committee.

- 1.4 **Minutes** of the previous meeting held in the Village Hall on **Monday 16th April 2018** were signed as a correct record of that meeting.
- 1.5 **DECLARATIONS OF INTEREST & RISK ASSESSMENT:** To receive declarations of interest and to note any additional risks.

2 PLANNING

<https://planning.eastdevon.gov.uk/online-applications/>

- 2.1 **DECISIONS**(for information)

18/0048/VAR Blossom Hill Park Louis Way - Variation of condition 1 (occupancy condition) of planning permission 02/P0948 to allow for the permanent residential use of units 1A, 17, 25, 30, 31, 42 and 51. COMMENTS: The Parish Council support this proposal especially where the site borders existing residential dwellings, as the newer homes in the park being offered as cheap holiday lettings with hot tubs has created unreasonable noise nuisance late at night in a residential area. **Refusal - Following request from Residents for more information spoke with Planning Central (8th May) who confirmed Policies & Procedures were followed with regard to original application, boundaries and the effects of lifting the Holiday Restriction. Confirmed Current Residents DO retain the right of appeal. Complaint received via Facebook 10th May 11.15pm**

‘Hi. I live at 23a Powell’s Way Dunkeswell. The time is 11.15 pm and I am being kept awake by holiday makers in the lodge behind me. They are screaming, shouting and laughing. They are clearly in the hot tub when they are not suppose to be, even

if they were just outside on the deck they still clearly have no respect to people around them. This is a serious matter for those living around these lodges. The summer is only just beginning and I am dreading it. I am of ill health and these lodges are not helping. Do you have any suggestions as to what to do regarding the disturbance? I look forward to hearing from you. “

Comments: Parish Council supported application, advise that if further issues arise ensure residents report each issue to EDDC in order that each is recorded.

2.2 **APPLICATIONS** (for comment/Information)

2.3 **18/0419/VAR Mansell Raceway Dunkeswell Aerodrome** - Email from Central Planning 26.3.18 re Query with Plans - Awaiting decision - **no further comments**

2.4 **17/2763/FUL Brookside Farm** - Demolition of existing barn and erection of new replacement barn (on same footprint) for use in connection with the use of the site as a non-residential agricultural training establishment. Comments forwarded - Awaiting Decision (**for information**)

2.5 **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 Forwarded - Awaiting Decision - Updated Proposed Site Plan Received & Email from owner of one of the Lodges (**for Information/comment**).

Comments : The Parish Council feel they cannot support this application, The original Plan appears in-accurate, they have grave concerns regarding sewerage due to the already stretched system & possible pollution of water courses, and the increase in traffic. They also received two objections for current owners of lodges via email. The first listing the following reasons :- Over Development of AONB, Noise Pollution, Light Pollution, Drainage, Sewage Disposal, Water Courses Pollution, Neighbourhood Plan. The second Listing the following reasons :- Over Development & that the units are being marketed as “Luxury Lodges for personal use” giving the hotel no guaranteed additional accommodation for their wedding business. These emails to be forwarded to Planning Central at EDDC for their information and records.

2.6 **18/0089/FUL Land North of Louis Way** - Erection of 9 Age Restricted Dwellings (Bungalows) and associated works.- Awaiting decision (**for information**)

2.7 **18/0646/LBC 3 Tencery House** - Replacement of Door, replacement/repair windows, Removal of contemporary non load bearing wall, refit kitchen & bathroom, Installation of electric heaters and necessary electrical installation, Insulation afloat area, Investigate damp in ground floor bedroom, decoration. (**for comment**). **Parish Council Support this application**

2.8 **18/0948/FUL 4 Highfield Road** - Conversion of Garage to study & Solid Roof on existing Conservatory (**for comment**) **Parish Council Support this application**

2.9 **17/2624/FUL The Steep** - Removal of existing Industrial building & erection of residential Building (self build) Full Application for the development of brownfield land (B8 use) for 1 x Residential dwelling (C3 use) (**for comment**)

Comments: The Parish Council feel they cannot support this application, they are concerned that the building is too large, totally out of character for a conservation area & that there should be no increase in roof height. They are also concerned about damage to the road & environment. Two members of the community attended to raise their objections/reservations which are as follows, The impact of the side elevation, two storeys mean they will be overlooked, Design very modern & not in keeping, vehicular access & parking, The bridge - may not be able to take the load of vehicles required for building, Lane is very Narrow, no room to turn so more traffic, road damage. Concerns about flooding, spring water that appears, causing ice hazard in winter. Will the build cause more of these issues. Letter received and to sent to Planning Central for information and records.

3. **TREE APPLICATIONS** (for decision)

3.1 **18/0272/TRE - 3 Manleys Lane - A - D E - F 4 Beech Trees** - delegated report - refusal - Trees are healthy and of good amenity value but due to excessive side pruning carried out unconsented, to carry out more pruning would be outside good Arboricultural Practice.

Application to be reviewed in Autumn to allow trees to recover. Awaiting decision
(for Information)

- 3.2 **18/0667/TRE 46 Louis Way** - A - Beech reduce crown 50%, B - Beech reduce crown 50%, C - Ash reduce crown 50% - For Safety, Light, debris and to fit renewable energy source.
(For Information)
- 4 **Neighbourhood Plan** – Paper version print cost for agreement **(for Decision)**. Printing agreed to the remaining budget.
- 5 **HIGHWAYS**
- 5.1 **Lengthsman/Highways Issues to report** – Nothing to report
- 5.2 **Parish Highways work** - Nothing to report
- 6 **FOOTPATHS AND BRIDLEWAYS**
- 6.1 **Report from Cllr Barrow** –
- 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 - **Costs - see attached sheet (for Discussion/Agreement)** (Power to provide bins) Agreed - clerk to order bin from Advanced Scape
- 7.3 **Housing Needs Survey** - Devon Rural Housing Partnership have now sent out the survey, closing date is 31st May **(for information)**
- 7.4 **Adoption of Pay phones GB2619/1412(BTE-4110)** - Contract received for signing Sent out to all 16.4.18 **(for Agreement & signing)** (Power the right to nominate/bid for assets of community value) **Contract signed**
- 7.5 **Signs for Lakeview Lane** - Email Sent awaiting Reply
- 8 **COMMUNITY & GOVERNANCE**
- 8.1 **Community policing report** –
- 8.2 **Playgrounds/Sports field/Allotments/Halls** – Incidents in New Century Park, Young girl hit head on slide required gluing, Play area was inspected in December 2017, park checked and nothing found. Complaint received about bad behaviour/language in the Park by homeowner
For Discussion. Committee formed
- 8.3 **Football Field and Path** - EDDC have agreed the monies for this and a draft is being drawn up, ID's have been received by Solicitor and papers for signing have arrived. Once the draft is received, signed and returned to EDDC it should be a short period before PC receives monies. A decision is required on whether to have the full searches are carried out or whether the PC is happy not to have these. Having spoken with EDDC they advise the full searches. **(for Decision)** (Power to acquire)
Full searches to be carried out.
- 8.4 **Community Assets** - Clerk to update this.
- 8.5 **Village Hall Ceiling Project** - Three quotes have been obtained. Should be received within the next week.
- 8.6 **Insurance** - Due to renew in June, 3 quotes received, **(for discussion & decision)** **Agreed to go with Inspire as per recommendation**
- 9 **FINANCE**
- 9.1 **Grants** – (For information/Agreement)
- 9.2 **Receipts** -
- 9.3 **Cheque payments** – Clerk Remuneration K Smith (744.57 if NJC not approved) £ 759.40

Minutes for a Meeting of Dunkeswell Parish Council 14/5/18

Clerk expenses K Smith	£ 159.06
Adoption of Payphones	£ 2.00
SLCC - Arnold Baker 10th ED	£ 78.40
Cut & Strim (Village Park, Wellsteps, Village Hall	£ 66.00
EDDC - Litter Bin Emptying 18/19	£ 252.00
EDDC - Dog Bin Emptying 18/19	£ 336.00

ANNUAL DONATIONS;	Dunkeswell Youth Club	£2000.00
	Re issue of Cheque to Libraries (cheque returned wrong name) (Cheques Agreed)	£ 50.00

9.4 **INTERNAL AUDIT** - Sandra Aldworth has completed with no issues the Internal Audit, Annual Accounting Statement and Annual Governance Statement
(For agreement/signing) Agreed & Signed

VAT - Claim entered online & copy ready to post, amount reclaimed 17/18 £2755.25 (for agreement)
Agreed

Account balances – Parish Account - Un-reconciled balance £38454.59 (does not include the above payments), transition from one clerk to the next, error in change of signatories paperwork.

9.5 **Bank Account** - Paper work to be re-signed - **Signed**

9.6 **Remuneration - Clerk** - NJC agreement to annual pay rise for 18/19 & 19/20 from 1st April 2018
(for Approval). Approved

10 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.

Dates for next meetings June 2018 –	11th June 2018	Planning Meeting 7 – 7.30pm
	18th June 2018	Parish Council Meeting 7.30pm