

DUNKESWELL PARISH COUNCIL

Minutes for a MEETING of Dunkeswell Parish Council held in the Village Hall on **Monday 15th June 2015 at 7.30pm.**

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

Apologies: Cllrs Andrew Luscombe, 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 11th May 2015** to be 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. Cllr Procter declared an interest in application 15/0620/FUL and left the room whilst the application was discussed and voted upon.

1.4 Tribute was paid to the late Geoffrey Sworder who worked tirelessly for the good of the parish serving 25 years on the parish council, 13 of which were as chairman. He will be greatly missed.

2 PLANNING

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

2.1 Decisions (for information)

2.2.1 15/0807/FUL Former Operations Block Dunkeswell Airfield – Permission granted for creation of new access

2.2.2 15/0927/FUL Land Adjacent 9 Court View – Permission granted for construction of dwelling (revisions to 14/0420/FUL incorporating roof light in side elevation).

2.2.3 15/0955/FUL 49 Powells Way - Permission granted for construction of garden shed

2.3 Applications

2.3.1 15/1029/MFUL Land Adjacent Flightway Business Park - Stationing of spare parts storage container for solar farm. **COMMENTS:** No objections

2.3.2 15/0844/FUL Unit 10 Flightway - Conversion of part of existing workshop to living accommodation to form a live/work unit, including insertion of windows and doors in side and rear elevations and construction of a balcony/car port on rear elevation. **COMMENTS:** The Parish Council has no objections to live work units which they feel have a positive impact in the reduction of crime on the industrial estate and reduction of commuting traffic. The Parish Council are however concerned that the proposed extension might be on designated agricultural land and if the plot of agricultural land behind this unit is now in the ownership of the property, it would not be desirable to set a precedent to allow extensions on to agricultural land, nor start allowing the industrial boundary to start encroaching on to the agricultural land behind.

2.3.3 14/2582/VAR Blossom Hill – variation of condition 3 of planning application 87/P0472 to amend layout of static caravan park (AMENDMENT) **COMMENTS:** The past objections made by the parish council are unaltered in terms of the density and the proximity of the caravans to the residential dwellings are still unacceptable.

2.3.4 15/0846/FUL Lakeview Manor – repositioning of six holiday lodges, siting of twelve additional holiday lodges and construction of retaining wall, access track and parking bays. **COMMENTS:** No objections, but there are concerns that sewage is suitably treated, no details of how this is to be done are in the application and it is presumed that these units will not be inspected by building control, therefore it should form part of any grant of permission that a treatment plant which exceeds capacity is installed and the details of the proposed plant be seen in advance of any grant.

2.3.5 15/1242/FUL 25 Catalina Close – construction of extension to roof to form gables to front, rear and side elevations. **COMMENTS:** No objections

2.3.6 **15/1252/FUL 16 Potters Stile** – retention of porch conservatory and construction of patio area and porch.
COMMENTS: No objections

2.3.7 **15/0620/FUL Dunkeswell Airfield** – formation of new entrance and access road to airfield. Cllr Procter declared an interest in application 15/0620/FUL and left the room whilst the application was discussed and voted upon. COMMENTS: No objections

2.4 TREE APPLICATIONS (for decision)

2.4.1 **15/0960/TCA Kansenji - G1, Beech:** Reduce height to 1ft above previous reduction points.
Decision: Approval. G1 Beech. A short line of overgrown beech hedging. Whilst the individual trunk diameters cause this group of trees to fall within the compass of the Conservation area regulations, the nature of the group is that of a hedge. The proposed reduction of these “trees” simply maintains the past management of the hedge. The proposed works are considered to be necessary and appropriate.

2.5 **Neighbourhood Plan** – Decision to be made regards application for further funding and housing in view of the proposed changes to the local plan (see following)

2.6 Proposed changes to the Local Plan (**for comment**)

- The **West End of East Devon will form the main focal point for further residential land allocation** given the close proximity to jobs, services and public transport.
- The **seven main towns of East Devon** (Axminster, Budleigh Salterton, Exmouth, Honiton, Ottery St Mary, Seaton and Sidmouth) are already the focus of some growth and, due to constraints on all of them, it is **not seen as appropriate to allocate additional residential development to any of them**
- There are **no proposals to allocate sites for development in the villages or countryside**
- **Villages** A [study](#) has considered the suitability of villages (and Colyton) to take further growth, based on an assessment of the facilities and services available, such as a pub, shop, Church, primary school, village hall and place of employment. Ease of access, quality of public transport and walking distances are also key considerations. Two categories of village are now defined:

Villages who will have Built-up Area Boundaries defined through a development plan document: Beer Broadclyst, Chardstock, Clyst St Mary, Colyton, Dunkeswell, East Budleigh, Feniton, Kilmington, Lymington, Musbury, Newton Poppleford, Sidbury, Uplyme, West Hill, Whimple, Woodbury

These settlements have the greatest range of facilities and the most accessible locations and so are best suited in sustainability terms to accommodate new housing. We will be reviewing the Built-up Area Boundaries as part of the Villages DPD which could also include allocations and other policies. We are committed to extensively involving the local community in these processes.

Most of these communities are producing Neighbourhood Plans which may cover, amongst others, issues such as design, location, scale and type of new development and protecting features of local importance. Information about producing a Neighbourhood Plan is available from the Planning Policy Section.

Villages where development focused on meeting identified local need will be permitted; All other villages will not have a Built-up area Boundary but will be defined as part of the countryside in planning policy. They will still potentially be suitable for some development where it is compatible with the built form of the village and the local landscape and where it will add to the range of services and facilities available. New mixed-use market and affordable housing (at least 66% of a scheme) will be permitted in villages where a need is demonstrated and some services and facilities are available. Where greater levels of development are sought by the local community, policy enables this to be provided through a Neighbourhood Plan.

Clerk has circulated and sent a response objecting to Dunkeswell’s inclusion at the last minute with no consultation and against the officers recommendations by the EDDC Development Management Committee. Dunkeswell was included as our former ward member told the meeting that provision of a school was imminent in Dunkeswell, which is not to our knowledge the case. As agreed at the planning meeting on Monday 8th June 2015, response for ratification. AGREED (full response is attached) Cllr Clewer to pursue the issue further.

3 HIGHWAYS

4.1 **Lengthsman** – Drains outside old Police House at the top of Percy Hill are blocked

4.2 **Issues to report;** potholes on road from Percy Cross to Garage and beyond to report.

5 FOOTPATHS AND BRIDLEWAYS

5.1 **Report from Cllr Barrow** –

5.2 **DCC Bridleway 12 and footpaths nos 13 and 22 proposed Diversion and Extinguishment Orders 2015**
– DCC propose to divert Bridleway 12 out of the base of the Madford River and onto adjacent land at the same time diverting Footpath 13 and extinguishing footpath 22, all in the parish of Dunkeswell to the west of Linden Park. This scheme includes construction of a footpath bridge for pedestrians and a ford for riders.

6 ENVIRONMENT

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

7 COMMUNITY

7.1 **Community policing report** – PC Vickery – reported there had been three crimes, a dog bite, theft of mobile phone and cannabis factory discovered.

7.2 **Playgrounds/Sports field** – all wooden equipment has been removed from the Churchill Playground and new will be installed shortly, it was agreed to look at funding streams for some recycled plastic benches.

7.3 **Allotments** – Nothing to report

7.4 **Halls** – nothing to report

7.5 **Dog Walking** – Clerk has received further complaints about the noisy gate closure, Cllr Barrow has tried to alleviate problem. Meeting to be arranged with EDDC to discuss what is possible under s106 to secure open space.

7.6 ELECTORAL REVIEW OF DEVON: DRAFT RECOMMENDATIONS

The Local Government Boundary Commission for England has published draft recommendations on the future electoral arrangements for Devon County Council. Today is the start of an eight week public consultation on the Commission's draft recommendations on new division boundaries across Devon. The consultation closes on 6 July 2015. A summary outlining the Commission's draft recommendations outlining the draft recommendations, an interactive map of the Commission's recommendations for Devon, electorate figures and guidance on how to propose new electoral divisions is available on the consultation area at: <https://consultation.lgbce.org.uk/node/4141>. Anyone who has a view on the draft recommendations whether you support them or whether you wish to propose alternative arrangements should have their say. By email to: reviews@lgbce.org.uk.

Criteria the Commission must follow when drawing up electoral arrangements:

To deliver electoral equality where each county councillor represents roughly the same number of electors as others across the county. That the pattern of divisions should, as far as possible, reflect the interests and identities of local communities. That the electoral arrangements should provide for effective and convenient local government.

8 FINANCE

8.1 **Grants** – The Youth Club annual accounts have been received for inspection, a grant of £1500 would cover their hall hire for the forthcoming year. Amount for approval.

8.2 **Receipts** - none

8.3	Cheque payments –	Cut and Strim	£66.00
		Grant Thornton Audit	£240.00
		Youth Club	£1500
		Clerk remuneration (April - June)	£1515.38
		Clerk expenses (April - June)	£184.93
		RM Barrow (topping sportsfield)	£214.00
		Brookridge Timber (reimburse)	87.25
		(Cheques for agreement)	

Account balances – Parish Account at 1/6/15 - £24600.82 includes the following:

P3 balance of funds - £3908 (opening bal -£92, grant £4,000)

8.4 **2015 Rural Futures Conference, 1st October 2015 10am – 4pm** - This year hosted by The Met Office CCD annual conference, More than a Place to Live, considers some of the major challenges faced by rural communities. Keynote Speaker is Lord Best OBE DL, Chairman of the Rural Housing Policy Review. £40 please book online or via clerk.

8.5 **Annual Audit** – has been returned with advice to revalue community assets in the next return and no other issues.

8.6 **Training courses** – please choose at least one to attend, even if you have done the course before as a refresher. Cost £25 plus VAT.

09/06/2015 **Chairmanship Short Course** *South Brent Old School Centre*

14/07/2015 **Being an Effective Councillor** short course *The Beehive, Honiton*

15/06/2015 **Being an effective councillor** *Old Heathcoat School Community Centre*

24/06/2015 **Chairmanship Short Course** *The Amory Centre, South Molton*

08/07/2015 **Being an effective councillor** *The Watermark, Ivybridge*

09/07/2015 **Chairmanship Short Course** *The Beehive, Honiton*

21/07/2015 **Being an effective councillor** *Filleigh Village Hall*

15/09/2015 **Being an effective councillor** *Wonford Community & Learning Centre*

28/09/2015 **Chairmanship Short Course** *Devon Communities Together, Exeter*

Please note that the 'Being an Effective Councillor' courses are designed for both **NEW** and **EXISTING**

Councillors and provide an overview on such topics as the Councillor role and duties, general rules and regulations, the Councils powers and legal requirements along with how to be a good and effective Councillor in general.

The full details are on the DALC website under the Training and Events tab which you will find by clicking here <http://www.devonalc.org.uk/training-and-events>

8.7 **Signatories to be amended on bank account** to reflect new council – for agreement.

8.8 **Annual Parish Meeting** - a request was made for discrete solar lighting activated by PIR at the New Century Park, and bus shelters which may be possible by using s106 funding. For further discussion.

QUESTIONS FROM THE PUBLIC (The meeting was closed before questions from the public).

Dates for next meetings 2015 –

13th July 2015	Village Hall	Planning Meeting 7 - 8pm
20th July 2015	Village Hall	Parish Council Meeting 7.30pm
17th August 2015	Village Hall	Planning Meeting 7 - 8pm
24th August 2015	Village Hall	Parish Council Meeting 7.30pm