

## Minutes for meeting of Dunkeswell Parish Council 17/7/06

**DUNKESWELL PARISH COUNCIL**

**Minutes** for a **Meeting** of Dunkeswell Parish Council held in the Village Hall at 7.30pm on Monday 17<sup>th</sup> July 2006.

**Present:** Mr G Sworder (Chairman), Mr A Guest (Vice Chairman), Mrs B Russell, Messrs J Barrow, Mr C Sumpter M Stevens, B Procter, A Luscombe, County Councillor Mr Roger Boote, District Councillor Mrs M Boote, PC Vickery 4783 and nine members of the public.

**Apologies:** PCSO Anning 30012

- 1** **Minutes** of the previous meeting held in the Village Hall on Monday 19<sup>th</sup> June, 2006 were signed as a correct record of that meeting.

**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).**

**2 PLANNING**

**2.1 Decisions** (for information)

**06/1247/MOUT Land Adjacent Flightway** – permission refused for 34 bed motel with reception (in open countryside beyond built up area boundary and contrary to provisions of Structure Plan Policies TO3, TO1 and S4. Development is also within the Blackdown Hills AONB and the potential impact of the building and associated facilities on the landscape will be detrimental to the character and appearance of the landscape contrary to Structure Plan Policy CO3 and Policy EN1.

**2.2 Applications** (for recommendation)

**06/1650/FUL Dunkeswell Airfield Mast** – installation of 2no. 0.3m dish antennae, gas bottle enclosure and exhaust cover. Recommendation: **APPROVAL**

**06/1571/OUT Oaklands** – Four bungalows with new access road. Mr Procter declared an interest and left the room while the application was discussed. Recommendation: **APPROVAL**

**06/1708/FUL Highfield Community Hall, Culme Way** – construction of pavilion to include tennis and bowls club facilities with self contained flat over. These applications should be viewed as one in order that a decision can be made on all the replaced community facilities and conditions/lease needs agreeing to safeguard the future use. A gentleman confirmed that changing rooms are needed for the bowling club. Recommendation: **REFUSAL**

**06/1515/FUL Orchard Cottage** – raising roof to provide first floor accommodation including dormers and windows. Recommendation: **APPROVAL**

**05/2099/FUL Erection of four dwellings land at Highfield** – minor amendment main roof pitch/delete half hip

**06/1791/TRE 2 Bluebell Road** – remove one stem of ash tree, 25% crown reduction of one beech tree. Copy letter to EDDC received asking for complete removal of ash tree Recommendation: **APPROVAL**

**06/1806/COU Garages at Culme Way** – extension and alterations to from new dwelling – it is felt that the availability of garaging is important to the estate; the parish council would not like to see a precedent set by one such unit and all garaging in this line and elsewhere become dwellings. This should not be considered a simple change of use to part of a single dwellings private curtilage, but the development is to add a second storey and create new dwellings where there are currently none. Recommendation: **REFUSAL**

**06/1900/FUL Tower Poultry unit Long Lane** – re-siting of poultry house. Recommendation: **APPROVAL**

**06/1964/FUL 2 Liberator Way** – porch on rear elevation Recommendation: **APPROVAL**

**FOR COMMENT**

**06/0043** proposed erection of chemical store/workshop at Lammasland – agricultural appraisal and applicant's response for comment within 14 days. Agricultural use was not felt justified as hay is no longer dried in this manner, neither is grass seed stored.

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### **06/0319/MFUL** Dunkeswell Kart Racing Circuit

Revised Transport Assessment – for comment – still refers only to traffic on Saturdays and not on Sundays, the Highways Agency have not found reason to object.

Email from Simon Smale - EDDC Head of Environmental Health and Health Equalities (this is a job share with John Collins). The email explains that they have been carrying out monitoring and collecting evidence at Dunkeswell over a period of time and concluded that a statutory noise nuisance has occurred and in certain conditions is likely to recur. Works intended to resolve the problem have not been completely effective and therefore as is normal procedure in such cases EDDC have served a notice giving the owners four months to find a way of abating the nuisance. They have the right to appeal in Magistrates Court within 21 days. This action has been taken under legislation which covers existing situations and has no bearing on any planning applications relating to the track made by the owners. These will be considered separately and if appropriate conditions relating to noise will be recommended.

This contradicts Mrs Whellers report of just two weeks previously. Further to a meeting between Mr Milverton (EDDC), Lisa Turner (BHAONB), Cllr David Key and Dunkeswell Parish Councillors there has been various correspondence and Mr Sworder has since asked Mrs Little to handle the application, this is still to be discussed further. Mr Milverton said there were no complaints from any other direction other than Sheldon re noise, he dismissed the Countryside Agency objections and the EDDC Economy Portfolio holders statement that this application would be of no benefit to the rural economy and said there was no noise nuisance currently. In addition he rejected any idea of a 106 agreement should they be minded to approve the application and said there would be no significant traffic increase.

Cllr David Key is no longer representing the Ward on this matter. Cllr Mrs Parr (member for Colyton) has been appointed by Mark Williams Chief Executive EDDC. The landscape assessment is still awaited and it is now looking unlikely that this will come before the EDDC planning committee before September. A date is still awaited for a public meeting, this will include EDDC Chief Executives, Environmental Health and Highways representatives (a group meeting of all AONB parish councils will then be arranged).

### **ENFORCEMENT**

**Beechpark (incorrectly addressed – should be unnamed)**– condition of vacant property – copy letter to owner requesting he cut back vegetation and tidy area.

**14 Flightway** – summerhouse – it has been established that the work/live units do have limited permitted development rights, however the summerhouse erected exceeds the 10 cubic metres allowed. A retrospective application has been requested.

- 2.3 **Local Plan** - Intention of adoption (with amendments) received. EDDC have decided to follow the inspectors advice and withdraw land of amenity importance on all but 12 sites in the main towns as they feel there is policy overlap in as much as recreation land is protected by Policy RE1. The land which retains the designation is land which only has a visual amenity. The Local Plan Document should be issued shortly.

### **Outstanding planning matters/applications as at the 17<sup>th</sup> July 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>January 2006</b>	06/0051/CPE Westerhope Units, Long Lane - use as dwelling
<b>February 2006</b>	06/0043/FUL Lammasland – chemical store/workshop and hay barn 06/0241/FUL Dunkeswell Kart Circuit – race control tower 06/0319/MFUL Dunkeswell Kart Racing Circuit – pits/workshops/visitors facilities.
<b>March 2006</b>	06/0430/FUL units 4a and 3b Marcus Road – renewal of permission of 01/P0351 06/0490/FUL Beechwood Farm, Long Lane – extension to house pigs. 06/0499/FUL unit 18G Flightway – retention of work live unit.
<b>May 2006</b>	06/0969/FUL Highfield Community Hall 06/0893/FUL 22 Simcoe Way – conservatory.
<b>June 2006</b>	06/1233/FUL Supacat, Marcus Road - extension 06/1481/COU Land at Liberator Way – Change of use to Sports field 06/1650/FUL Dunkeswell Airfield Mast 06/1571/OUT Oaklands – Four bungalows with new access road.

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**4 HIGHWAYS AND TRAFFIC**

- 4.1 Royal Oak pavement – action awaited.
- 4.2 Abbey Road – Meg Booth and Ian Grigg to be chased regarding this situation.
- 4.3 Meeting with Highways re engineered solutions: letter received confirming content of meeting and although funding is not currently available for works the matters have been brought to the attention of DCC Highways.
- 4.4 Email received from Mr Tucker (Highways) explaining that work to Jenwood Road pavement was from a fund only available for pavement repairs, although money may well be better spent elsewhere, this it is not possible to do.

**5 FOOTPATHS AND BRIDLEWAYS**

- 5.1 Report from Mr Barrow – Richard Spurway has approved work to footpath 14, extra money is to be sent to the Parish Council for the work and Mr Barrow is to carry this out as soon as the funds arrive. AGREED
- 5.2 Definitive Map Review – Mr Martyn of DCC Highways to explain the process. 16 public rights of way – as a result of 1950s review carried out by the Parish Council on behalf of DCC. New paths may from time to time be found that were originally omitted or new evidence has come to light. Only one such path has been seen in Dunkeswell in 1971, but this was never agreed as it was only for the use of the vicar of Dunkeswell Abbey. Mr Martyn is asking the Parish Council for their views on the current path network, are there any which should/should not be included, any which should be bridleways. The Chairman explained that the paths have been part of the P3 scheme since the outset and the parish council feel that there are all in good order and there should be no additional claims. Mr Sumpter confirmed that Mr Coombes of the Honiton Ramblers had checked all minutes since 1897 to look for expenditure on footpaths (as this would be an admission of public use). There may be a restricted byway claim for horse drawn vehicles near Mackham at path 10.

**6 ENVIRONMENT**

- 6.1 litter picking – nothing to report

**7 COMMUNITY FACILITIES**

- 7.1 Community policing report – PC Vickery/PCSO Anning – four crimes – theft vehicle airfield, railing pulled out by surgery, window smashed at playgroup and beer stolen from marquee.
- 7.2 Playground safety inspections – new barrier has been installed at Churchill Playground. New Century Park has a length of fence which needs replacing. One quote has been received so far.
- 7.3 Sports field – this is being fenced shortly.
- 7.4 Halls – nothing to report
- 7.5 Mr Broad has sent his thanks to the parish council on behalf of the residents in the old part of the village for cutting Wellsteps and maintaining the bench, he has asked that a membrane to prevent weeds is placed under the gravel below the bench before it is replaced.
- 7.6 **EDDC Electoral Registration** – request for a person who knows the parish to visit properties to collect information in November (this would be a paid job).
- 7.7 Mr Marshall has requested that the Parish Council revisit the proposal of a legal deed for Churchill Playground - Mr Sworder to discuss with Mr Marshall

**8 FINANCE**

- |     |                                  |   |         |
|-----|----------------------------------|---|---------|
| 8.1 | <b>Receipts –</b>                | none  |         |
| 8.2 | <b>Cheque payments -</b>         | clerks expenses (April, May and June)         | £123.09 |
|     |                                  | Cut and trim                                  | £85.00  |
|     |                                  | C Sumpter reimburse cuprinol for bench        | £9.45   |
|     |                                  | A P Maynard – wash bus shelters, seats        | £135.61 |
|     | <b>Payment by direct debit -</b> | Virgin Broadband (Public Access Computer)     | £24.99  |
|     |                                  | BT Quarterly payment (Public Access Computer) | £32.99  |
|     |                                  | (Cheques and direct debits for agreement).    |         |
|     | Account balances - at 1/7/06     | Paths Account £252.95                         |         |
|     |                                  | Parish Account £12120.50                      |         |

- 8.3 Location of meetings for 2006 – September meeting to be held at the Community Hall as a trial.
- 8.4 Inland Revenue – tax credit for filing online for year 2005/6 £250.98 has been applied to the parish councils account for the current year.
- 8.5 Quality Parish Councils Scheme – EDDCs Scrutiny Committee have decided to discuss the way forward for those councils who have achieved this status at their next meeting (date to be agreed), members are keen for representatives of the councils to attend as well as the DAPC. Mr Barrow explained TPO surveys are in motion.
- 8.6 Mr Guest resigned his position as of the 8<sup>th</sup> August 2006 due to moving abroad.

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

**Dates for next meetings – Planning Applications: Monday 14<sup>th</sup> August, 2006 7pm – 8pm - Village Hall**  
**Parish Council: Monday 21<sup>st</sup> August, 2006 7.30pm - Village Hall**