

## DUNKESWELL PARISH COUNCIL

**Minutes** for the Meeting of Dunkeswell Parish Council held in the Village Hall at 7.30pm on Monday 20<sup>th</sup> February 2006.

**Present:** Mr G Sworder (Chairman), Mrs B Russell, Messrs J Barrow, M Stevens, B Procter, A Luscombe, PCSO Anning 30012 and 5 members of the public.

**Apologies:** Mr A Guest (Vice Chairman), Mr C Sumpter, County Councillor Mr Roger Boote, District Councillor Mrs M Boote and PC Vickery 4783

- 1 Minutes** of the previous meeting held in the Village Hall on Monday 16<sup>th</sup> January, 2006 were signed as a correct record of that meeting.

**All councillors were 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).**

## 2 PLANNING

### 2.1 Decisions (for information)

05/3197/FUL 2 Liberator Way – permission granted for single storey porch  
 05/0540/FUL Dunkeswell Kart Racing Club – permission granted for formation of extended track (with conditions)  
 05/2979/FUL 16 Le Marchant Close – permission granted for single storey rear extension (with conditions)  
 05/3224/FUL Unit 18 H Flightway - permission granted for construction of live/work unit  
 05/3220/FUL Unit 18F Flightway – permission granted for construction of live/work unit  
 05/3222/FUL Unit 18C Flightway – permission granted for construction of live/work unit  
 06/0011/FUL Blossom Hill Park – permission granted for 1.8m perimeter fence

### 2.2 Applications (for recommendation)

<b>06/0201/FUL</b> Blossom Hill Caravan Park – Play area.	Recommendation: <b>APPROVAL</b>
<b>06/0178/FUL</b> 2 Barrack Lodge – conservatory.	Recommendation: <b>APPROVAL</b>
<b>06/0043/FUL</b> Lammasland – chemical store/workshop and hay barn. As there has been no business plan submitted to support the occupancy of the dwelling under the agricultural tie, it is felt that no support can be offered by the parish council when there is no need proven.	Recommendation: <b>REFUSAL</b>
<b>06/0264/FUL</b> 16 Kennedy Way – single storey extension.	Recommendation: <b>APPROVAL</b>
<b>06/0430/FUL</b> units 4a and 3b Marcus Road – renewal of permission of 01/P0351 erection of two light industrial units and change of use to car breakers /scrap metal yard.	For decision at next meeting

Mr Barrow and Mr Procter declared an interest in both the following applications:

**06/0241/FUL** Dunkeswell Kart Circuit – race control tower.  
**06/0319/MFUL** Dunkeswell Kart Racing Circuit – new pits, workshops and visitors/user facilities. It was felt that the new applicant has already shown he is prepared to tidy the site and address noise limitation measures. Concerns are that after spending this amount of money, the applicant would be expecting to use the site to its fullest, there is existing permission for daily use for other purposes other than the nine permitted race days per annum. Access traffic, fumes and noise are still the main concerns. It was felt that a contribution to safety issues of increased traffic through the village, such as providing the footpath link, there should be a business plan supplied to support the usage time and days and all proposed uses. In addition, the height of the tower should be reduced in order that it does not contravene any CAA rules (no higher than the main building). Sheldon remain concerned over noise, air, light pollution and particularly that the track has been widened from 7m to 9m without permission meaning it would now technically accommodate different levels of races. Sheldon are keen that the noise measures when in place are tested prior to the determination of these applications.

Recommendation: **FURTHER INFORMATION REQUESTED FOR BOTH APPLICATIONS**

**Westerhope Units** – application for Certificate of Lawfulness; request for comments from EDDC (already sent).

**Appeal Land at Westerhope pig unit** – Public enquiry appeal arising from EDDC serving an enforcement notice in respect of unauthorised development. Alleged breach is material change of use of building from industrial to residential use. Appellants grounds are breach of planning control has not occurred and that the enforcement notice was issued too late to take action against matters stated.

Copy letter from SW Parkes re **05/2812/FUL** regarding visibility splays and access.

### 2.3 Enforcement

**Windwhistle Farm** – Enforcement inspection visit booked for 17<sup>th</sup> January was postponed by owner.

**6 Powells Way** – enforcement notice issued regarding removal of close boarded fence.

**Unit 2, Westerhope** – Storage barn. Copy letter requesting for application regularising the difference in size between barn being erected and permission previously granted.

- 2.4 **Housing Needs Survey** – Sue Southwell the Rural Housing Officer for the Devon Rural Housing Partnership, (a project managed by the Community Council of Devon) attended the meeting to discuss the possibility of conducting a housing needs survey in the parish as described in the parish plan. An example questionnaire was shown to the Parish Council and it was agreed that the CCD were best placed to ask such personal questions. If need is identified, and a suitable site found and agreed, houses would primarily go to local people, who are in housing need, if they are not all filled, the offer would cascade to neighbouring parishes. Houses may be shared ownership or rented. Rents tend to be slightly higher than council for housing associations. Surveys usually achieve approximately 40% response from a community. The type of need will also be assessed, such as what age group are in need and what sized families they are and will provide a snapshot of exactly what need exists within our own parish this year (it must be remembered that this information is date sensitive and once received needs to be acted on quickly). **It was agreed that a survey would be conducted as soon as could be arranged.**

**Outstanding planning matters/applications as at the 20<sup>th</sup> February 2006:** (for information)

<b>January 2004</b>	04/P0078 British Light Aircraft Co. (awaiting highways new proposal)
<b>April 2005</b>	05/0993/FUL Land at Highfield – 26 open market units, Land off Powells Way - 19 affordable dwellings, community facilities recreational land off Liberator Way
<b>October 2005</b>	05/2475/FUL The Old Forge – new dwelling. 05/2721/FUL Brookside Farm – change of use to residential, educational centre, activity equipment.
<b>December 2005</b>	05/2475/FUL The Old Forge – revised drawings 05/3233/MFUL Powells Way – sixteen dwellings and new vehicular access
<b>January 2006</b>	06/0094/FUL Land adjacent Flightway – footpath 06/0051/CPE Westerhope Units, Long Lane - use as dwelling

### 3 HIGHWAYS AND TRAFFIC

Items to report: Sign on Percy Hill to straighten, temperature probe at Limers Cross is broken, beech tree felled in high winds on Long Lane, still grave concerns about the safety of this whole row of trees. Lengthsman did not report to Mr Barrow, a list of dates for visits is to be requested again. Clerk to thank Highways for cutting back the hedge on Culme Way, this area is not their responsibility and was done in addition to their required maintenance programme.

Royal Oak pavement – owner has given permission for the land to be used. Meg Booth is currently costing the works and will be in touch soon.

DCC Highways – full written response to our queries regarding timescales for Manleys Lane adoption and footpath link:

**MANLEYS LANE** No exact time can be given as certain processes must be followed, these each have estimated times as follows:

Developer fails to complete estate- contact is made and asked to commence. This has happened a number of times and on each occasion the developer has started to commence remedials only later to withdraw, on the last occasion no start was made. This has held up the process.

The Surety (Bondsman) will now be contacted with a list of works needing to be undertaken and an estimate of cost. An estimate of part of works has been completed, however in some correspondence from residents our attention has been drawn to the fact drains may be blocked and consequentially we are arranging a video survey. Core samples must also be collected from the road. This information should be completed and presented to the County Solicitor by the end of March or before.

The County Solicitor will then write to the Surety enclosing the estimate (they have already been advised of the claim). The Surety must within 28 days, either pay the default cost to the County Council or send a Notice of the intention of the Surety to carry out works.

Presuming the Surety pays the County Council the money, then it would be anticipated that works could start within one month of receipt (provided the drains are not a major works). Allowing a few weeks for notices and issuing works etc. this should mean completion of all works by July this year. Usually the adoption would take place 12 months later, however this period would be waived in this case as the road is not now new.

If the Surety carries out the works it could be extended to September.

Finally a number of properties have placed stones within the service strip, generally the developer is required to have these removed, but in this case DCC Highways will contact the property owners shortly.

**FOOTPATH LINK** The scheme is included in the Local Transport Plan, however, partly down to the estimated costs involved has never reached a high enough priority to be constructed. The next 5 year Transport Plan starts in April 2006, with the governments overarching objectives for transport being set at;

- Tackling traffic congestion
- Delivering accessibility
- Making roads safer
- Improving air quality

It is not currently clear how provision of a high cost missing link footways in rural areas such as Dunkeswell will be achieved, if at all so. However DCC Highways will endeavour to achieve sections of the footway through the planning process.

## 5 FOOTPATHS AND BRIDLEWAYS

Mr Barrow reported that the land owner on footpath 6 made a good suggestion for work, which has now been carried out and should cure the problems.

## 6 ENVIRONMENT

**EDDC – byelaw consultation** – Following a request from a Parish Council, EDDC would like to know if there is need for a new byelaw in the district to prohibit persons from climbing on, hanging off or jumping from bridges?  
**Agreed no action necessary with regard to our parish.**

## 7 COMMUNITY FACILITIES

7.1 Community policing report – PCSO Anning – 5 recorded crimes – possession of cannabis, text messaging, burglary via an insecure back door, theft of some scrap waste aluminium (saleable), wasting police time (fabricated theft). Car theft from Exmouth (and crimed there) and driven into concrete ring on airfield. A gentleman was unfortunately hit by a car whilst walking his dog between Wolford Cross and the village limit. Graffiti – no further information at present enquiries continue.

7.2 Playground safety inspections – Lottery application has been prepared for submission for replacement of play surfaces. Tenders are being sought for grass cutting at New Century Park.

## 8 FINANCE

8.1 Request for a donation towards a Leader + project 'Lifting the Spirit' involving a short story writing and textiles workshop at Dunkeswell Church. Support of the Parish Council will be mentioned in leaflets and publicity material. This was referred to the Parochial Parish Council for action.

8.2 **Receipts –**

8.3 **Cheque payments -**

Clerk remuneration August 2005 – February 2006		£1129.81
PAYE		£318.67
Reimburse J Barrow (materials FRM – footpaths account)		£21.57

### **Donations:**

#### **Under Section 137 Local Government Act 1972**

Devon Youth Association	£15
Blackdown Support Group	£50
Honiton Library Advice/Info Centre	£50
Honiton Ring and Ride	£25
ED Citizens Advice Bureau	£50
Devon Victim Support	£50

**Payment by direct debit -** Virgin Broadband (Public Access Computer) £24.99  
(Cheques and direct debits **AGREED**).

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. Clerk to chase payment.

Account balances - at 1/2/06

Paths Account	£159.79
Parish Account	£4502.10

8.5 **EDDC Annual Parish Councils Meeting Wednesday 29<sup>th</sup> March 2006** – rsvp – three delegates from each parish council are invited. Clerk, Chair and possibly Mr Sumpter to attend.

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

A gentleman commented that the litter pickers appear to have stopped and that people who volunteered previously were never taken up on their offer. Clerk has been in touch with both the Community Service and New Deal offices to investigate the possibility of regular litter picking. Further information is awaited. The gentleman also requested that Wellsteps be cut regularly this year.

**Dates for next meetings –**

	<b>Planning Applications: Monday 13th March, 2006 7pm – 8pm - Village Hall</b> <b>Parish Council: Monday 20th March, 2006 7.30pm - Village Hall</b> <b>EDDC Annual Parish Councils Meeting Wednesday 29<sup>th</sup> March 2006</b>
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