

DUNKESWELL PARISH COUNCIL

Minutes for a MEETING of Dunkeswell Parish Council held in the Village Hall on **Monday 17th March 2014 at 7.30pm.**

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

Apologies: 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 17th February 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. 14/0407/FUL Cllr Keitch declared an interest as a committee member.

2 PLANNING

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

2.1 Decisions (for information)

2.2.1 14/0136/FUL Oaklands – Permission granted for renovation, alterations and extension of bungalow

2.3 Applications

2.3.1 14/0315/MFUL Land South Of Blossom Hill Park Powells Way - Construction of 20 no. dwellings (8 affordable dwellings) including associated external works and access road. 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 need 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 14/0384/FUL Unit 1 Flightway - Extension on north west and south west elevations. COMMENTS: no objections

2.3.3 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 Cllr Keitch declared an interest as a committee member (although the committee weren't aware of this application) and left the room. 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.

2.3.4 14/0422/OUT Land Adjacent Flightway Business Park - New industrial unit, use class B1, B2 or B8 with associated external works and car-parking (outline application with all matters reserved) COMMENTS: This building would be located outside the built up boundary limit of the industrial estate and is therefore unacceptable development.

2.3.5 14/0520/FUL 4 Kennedy Way - Glazed link between garage and dwelling. COMMENTS: no objections.

2.3.6 14/0509/COU Parachute Club (Dawn patrol), Dunkeswell Airfield – change of use of Dawn patrol chalet from office and store to security centre (including overnight accommodation). COMMENTS: The parish support this application as there is a need for better security on this part of the industrial estate and airfield. Where there is already a mix of residential accommodation on the new part of the estate security has been much improved.

2.4 TREE APPLICATIONS (for decision)

2.4.1 **14/0243/TRE 18 Kennedy Way** – crown oak by 10% APPROVE subject to the following conditions: The works hereby consented to shall be carried out within a period of 2 years from the date of this decision notice.(Reason - To ensure that the works are carried out within a reasonable period of time.) The works hereby consented to shall be carried out in accordance with British Standard 3998: 2010 (Tree Work - Recommendations).(Reason - In the interests of amenity and to ensure the works are carried out in a satisfactory manner.) Pruning works shall be carried out in accordance with the following restrictions: (i) Crown reduction to a maximum of 10% foliar area through the process of Crown Reduction via Thinning, making target pruning cuts of no more than 75mm diameter.(Reason - In the interests of amenity and to ensure the works are carried out in a satisfactory manner.)

2.5 NOTICE OF INTENTION TO INSTALL 1x ELECTRONIC COMMUNICATION APPARATUS PURSUANT TO THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT ORDER) 1995 (AS AMENDED) AND THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND REGULATIONS) 2003

(AS AMENDED) LOCATION: Road From Percy Cross To Wolford Cross, R/O 1 Simcoe Way, Dunkeswell, Honiton, EX14 4UR, 313802, 106679

As part of Openreach's ongoing proposal to expand broadband accessibility this is a notification of our intention to install **fixed-line broadband** electronic communications apparatus pursuant to the Electronic Communications Code Regulations (2003) (As Amended in 2013) in accordance with Part 24 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

Due to the nature of this development, being for the provision of fixed-line broadband no formal planning application or notice for prior approval is required. There is no right of refusal or fee involved. This notification formally notifies the Local Planning Authority in writing, 1 calendar month in advance, of our intention to install the equipment. The proposal incorporates the installation of 1x DSLAM equipment cabinet olive green, the dimensions of which are: Height 1300mm x Length 800mm x Depth 450mm Location: The total number of cabinets proposed is One (1) and the address is detailed below: PCP004 - Road From Percy Cross To Wolford Cross, R/O 1 Simcoe Way, Dunkeswell, Honiton, EX14 4UR, 313802, 106679

2.6 **Allocation of Street Name:** 13/0594/MFUL EDDC have received a request from the developer Stewart Smith Building to allocate the official postal address to this development. Dunkeswell Parish Council have been asked to suggest a street name for this development. More than one suggestion would be ideal in case Royal Mail has an objection to any of them. Powell's Close (Powells way is the adjoining road), Pump Field Close (Pump Field is the field name), Common View (as you can see Luppitt Common).

2.7 Neighbourhood plan – clerk has arranged a meeting for 10 local parishes to have help from EDDC Claire Rodway with applying for Locality funding for a further £7000 to fund the neighbourhood plan. Lisa Turner of the Blackdown Hills AONB and Stuart Todd and Paul Weston planning consultants will also attend to answer questions.

3 HIGHWAYS

3.1 **Lengthsman Pilot – Parishes Together funding** – clerk has applied to EDDC/DCC for a grant of approaching £4000 for a group of parishes to pilot a local supplementary lengthsman scheme. This is being carried out in partnership with DCC Highways with the aim of a sustainable long terms programme.

A local contractor has been trained by DCC in Chapter 8 Section 12d as required for working on or near the highway in preparation for works.

3.2 Items to report - Shoots lane, there is a blocked drain under the road just over bridge on left going up hill to Sheldon, Stentwood to Airfield there are numerous potholes, a lorry turned over last week, people are swerving to avoid potholes and there are concerns over further accidents.

4 FOOTPATHS AND BRIDLEWAYS

4.1 Report from Cllr Barrow – Footpath 4 has been cleared and a new bridge has been requested. Clerk has had a request for some stone to make up the path beside the barn on the path at Stentwood and possibly a handrail as there is a steep drop at the narrowest point – agreed to look at what can be done.

4.2 Thanks have been received from a parishioner for clearing the leat along the footpath from the old village to Garden Cottage. It has made the footpath much drier and easier to walk on.

5 ENVIRONMENT

5.1 **Emergency planning** – receive any new items for consideration - NONE

5.2 **Winter Issues** – none

COMMUNITY

6.1 **Community policing report** – PC Vickery/PCSO Anning - one crime, dealt with by restorative justice.

6.2 **Playgrounds/Sports field** – grass has been cut.

6.3 **Allotments** – there are approximately three plots available at present.

6.4 **Halls** – Photovoltaic panels are doing well.

6.5 **School for Dunkeswell/Youthclub** –

6.6 **CPRE - Best Kept Village** – applications to be submitted by 18th April 2014, details for the children's map competition to be publicised.

6.7 **Abbey Chapel** – Meeting with Charlie West DCC, police and several members of ECG Team and management was held, it was acknowledged that the site was not sustainable in the long term under current criteria and that the company were looking to relocate to a better location, this might take up to a year. Meanwhile it was agreed that local links could be strengthened for the sake of residents and the community.

6.8 **Bus Service** – clerk has been in touch with Stagecoach and Bus Users UK on behalf of a parishioner who has been repeatedly stranded in Taunton due to a broken down bus. Stagecoach have said they will sort out the problem, but all parishioners are urged to take no risks in standing in the cold or rain – where a bus is significantly delayed as they have been (in some cases up to four hours) you should take a taxi or call ring and ride, any cost can then be reclaimed from Stagecoach provided you have a proper receipt.

6.9 **Hastoe housing** – letter regarding a vacancy which will be arising for a two bedroom house on Powells Way, any potential applicants should apply via EDDC housing register (call 01395 516551). None known.

7 FINANCE

7.1 Receipts -	DCC P3 footpaths scheme grant	£900.00
7.2 Cheque payments –	EDDC Dog Bins	£588.00
	Mr B Buxton (Storage of files)	£24.00
	Village Hall insurance grant	£575.00
	J Barrow P3 Footpaths expenses	£45.00
DONATIONS;	East Devon Citizens Advice Bureau	£50.00
	Honiton Library	£50.00
	Honiton Mobile Library	£50.00
	Honiton Ring and Ride	£50.00
	Blackdown Support Group	£50.00
	Dunkeswell Preschool	£100.00
	Blackdown Hills Parish Network	£300.00
	(Cheques AGREED)	

7.3 **P3 finance forms** have been submitted.

Account balances – Parish Account at 1/3/14 - £17310.77 includes the following:
P3 balance of funds - £918.00 (after above cheques drawn) (459+800 – 138 -203)

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

A gentleman complained about the state of the road past Stentwood, and also about screening the industrial estate, clerk to write to the owners and ask if they would be agreeable to planting a screen along the old FRM site.

Dates for next meetings 2013/4 –

7th April 2014	Planning Meeting 7 – 7.30pm
14th April 2014	Parish Council Meeting 7.30pm
12th May 2014	Planning Meeting 7–7.30pm and Parish Council Meeting 7.30pm (Annual General Meeting)
19th May 2014	7.45pm Annual Parish Meeting (CHECK TIME FOR DOG TRAINING CLASH?) (at Community Hall)
9th June 2014	Planning Meeting 7 - 8pm
16th June 2014	Parish Council Meeting 7.30pm
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 (8th SEPTEMBER 2014 WARD MEETING – 7.30pm Combe Raliegh?)
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