

DUNKESWELL PARISH COUNCIL

Minutes for the Meeting of Dunkeswell Parish Council held in the Village Hall at 7.30pm on Monday 21st November 2005.

Present: Mr G Sworder (Chairman), Mr A Guest (Vice Chairman), Mrs B Russell, Messrs J Barrow, Mr C Sumpter
B Procter, A Luscombe, District Councillor Mrs M Boote, PC Vickery and 8 members of the public.
Apologies: Cllr M Stevens and County Councillor Mr Roger Boote

1 **Minutes** of the previous meeting held in the Village Hall on Monday 17th October, 2005 were signed as a correct record of that meeting. **AGREED**

2 **PLANNING**

2.1 **decisions** (for information)

05/2063/FUL Westerhope Farm, Long Lane – refusal of permission for retention of residential flat

05/2630/TRE 9 Bluebell Road – permission granted to prune two ash trees.

05/2498/FUL Westerhope Farm – permission granted for demolition/reconstruction of dwelling (no agricultural tie)

2.2 **Applications** (for recommendation)

05/2721/FUL Brookside Farm – change of use to residential, educational centre, activity equipment.

Many letters of complaint received, noise, traffic, security, pollution, ruination of the AONB through additional unnecessary buildings and residential planning history of the site all being concerns. Amended plans also received subsequently. Amendments refer to additional questions raised by the planners, no copy of these were forwarded. Concerns from the parish council were that an agricultural tie be reinstated (evidence from 'Fox and sons, Exeter' sale particulars in 1986 ref; 8658F/GEH state there was a tie from the original build in 1961), that there should be a limit on the numbers of residents be imposed, and the future use of the building. Although the applicant now says the residents will be school children, there are no guarantees that these will be the clients and quality of life for neighbours has to be a concern with the previous track record of the company and premises. It is felt that there would need to be far more information and sanctions about how the centre will be run, as well as assurances about the crime levels.

Recommendation: **REFUSAL**

05/2803/FUL Dunkeswell Aerodrome – Proposed hangar number 5. Cllrs Procter and Guest declared an interest. No objections raised.

Recommendation: **APPROVAL**

05/2812/FUL Land adjacent to Flightway – construction of Airfield viewing area, parking and service road, new access and footway along existing road. Proposed access to the right of building beyond two 12ft banks, which would prohibit any viewing of aeroplanes, the CAA have been consulted and a large pond would attract birds, which would be hazardous to aircraft. The proposed access would be dangerous and this is agricultural land which was never reinstated after other illegal non agricultural uses. Clerk will contact Enforcement about the failure to reinstate the land after the illegal use as a race track.

Recommendation: **REFUSAL**

05/2863/FUL 1 Kennedy Way – remove bank and erect a 1.8m high wall to match adjoining wall. No objections. These conversions of banks to walls/fences has snowballed as we feared, clerk to contact Planning to clarify their position on policy.

Recommendation: **APPROVAL**

05/2894/FUL Caravan 2, Lammasland – erection of two bedroom chalet dwelling to replace existing static caravan.

Of the two caravans one has disappeared, but the other remains. There was a condition to remove these on completion of the build which it seems was never enforced. This house would be on agricultural land, (outside the building limit) and diminished size of this already small plot would detract from the agricultural usage or viability of the holding. This application is based on an unresolved agricultural tie and also shows a chemical store which is not on application. The drawings are inaccurate, the chalet shown is three bedroom not two bedroom as stated on the cover sheet.

Recommendation: **REFUSAL**

05/2979/FUL 16 Le Marchant Close – single storey rear extension. No objections.

Recommendation: **APPROVAL**

05/2475/FUL The Old Forge – new dwelling (amendments to plan). Set in relation to the existing property (The Forge) on the plan not to Garden Cottage – from which the edge is only 5 metres, therefore it would dominate Garden Cottage, excluding light, amenity and also causing a potential surface water problem. A single storey, or much smaller cottage closer in proximity to the Old Forge would be much more suitable for this plot, moved back on the plot. In addition a thatched roof would enhance the design. The Parish Council is disappointed that an officer of the council gave advice that he would prefer not to see the building designed in keeping with the surrounding listed buildings.

Recommendation: **REFUSAL**

Erection of four dwellings at Highfield Road – Copy letter EDDC to Agent accepting minor amendments to drawings.

2.3 Appeal document against 05/1675/MFUL 14 houses and sports field. (No mechanism for providing a sports field and community facilities) copy from architect to Chairman.

2.4 Enforcement –

6 Powell's Way – copy letter to applicant requiring compliance with decision of appeal decided on 28th September 2005 (remove close boarded fence between points a & b on Plan One, reduce height of fence to 1.2 metres between points c & d on Plan One).

Westerhope Units, Long Lane – following refusal of planning permission 05/2063/FUL (as point 2.1), the file has been passed to EDDC legal team for action.

2.3 Appeals;

Outstanding planning matters/applications as at the 21st November 2005: (for information)

January 2004 04/P0078 British Light Aircraft Co. (awaiting highways new proposal)

March 2005 05/0540/FUL Dunkeswell Kart Racing Club – formation of extended track

April 2005 05/0993/FUL Land at Highfield – 26 open market units, Land off Powells Way - 19 affordable dwellings, community facilities recreational land off Liberator Way

October 2005 05/2475/FUL The Old Forge – new dwelling.

05/2655/FUL land at Culme Way – four dwellings and facilities for bowling and tennis clubs/extension to community facilities.

05/2647/FUL Unit 18e Flightway – construction of live/work unit.

05/2651/FUL Unit 18i Flightway - construction of live/work unit.

05/2696/FUL 22 Louis Way – single storey extension.

05/2721/FUL Brookside Farm – change of use to residential, educational centre, activity equipment.

4 HIGHWAYS AND TRAFFIC

Traffic order Tower Way – in consultation.

Manley's Lane – broken sign reported, Mr Boote has confirmed that the bond will be invoked and the road will eventually be dealt with. Clerk to contact Meg Booth, and write to EDDC asking for a council tax reduction due to lack of facilities and complaining about the raised manholes.

Community Speed Watch report – quietening down for winter, a core will still remain and continue. A volunteer is now to generate the letters in the station, which will save much police time. One Abusive driver will be spoken to. The police are gathering information on 20mph violators in order to change the enforcement attitude. PCSO Anning to request speed detection wires from highways now we have 20mph limit to collect data and enquire about signs which tell your speed. Overall it is felt the speeds are lowering and that local people are helping by sticking to the limits.

WIMS and Highways to be approached about Culme Way hedge, failing this, the Parish Council will look at trimming it back on this occasion.

Clerk to report BT hatch outside the old Police House again (and ask Highways to report). Also ask WIMS again to replace bulb in Culme Way.

Clerk to report potholes at Stentwood and Percy Hill.

5 FOOTPATHS AND BRIDLEWAYS

Nothing to report.

6 ENVIRONMENT

6.1 DCC – 5 Abbey Road, flooding issues – EDDC have suggested replacement of pipe and sent a report to DCC Highways, who have not yet received it.

7 COMMUNITY FACILITIES

7.1 Community policing report – PCSO Anning, there has been one crime in the past month – constable obstructing a constable in his duty (car found in hedge in Sheldon, then driver arrested for drink driving. Mr Guest also reported that his plane had been siphoned of four gallons of petrol as well as Mr Procter losing red diesel from the airfield fuel bowser (and lock smashed off). Shoplifting has now quietened down after the policy of reporting all thefts being revised. Vandals have broken slats on the seat outside the pre-school, this has now gone for repair.

7.2 Playground safety inspections – works to be carried out – Mrs Russell to look into the possibility of funding in order to provide extra equipment for the Churchill Playground for disabled use and a better disabled access

surface.

- 7.3 Sports field – noting to report
- 7.4 Halls – additional funding required to maintain the facility (donation previously agreed).
- 7.5 Britain in Bloom – Free plant scheme – passed to the hall committees for further discussion. Clerk to request further details of competition.

8 FINANCE

8.1 Receipts –

8.2	Cheque payments -	Community Hall Donation	£400
		Cut and Trim (1 st November 2005)	£15.00
		Dunkeswell Parish Magazine (publish minutes for year)	£340.00
		Dunkeswell Village Hall Committee (hire hall 10/04-9/05)	£195.00
	Payment by direct debit -	Virgin Broadband (Public Access Computer)	£24.99
		Cheques and direct debits AGREED	

8.3 Precept – EDDC have warned that due to budget pressures, (especially the introduction of free bus passes for the over 60s) that it may be possible for Parishes to raise their precept requests to cover the shortfall. It is not possible for the District Council to raise their precept request as they may be capped, but there is no restriction on Parish Councils.

8.4 Community Council of Devon – earlier this year Dunkeswell Parish Council took part in a survey of outdoor play and sport equipment. We were randomly selected and have won a prize draw of £200 to spend on outdoor play equipment.

8.5 Rural Aid/Community Fund – a total of £12,000 has been allocated to match fund applications to the Community Council of Devon 'Village Hall Grants Scheme'. Applications for sums between £500 and £3000 will be considered. The closing date for applications is 31st December 2005. Eligible projects are refurbishments, extensions, toilets, kitchens, roof, heating, and particularly disabled facilities. Rural halls will be given priority. You must be able to demonstrate the need for the works (who uses the hall etc) and work must take place between 1st April 2006 and 31st March 2007. The funding must be 30% matched (ie if the total cost of project is £3000, £1000 each from CCD, EDDC and the hall committees own funds).

Account balances - at 1/11/05 Paths Account £525.79
Parish Account £6040.17

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

A gentleman asked what the developers response to rubbish being discarded over the hedges at Abbey Road? Mr Sworder said that Mr Throgmorton was quite upset and was to talk to residents. A reminder to be given to the developer by the Chairman.

**Dates for next meetings – Planning Applications: Monday 12th December, 2005 7pm – 7.30pm - Village Hall
Parish Council: Monday 12th December, 2005 7.30pm - Village Hall
EDDC Annual Parish Councils Meeting Wednesday 29th March 2006**