

DUNKESWELL PARISH COUNCIL

Minutes for a meeting of Dunkeswell Parish Council held in the Village Hall on Monday 19th September 2016 at 7.30pm.

Present: Cllrs John Barrow (Chairman), Brendan Procter (Vice Chairman), Tina Page, Andrew Luscombe, Philip Stevens, Andrew Maynard, Tim Clewer, PCSO Anning 30012 and 21 members of the public.
Apologies: Cllrs Kerri Webber, County Councillor Paul Diviani, District Councillor Colin Brown, PC Vickery 4783.

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. AS ABOVE

1.2 **Minutes** of the previous meeting held in the Village Hall on **Monday 15th August 2016** 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 None

2.2 Applications

2.2.1 **16/1626/OUT Land North Of Louis Way** - Outline application for the construction of 7 no. live/work units for B1 (business) and B8 (storage and distribution) use with attached dwellings (all matters reserved except for access)

COMMENTS: Dunkeswell has no Built Up Area Boundary and in the East Devon District Council Local Plan, therefore we view this application on a greenfield site as a complete departure from any policy, local, national or Neighbourhood.

Although parishioners are generally supportive of the principle of work/live units, these are only desirable on brownfield and industrial sites within our parish.

This application would cause the loss of good agricultural land, the site abuts and is accessed only via a densely populated residential area where on-street parking narrows the road significantly, with visibility and access therefore often obscured.

Parishioners have grave road safety concerns should heavy industrial traffic be added to this quiet, residential setting. The Traffic Impact Assessment is unrealistic, particularly in terms of vehicle movements, DCC Highways have already drawn attention to this in their response. The minor network of uncategorised roads through this residential estate is not designed or suited to industrial traffic, or even a significant increase in light traffic. The village has narrow pavements, and in places no pavements at all, with up to 200 children a day stand along Highfield Road waiting for school buses morning and evening, as well as foot traffic and young children walking to the preschool.

The landscape impact of this development would be completely unacceptable in the AONB, screening of this site would be difficult due to the topography of the hills, and this development would be inappropriate to its immediate surroundings, particularly being located next to a thriving holiday park whose main selling point is the adjoining open countryside.

The Parish Council have heard from significant numbers of parishioners who are greatly concerned about the implications of siting industrial units at this location, many are worried about quality of life issues, noise and pollution caused by heavy goods vehicles and loss of amenity as this is a quiet residential area. Although parishioners welcome development of appropriate small scale employment opportunity in our rural location, there are over 40 acres of designated and mainly undeveloped industrial land in the parish which would be far better suited to this type of development.

The Parish Council see no merits in this scheme in the proposed location and therefore object strongly to this application.

- 2.2.2 **16/1956/FUL 3 Manleys Lane** - Demolition of existing garage and construction of new detached garage to rear of existing property. (Revision to withdrawn proposal 16/1153/FUL) COMMENTS: No objections
- 2.2.3 **16/1937/FUL Wolery Wood** - Proposed loft conversion and dormer COMMENTS: No objections
- 2.2.4 **16/1880/FUL 4 Abbey Road** - Installation of underground LPG tank, construction of garden shed/ log store. COMMENTS: No objections
- 2.2.5 **16/2016/FUL 12 Wulphere Close** - Construction of two storey side extension and single storey rear extension including creation of balcony at first floor level to rear of property. COMMENTS: COMMENTS: The Parish Council were concerned that the parking spaces were retained and the caravan would be removed, the balcony is not felt in keeping, but a pitched roof would be far more acceptable.
Overall the scale of the extension is felt to be quite dominating for the surrounding properties and it is important that the neighbouring property is considered even if the occupants do not feel able to comment. As it will form a party wall with the neighbour it would be considerate to condition any grant of approval to ensure working hours are 9-5.
- 2.2.6 **16/1947/FUL Bramble Cottage** - Construction of garden shed to the rear of the property COMMENTS: No objections.
- 2.3 TREE APPLICATIONS (for decision) –**
- 2.3.1 **16/2001/TRE 58 Jenwood Road** – Beech trees T1-8: 25% thin and formative pruning. Decision: Permission granted
- 2.3.2 **16/2058/TRE 10 Whitebeam Grove** – T1 Fell Ash. Decision: Split Decision – felling not approved
- 2.3.3 **16/2049/TRE 3 Jenwood Road** - Reduce branches overhanging garage roof by 50% in length and maximum cut of approx. 120mm. Crown reduction 2-3 metres and 60mm cuts. Decision: Permission granted
- 2.4 Discussion requested** by Cllr Clewer about the parish council handling of application 16/1626/OUT. Cllr Clewer sought clarification on councillors opportunity to campaign on local issues. Clerk to circulate guidance.
- 2.5 **Neighbourhood Plan** – Final draft is now on the website and the formal consultation period will be 8 weeks from 1st October 2016 - 30th November 2016 (8 weeks rather than 6 weeks as is minimum requirement), the plan will also be sent to EDDC for a second time simultaneously for their views and all consultees.
- 3 HIGHWAYS**
- 3.1 **Lengthsman/Highways Issues to report** – Drains on Percy Hill to be reported again, drain by Deep Cut cross is blocked (this poses a threat to houses in torrential rain). Clerk to check legality of rock on pavement on flightway. and hedges on Castle Hill to be reported again.
- 3.2 **Parish Highways work** – Dunkeswell Abbey pipe under road to be looked at. Potholes in laybys on Road past Lakeview need filling – this to be done when we have road planings delivered
- 4 FOOTPATHS AND BRIDLEWAYS**
- 4.1 **Report from Cllr Barrow** –a further £300 P3 Grant has been awarded to Dunkeswell for this year.
- 4.2 **Complaint from parishioner regards** rubbish put over the fence which may block the leat when it rains heavily and flood the Public Footpath near to Garden Cottage at the low point. The rubbish consists of mainly tree branches, a rubber dustbin lid and other bits and pieces. This has now been cleared.
- 5 ENVIRONMENT**
- 5.1 **Emergency planning & winter issues** – clerk to request one dumpy bag of loose grit for bins.
- 5.2 **Hastoe houses Manleys Lane** – gutters are overflowing – clerk to alert Hastoe.
- 6 COMMUNITY**
- 6.1 **Community policing report** – PC Vickery/PCSO Anning – Two assaults, one domestic and one road related.
- 6.2 **Playgrounds/Sports field** – Quote from Hags SMP Playground for a new climbing wall. Supply and fitting £1,875-00 (plus VAT) AGREED, but better price to be sought if possibly by adding to the order for the Churchill Playground, there is also apparently a business on the Industrial Estate who may do play equipment who will be approached. It was also raised that access to the extended churchyard needs to be discussed with the PCC, this may have insurance and access implications but for all concerned needs to be considered.
- 6.3 **Allotments** – no report this time
- 6.4 **Halls** – Approval sought to add an online bookings diary for the Village Hall on the Parish website?
- 6.5 **Bus Shelter Highfield Road** – no report this time
- 6.6 **Dunkeswell Abbey** – Reply from Diocese; *Just one small point of clarification – it is not the Diocese who are choosing not to maintain the building, this is the decision of the local PCC as church buildings are always the responsibility of the local parish.*

7 FINANCE

7.1 Grants –	Dunkeswell Youth Club	£
7.2 Receipts -	EDDC Precept September – March 2017	£12736.50
	EDDC CTDG	£1013.5
	P3 Additional Grant	£300.00
7.3 Cheque payments –	Cut and Strim (grass cutting)	£66.00
	Clerk Remuneration August	£671.58
	Clerk expenses August	£70.61
	Colaton Raleigh Parish Council	£323.33
	Sheldon Parish Council (reissued)	£370.48
	£5 bank charges for cancelled cheque fee	£5.00

Summary of Parishes Together Fund

PAID

Sheldon Parish Council	£370.48
Offwell Parish Council	£610.28
Broadclyst Parish council	£489.87
Whimble Parish Council	£1,004.03
Politmore Parish Council	£424.37
Clyst Hydon Parish Council	£496.50
Rockbeare Parish Council	£305.00
Colaton Raliegh Parish Council	£323.33

STILL TO PAY

Aylesbeare Parish Council	£.00
Branscombe Parish Council	£.00
Farringdon Parish Council	£.00

(Cheques for agreement)

Account balances – Parish Account at 1/9/16 - £33581.62 includes the following:

P3 balance of funds £341.00 (opening bal 2016 +£341 March 2016 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 Account signatories – confirmation from Co-op that the signatories are updated and Cllr Barrow, Procter, Luscombe and Stevens are now added to the account (with any two to sign)

8 QUESTIONS FROM THE PUBLIC (The meeting was closed before questions from the public). A member of the public was complementary about the transparency and welcoming nature of the parish council.

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 2016 –

10th October 2016	Planning Meeting 7 - 8pm	Dunkeswell Village Hall
17th October 2016	Parish Council Meeting 7.30pm	Dunkeswell Village Hall