

DUNKESWELL PARISH COUNCIL

Minutes for a MEETING of Dunkeswell Parish Council held in the Village Hall on **Monday 16th June 2014 at 7.30pm.**

Present: Cllrs John Barrow (Chairman), Geoffrey Sworder (Vice Chairman), Brendan Procter, Andrew Luscombe, Philip Stevens, Andrew Maynard, District Councillor Bob Buxton and six members of the public.

Apologies: Cllrs Donna Delamain, Vanetta Keitch, County Councillor Paul Diviani, PC Vickery 4783, PCSO Anning 30012

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. AS ABOVE

1.2 **Minutes** of the previous meeting held in the Village Hall on **Monday 12th May 2014** 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

1.4 **Resignation** - Cllr Delamain has sadly tendered her resignation, this was accepted and it was agreed to advertise the post for co-option. AGREED

2 PLANNING

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

2.1 **Decisions** (for information)

2.2.1 **14/0841/LBC Hunters Cottage** – approval granted for conversion of garage into living accommodation and reinstatement of internal openings.

2.3 Applications

2.3.1 **14/1073/MFUL Land South Of Blossom Hill Park, Powells Way** - Construction of 20 no. dwellings (8 affordable dwellings) including associated external works and access road. (Resubmission of 14/0315/MFUL previously withdrawn). With amendments relating to revised house type on plots 17, 18, 21 and 22 and re-positioning of plots 15 and 16.

COMMENTS:

The parish council, surrounding residents and other parishioners have made known several comments and concerns over the development of this site as follows:

2014 Local Plan - The parish council are concerned that the new Local Plan housing allocation of 35 houses up to 2030 will all have been met before it is even approved allowing no other new infill developments of open market houses. In our survey of parishioners this site was not favoured for more development, but the Blossom Hill site was preferred, thereby staying within current development lines (yet still beyond the built up area boundary) and minimising urban sprawl in the landscape. Since April 2013, the district council have granted permission to the same developer for 14 Affordable homes and three open market homes already, this would bring the total to 37 dwellings this year alone.

Housing needs survey – While the parish council are supportive and keen to make provision for our young people and those requiring social housing, we are concerned that the housing need for those in our parish and ward has not been substantiated, and would ask that development be restricted to a proven housing need within Dunkeswell Ward only, not the wider district. Houses should only be made available to those with a local connection to Dunkeswell and our immediate parishes.

Mixed housing - There are inconsistencies in the maps provided, the newest map is dated 2011 and does not show the already sizable development of 30 affordable houses recently built adjacent to the proposed site. We are concerned that our community remains mixed and we do not create an area of Affordable Housing in one outlying corner of the village, we do not want any parishioners to feel marginalised and feel that mixed development encourages better inclusion.

Environmental - The application shows a 'wildlife corridor' which is land and not in the ownership or control of the applicant, therefore this area cannot be designated as part of the development. There is concern that the whole development is of two storey houses whereas the estate is predominantly bungalows, we are in a protected landscape and single storey housing is less obtrusive in a high plateau location which may only be visible from several hills away.

Infrastructure – Residents have expressed concern that Powell's Way and Louis Way are already overburdened with traffic, these are minor roads and all feed onto Highfield Road which is subsiding badly already even though it was newly built only 20 years ago, if further traffic is to be added these roads must be brought up to a standard adequate to take the volume and put in good repair. There should also be provision of bus shelters at each of the stops on Highfield Road as there is currently only one.

Pollution – This development is in a field named 'Pump Field' as it has historically housed the ram where water was drawn for the surrounding properties and is the location of the head of a spring supplying local farms. There are major concerns over the pollution of the watercourse in developing this area of land (the development is well within the stated safe distance of 200m of the source of the spring), this water source feeds the farm, 200 dairy cows plus young stock, any contamination or disturbance of the spring could be devastating and costly to the farm. There are also further houses on the same spring line and pollution of private water could of course be terminal to those consuming it. Although this may be seen by the planning authority as a private matter, the District Council are also now responsible under the Private Water Regulations 2010 for testing and regulation of private water supplies, the parish council would like assurance from the District Council that all departments are satisfied that development of this land will not cause pollution of private water supplies.

The main sewer is already being monitored as it is currently overburdened and it may be necessary to upgrade this to take a further large-scale development as excessive rain (which is becoming more usual than exceptional of late) is causing the storm facility to overflow and pollute the River Madford.

2.3.2 14/1265/FUL Oaklands - Construction of two single storey garages to serve approved dwellings under application 11/1829/FUL COMMENTS: No objections

2.3.3 14/1351/VAR Oaklands -Variation of condition 2 of planning permission ref no 13/0314/FUL (alterations and extensions and conversion of garage to domestic dwelling) to increase roof ridge height and provide revised access and parking arrangements

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

Because the approved eaves/apex level is too low to fit a staircase in comfortably to the first floor so we would like to provide revised plans showing a raised roof, to be referred to under condition 2. We would also like the driveway entrance to be amended on a revised plan and the car parking area.

I would like it to refer to revised drawings/plans.

COMMENTS: The parish council are surprised that a significant height increase to the ridge line of this dwelling which sits on the top of the ridge to the south of the village should be considered as a variation and not require full planning permission. The parish council would prefer that the proposed ridge line of the house to be no higher than that of the neighbouring properties to the west of the road against the skyline, all are currently bungalows or chalet bungalows and a single raised roofline would be out of keeping with the row of dwellings..

2.3.4 14/0407/FUL Highfield Sports And Social Club (Unit 2) Culme Way - Change of use from sports and social club (sui generis) to public house (class A4) with landlords accommodation above and associated balcony.

COMMENTS: Although the parish council have no objection to the principle of providing onsite staff accommodation, the element of changing the use from a private membership club with an alcohol licence to a public house is causing local residents much concern.

The surrounding houses are mainly bungalows with elderly residents, there is a preschool and doctors surgery in the same cul de sac, who very importantly feel secure with the current user groups. The club is currently community run as a 'not for profit' enterprise hosting community groups, toddlers group, skittles, darts and other clubs, it is only open to paid up members, which has a positive effect on behaviour and conduct and means all who use the club are known to the management (non-members are welcome up to six times in a year). Every member's details are held by the club and if a member does not conduct themselves suitably they can be refused membership and entry. Members live locally and so issues common to other licenced establishments such as parking, drink driving, noise disturbance, affrays and vandalism are minimised.

If the District Council are minded to approve this application there should first be a traffic impact and parking plan supplied, as the limited available parking spaces adjacent also serve the shop/post office, hairdressers, Indian restaurant, doctors surgery, Throgmorton Hall, Preschool and residential area, there is no turning area at the end of the cul de sac.

2.4 TREE APPLICATIONS (for decision)

2.4.1 14/1056/TRE 18 Potters Stile – T1 Oak – reduce crown by 1m all round. T2 & T3 Beech – crown thin to remove maximum 30%. (Await report)

2.4.2 14/1247/TRE 15 Foxglove Close – T1 ash – remove 1 branch, T2 ash remove two lowest braches overhanging boundary. (Await report)

2.5 ENFORCEMENT

- 2.5.1 **Blossom Hill Park** –copy letter regards changing the use of land which requires planning permission. Letter requires owners to cease the use of the land and remove the newly created concrete pitches or apply retrospectively for planning permission to retain the concrete pitches.

3 Neighbourhood Plan

- 3.1 Two successful events were held, thanks to all steering group members who manned the exhibition. There was also a team members event held to map out the next steps and answer questions. Community Engagement Strategy, Terms of Agreement for Plan Group and first payment to Stuart Todd Associates, (Community Questionnaire to follow shortly) – **AGREED**
- 3.2 **Chairman** has received an invitation from Hastoe Housing regarding Community Land Trusts 12pm Friday 25th July 2014. Chair of the Neighbourhood Plan Committee Mr Clewer and Chair of the Parish Council Cllr Barrow to attend.

4 HIGHWAYS

- 4.1 **Lengthsman Pilot – Parishes Together funding** – clerk to arrange meeting shortly.
- 4.2 **Issues to report** – Drain on the corner of Abbey Road is blocked, aircraft warning signs need replacing, as there have been several incidents lately as are people riding and cycling past the runway without taking note that planes are landing and taking off directly beside the road.
- 4.3 **Grass cutting on Highfield** – clerk has received two complaints, one email and one verbal regarding late grass cutting. It was acknowledged that we are lucky to have had a cut, as many villages have been informed that they will not be getting this service any longer. Due to the impact on the precept across every household in the parish (not just Highfield residents), it was agreed that the parish council could not commit to taking on this high additional cost. It was discussed with some residents who attended the meeting that all areas should follow the lead taken by Catalina close, where residents work together to keep their areas tidy with their own gardens. Alternatively residents might like to group by road and form their own residents committee, by paying the £25 per annum that is stated in their deeds in to a communal fund a contractor who is suitably licensed and insured to work on the highway could be employed, or alternatively a purposeful move to sowing wildflowers to create colourful areas could be made (Alan Titchmarsh is currently running a Verge Warriors Campaign which supports this kind of initiative at a time when most councils are ceasing or decreasing roadside maintenance).

5 FOOTPATHS AND BRIDLEWAYS

- 5.1 **Report from Cllr Barrow** – parishioners were reminded that dogs must be kept on a lead on a public foot path, especially as stock are with their young at this time of year. There have been several reports of abusive and irresponsible owners allowing their dogs amongst stock and through people's gardens recently. Dogs are at risk of being shot if a farmer sees his stock being worried, so please do not take the risk.
- 5.2 **Linking footpaths** - clerk has been to Blossom Hill and spoken about the possibilities of linking the Rough Grey Bottom Footpath to Louis Way, a response is awaited.

6 ENVIRONMENT

- 6.1 **Emergency planning & winter issues** – receive any new items for consideration - none

7 COMMUNITY

- 7.1 **Community policing report** – PC Vickery/PCSO Anning -
- 7.2 **Playgrounds/Sports field** – no items to report
- 7.3 **Allotments** – no items to report
- 7.4 **Halls** – no items to report
- 7.5 **School for Dunkeswell/Youth club** – Annual donation of £1500 to be granted to the youth club to pay the hall rental for the forthcoming year . **AGREED**
- 7.6 **Dog Walking area** –

The Parish Council had previously discussed what can be done quickly to make an area that the less mobile residents can use to let dogs off the lead safely to run about. The only areas of land under the Parish Councils control that does not have a EDDC dog control order on it is the path that lead to Mr Throgmortons field which residents were using until recently for walking in (although this was only by his kind permission and not any agreement or designation).

This area is bigger than might be imagined on first glance, but needs clearing and making the most of. Cllr Barrow has sprayed the brambles along the dog walking path with roundup (this is a contact spray and as soon as it dries it has no effect on animals) and intends to flatten and grass the area, putting gates at each end and seating so people with limited mobility have a place to let dogs run about. It has been discussed that to save children having to walk the length of the path where dogs might be off the lead to access the sports field that a gate could be put at each corner. The costs associated with this are in the region of £1500. **AGREED.**

The Parish Council also wished to (very politely) remind dog owners that it is an offence under an EDDC designation to allow dogs on the sports field itself and also to leave dog poo on the ground. There are bins provided by the Parish council at each end of the area so it is not an onerous task and will make the area much more pleasant for all to use if

its kept clean. Undoubtedly the EDDC dog warden will be checking up if there are any complaints made and they will issue fines on the spot.

Regards a longer term solution, the parish council would be interested to hear ideas, your group might be eligible for some funding if they found a field to rent or buy for dog walking, but we are currently at a loss to think where would fit the bill and is any nearer than the current public footpath areas around the parish.

There is now a dog walkers group with a blogspot who are working together to look at other options and the Parish council await to hear the outcome of the dog walkers discussions with Mr Throgmorton regards use of this or any other area.

8 FINANCE

8.1	Receipts -	DCLG Neighbourhood Planning grant (90%)	£300.00
		VAT reclaim to 31 st March 2014	£1585.75
8.2	Cheque payments –	Clerk remuneration April – June	£2483.58
		Clerk expenses April – June (includes APM and Neighbourhood plan events reimbursement)	£230.42
		Dunkeswell Youth Club donation to cover hall rental 2014	£1500.00
		New Century Park grass cutting grant	£1431.00
		Blackdown Hills Parish Network (webpage for NP)	£15.00
		Grant Thornton (annual Audit 2014)	£240.00
		Cut and Strim (Wellsteps, Hall and Churchill Playground)	£96.00
		J Barrow (sportsfield/dogwalking field)	£218.00
		J Howard (sportsfield/dogwalking field)	£84.00
		Additional 100 copies of the parish magazine printed for distribution on the industrial estate	£80.00
		Stuart Todd (first instalment, Neighbourhood Plan)	£1800.00
		(Cheques agreed)	

Account balances – Parish Account at 1/6/14 - £28502.78 includes the following:

P3 balance of funds - £1198.00 (after above cheques drawn) (298 bal 2014 + 900 grant)

Neighbourhood planning grants £2000 EDDC & £6300 DCLG

8.3 Annual Audit – confirmation of completion without any issues arising

QUESTIONS FROM THE PUBLIC (The meeting was closed before questions from the public).none

Dates for next meetings 2013/4 –

7th July 2014	Planning Meeting 7 - 8pm	14th July 2014 Parish Council Meeting 7.30pm
11th August 2014	Planning Meeting 7 - 8pm	18th August 2014 Parish Council Meeting 7.30pm
8th September 2014	Planning Meeting 7 – 7.30pm	
<i>(8th SEPTEMBER 2014 WARD MEETING – 7.30pm Combe Raliegh?)</i>		
15th September 2014	Parish Council Meeting 7.30pm	
13th October 2014	Planning Meeting 7 – 8pm	20th October 2014 Parish Council Meeting 7.30pm
10th November 2014	Planning Meeting 7 - 8pm	17th November 2014 Parish Council Meeting 7.30pm
8th December 2014	Planning Meeting 7 – 7.30pm and Parish Council Meeting 7.30pm	