

## DUNKESWELL PARISH COUNCIL

**Minutes for the Annual General Meeting** of Dunkeswell Parish Council held in the Village Hall on **Monday 12<sup>th</sup> May 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 8 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 APPOINTMENT OF CHAIRMAN** and officers/planning committee – John Barrow was proposed as Chairman, Geoffrey Sworder as Vice Chairman, both accepted their posts and the Acceptance of Office was signed by Chairman. All members of the council to continue as members of the planning committee, with any three delegated to return comments between meetings if necessary. Cllr John Barrow to continue as Snow and Tree Warden and P3 co-ordinator. AGREED

**1.3 Minutes** of the previous meeting held in the Village Hall on **Monday 14<sup>th</sup> April 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

## **2 PLANNING**

([http://planning.eastdevon.gov.uk/PublicAccess/tdc/DcApplication/application\\_searchform.aspx](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 14/0914/MFUL Supacat, Dunkeswell Airfield** – construction of extension to building  
COMMENTS: No objections

**2.2.2 14/0841/LBC Hunters Cottage** – Conversion of garage into living accommodation and reinstatement of internal openings.

COMMENTS: The parish council would be pleased to endorse the recommendation of the Listed Buildings officers recommendation, but cannot see any problem with the reinstatement of openings as described.

**2.2.3 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).

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.

2.2.4 **14/0977/FUL Unit 1a Flightway** – retention of rear dormer, viewing platform and fire escape. COMMENTS; No objections, the parish council are pleased that this has been regularised by a planning application.

### 2.3 **TREE APPLICATIONS** (for decision)

2.3.1 **14/1056/TRE 18 Potters Stile** – T1 Oak – reduce crown by 1m all round. T2 & T3 Beech – crown thin to remove maximum 30%.

### 3 **Neighbourhood Plan** –

3.1 Dunkeswell Parish Council has been granted a £7000 locality grant from DCLG to add to the £2000 granted from EDDC. This money is to be allocated to spending on producing a Neighbourhood Plan and accounted for separately. Quotes from planning consultants to carry out work as specified in quotes circulated; Stuart Todd, Paul Weston and CDD have been received AGREED

3.2 **Neighbourhood Plan team** established as the parish council and additional parishioners who wish to be involved and meeting format to be as part of parish council meetings plus additional meetings as required AGREED.

3.3 **Neighbourhood Plan Launch events;** The Aviator are kindly allowing us to hold our Neighbourhood Plan Launch Exhibition there on Thursday 29th May and we will repeat the event at Throgmorton Hall on Tuesday 3rd June. Both events will run from 11am – 7pm to allow people to come and look at AONB policies, revisit our parish plan and give their comments and ideas, suggestions and etc. There is also a snippet in the mag to tell everyone what NP is and a basic advert for the dates (also on noticeboards).

With the help of the AONB office for their policies and EDDC for maps we will make up some display boards to put up, they will need manning, and I would be very glad of offers of help, please could you let me know if you could do a stint ASAP - they will be as follows (you can share a slot, do extra or split between you as you like):

Aviator - Thursday 29th May  
11am – 1pm Mr and Mrs Pocock  
1pm - 4pm Mr Ken Grimward  
4pm – 7pm Cllrs John Barrow/Phillip Stevens

Throgmorton Hall - Tuesday 3rd June  
11am – 1pm Mr Tim Clewer  
1pm - 4pm Cllr Andrew Luscombe  
4pm – 7pm Cllr John Barrow

Could also offer some free coffee at the Aviator, and possibly same at Highfield just to get people to pop in.

for additional advertising of events enough copies of the magazine have been printed to get one to each business on the industrial estate this time, to advertise the event and put up posters as well (any offers of help for this or any other people who you think might join the Neighbourhood Plan Team would be very welcome!)

#### 4 HIGHWAYS

4.1 **Lengthsman Pilot – Parishes Together funding** – clerk to arrange meeting shortly.

4.2 **Items to report** – Drains are blocked from Police House down to Percy Farm all are growing grass, from entrance to the estate to the Police House the road is so degraded that cyclists are now at risk, the pipe at Abbey is blocked again.

4.3 **ROAD TRAFFIC REGULATION ACT 1984 SECTION 14 THE COUNTY OF DEVON (TEMPORARY RESTRICTIONS) ORDER 2014 TEMPORARY PROHIBITION OF THROUGH TRAFFIC & PARKING NOTICE** is hereby given that Devon County Council has made the above titled orders:

#### **ROAD FROM GYPSY CROSS TO CHAPEL CROSS - C131, DUNKESWELL From MONDAY 19 MAY 2014 for a maximum of 18 months Anticipated Finish FRIDAY 27 JUNE 2014**

No person shall cause or permit any vehicle to proceed or wait on the sections of Affected Roads except for access to land or premises on or adjacent to those length of roads.

This temporary restriction is considered necessary to enable - DRAINAGE WORKS PRIOR TO SURFACE DRESSING AND From **MONDAY 7 JULY 2014** for a maximum of 18 months anticipated finish **FRIDAY 11 JULY 2014** No person shall cause or permit any vehicle to proceed or wait on the sections of Affected Roads except for access to land or premises on or adjacent to those length of roads.

Roads affected -

ROAD FROM GYPSY CROSS TO CHAPEL CROSS, DUNKESWELL , C131 SHOOT LANE TO SHELDON GRANGE The alternative, signed, route for vehicles will be via - ROAD FROM GIPSY CROSS TO CHAPEL CROSS - ROAD FROM PERCY CROSS TO CHAPEL CROSS - ROAD FROM WOLFORD CROSS TO EWINS ASH - ROAD FROM LIMERS CROSS TO LUPPITT COMMON - ROAD FROM HIGH SWAINSTONE TO LUPPITT COMMON - ROAD HEADING EAST FROM KNOWLE CROSS - ROAD FROM LONGFIELD HOUSE TO DISUSED AIRFIELD - REDLANE FARM - BROAD STREET - ROAD HEADING EAST FROM SHACKEL CROSS - RIDGEWOOD CROSS TO BROAD STREET - ROAD FROM CULM BRIDGE CROSS TO FOURWAYS CROSS - CULM BRIDGE ROAD - FORE STREET - ROAD FROM ST MARYS CHURCH TO LICKHAM CROSS - ROAD FROM LICKHAM CROSS TO GIPSY CROSS - ROAD FROM GIPSY CROSS TO CHAPEL CROSS

This temporary restriction is considered necessary to enable - DEVON HIGHWAYS - RESURFACING

For additional information contact: SOUTH WEST HIGHWAYS (ROCKBEARE) Telephone: 01752 698726

#### **ROAD PAST FANCY FARM, DUNKESWELL**

**WEDNESDAY 14 MAY 2014** for a maximum of 5 days Until **SUNDAY 18 MAY 2014**

No person shall cause or permit any vehicle to proceed or wait on the sections of Affected Roads except for access to land or premises on or adjacent to those length of roads.

Roads affected - ROAD PAST FANCY FARM, DUNKESWELL

The alternative, signed, route for vehicles will be via - ROAD FROM DEEP CUT CROSS TO DUNKESWELL VILLAGE HALL W808 - ROAD FROM PERCY CROSS TO CHAPEL CROSS C131 - ROAD PAST FANCY FARM W808 This temporary restriction is considered necessary to enable - SURFACE DRESSING AND ASSOCIATED WORKS For additional information contact: KIELY BROS Telephone: 07794 487169

#### **ROAD PAST MUSGROVE FARM, ROAD FROM ABBEY TO BOWERHAYES CROSS, DUNKESWELL**

From **WEDNESDAY 14 MAY 2014** for a maximum of 5 days Until **SUNDAY 18 MAY 2014** (both dates inclusive)

No person shall cause or permit any vehicle to proceed or wait on the sections of Affected Roads except for access to land or premises on or adjacent to those length of roads.

Roads affected - ROAD PAST MUSGROVE FARM, ROAD FROM ABBEY TO BOWERHAYES CROSS, DUNKESWELL The alternative, signed, route for vehicles will be via - ABBEY ROAD - LANE FROM HIGHER PARK FARMHOUSE TO PARK FARM - ROAD FROM ABBEY TO BOWERHAYES CROSS - ROAD FROM GIPSY CROSS TO CHAPEL CROSS C131 - ROAD FROM GIPSY CROSS TO MOORHAYES CROSS - ROAD FROM MOORHAYES CROSS TO MADFORD CROSS C416 - ROAD PAST MUSGROVE FARM

This temporary restriction is considered necessary to enable - SURFACE DRESSING AND ASSOCIATED WORKS

For additional information contact: KIELY BROS Telephone: 07794 487169

From **WEDNESDAY 14 MAY 2014** for a maximum of 5 days Until **SUNDAY 18 MAY 2014** (both dates inclusive) No person shall cause or permit any vehicle to proceed or wait on the sections of Affected Roads except for access to land or premises on or adjacent to those length of roads.

Roads affected -

#### **ABBAY ROAD, DUNKESWELL**

The alternative, signed, route for vehicles will be via - ROAD FROM ABBEY TO BOWERHAYES CROSS, ROAD FROM MOORHAYES CROSS TO MADFORD CROSS C416, ROAD FROM GIPSY CROSS TO MOORHAYES CROSS, ROAD FROM GIPSY CROSS TO CHAPEL CROSS C131, ROAD PAST MUSGROVE FARM

This temporary restriction is considered necessary to enable SURFACE DRESSING AND ASSOCIATED WORKS

**5 FOOTPATHS AND BRIDLEWAYS**

- 5.1 Report from Cllr Barrow – it was discussed that there has been some issue with cyclists on public footpaths, this is not legal.
- 5.2 Cllr Barrow has looked at the possibility of connecting the footpath through Rough Grey Bottom from the estate, this would mean crossing land owned by two different owners, clerk to write to Dream Lodge & WIMS and enquire whether access might be possible to complete the link to the footpath.

**6 ENVIRONMENT**

- 6.1 **Emergency planning** – receive any new items for consideration - none
- 6.2 **Winter Issues** – none

**7 COMMUNITY**

- 7.1 **Community policing report** – PC Vickery/PCSO Anning - no report this meeting
- 7.2 **Playgrounds/Sports field** – Cricket nets will be put up shortly as soon as the ground dries out.
- 7.3 **Allotments** – AGM was held recently.
- 7.4 **Halls** – nothing to report
- 7.5 **School for Dunkeswell/Youthclub** – nothing to report

**8 FINANCE**

**8.1 Receipts -**

<b>8.2 Cheque payments –</b>	Came and Co insurance June 2014-15	£572.55	
	Ken Abraham Internal Audit fee	£175.00	
	POD exhibition stand	£226.80	
	Cut and Strim		
	(two cuts to each of Wellsteps, Hall and Churchill Playground)	£122.00	AGREED
<b>(Cheques for agreement)</b>			

Account balances – Parish Account at 1/5/14 - £23395.72 includes the following:  
 P3 balance of funds - £298.00 (after above cheques drawn) (459+800 –138 -203 -255 - 320 -45)

- 7.7 **Accounts & Annual Statement of Governance for approval** - Internal Auditor (Ken Abraham) has audited the accounts and found no issues. Further five year agreement for audit FOR AGREEMENT.
- 7.8 **VAT reclaim** has been submitted in the sum of £1588.75

**QUESTIONS FROM THE PUBLIC** (The meeting to be closed before questions from the public). None

**Dates for next meetings 2013/4 –**

- 19th May 2014 8pm Annual Parish Meeting (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