

DUNKESWELL PARISH COUNCIL

Minutes for the Meeting of Dunkeswell Parish Council held in the Village Hall at 7.30pm on Monday 20th June 2005.

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, District Councillor Mrs M Boote and six members of the public.
Apologies: County Councillor Mr Roger Boote and PC Lea.

1 **Minutes** of the previous meeting held in the Village Hall on Monday 9th May, 2005 were signed as a correct record of that meeting. Proposed by Mr Sumpter, seconded by Mr Guest and unanimously agreed.

2 PLANNING

2.1 EDDC Decisions - (for information)

05/0722/FUL Mr and Mrs Wilson-Webb – permission granted for replacement conservatory.

05/0851/OUT The Old Forge – permission refused for dwelling and access under policy EN13 as to preserve and protect the character of the adjoining Grade II listed building.

05/0793/FUL Unit H, Dunkeswell Industrial Estate – permission granted for extension to unit

05/0814/FUL Long Lane – permission granted poultry farm and staff facilities building

05/0795/FUL Sheldon Grange Cottage – permission granted for extension

04/2642/FUL Land adjacent Royal Oak Inn – permission granted for two storey thatched house/access.

Applications –

05/1357/FUL Blossom Hill Park Ltd., Blossom Hill Park - Wardens accommodation and indoor leisure pool. It was proposed by Mr Sumpter that the application be approved subject to the building being moved to the footprint of the Birdwatcher and so that building being demolished to allow the new build. This was for the benefit of noise control for neighbouring properties and also that another building should not be created outside the building limit. Seconded by Mrs Russell and unanimously agreed.

05/1356/FUL Blossom Hill Park Ltd., Blossom Hill Park – Oval wooden hand carved entrance sign. No objections were raised – proposed for approval by Mrs Russell, seconded by Mr Procter and unanimously agreed.

05/1351/FUL Mr and Mrs Bell, The Old Kennels – addition of rooms over garage. No objections were raised – proposed for approval by Mr Luscombe, seconded by Mr Stevens and unanimously agreed.

05/1499/FUL Mr Owen, Valley View – Extension to agricultural building. No objections were raised – proposed for approval by Mrs Russell, seconded by Mr Guest and unanimously agreed.

05/1444/CPE Mrs Lingard, Woodside – (application for a certificate of lawful use) residential use, with garden, shed and amenity land and use of annexe for holiday letting. No objections were raised – proposed for approval by Mr Guest, seconded by Mr Barrow and unanimously agreed.

05/0815/COU Girlings, Court Barton (barns at) – conversion to create two new accommodation units. Site visit and consultation necessary before a decision can be returned.

05/0993/MFUL WIMS (UK) Ltd., Highfield – 26 open market units, 19 affordable dwellings (off Powells Way) and land at Liberator Way. This application encompasses all suggestions made by the Parish Council, although it does technically still form an application outside the village limit, it was felt that the benefits to the village in terms of affordable housing, land and hall outweighed losing the area of grassland. Mr Barrow asked that special attention be given to ensuring the 106 Agreement was water tight, and that the area behind the dwellings should be open space. After some discussion Mr Guest proposed approval, this was seconded by Mr Sumpter and agreed.

05/1558/FUL Mr Watkins, Beechwood Farm – Extension to dwelling to form annex. As this application has just arrived it was decided to postpone discussion for the next meeting.

2.2 Appeals;

APP/U1105/A/05/1179359 construction of live/work unit and living accommodation unit 18b Flightway.

Mrs D Allison, 6 Powells Way – Informal Hearing date 10am on Tuesday 13th September 2005 at the Knowle.

2.3 EDDC - High Hedges – on 1st June 2005 Part 8 of The Antisocial Behaviour Act 2003 comes into force, which allows councils to deal with complaints about antisocial hedges as a last resort after householders have tried unsuccessfully to persuade neighbours to remove or cut them. The outcome for a hedge owner who ignores a Remedial Notice as served by the council, may be up to £1000 fine, and the council may then do the works and charge the offender for this work. The council cannot order the removal of a hedge in its entirety, nor have it cut down below two metres. The expected fee for such an application is likely to be around £350. It was agreed that this fee was unreasonably high.

- 2.4 EDDC - Review and update of the Council's Tree Preservation Orders** – The council are offering opportunity for appeal against TPOs within the district which may not fall within the Town and Country Planning Act 1990 as part of their review of TPOs over the forthcoming years. All those with an interest should have been written to.
- 2.5 Licences** – EDDC Annual Licence for Public Entertainment - Mr Mervyn Reed, Abbeywood Farm – Friday 15th July 2005 7pm – 1.30am Tug-o-war, music and dancing. No objections raised.
- 2.6 BT** – proposal for changing red box at Abbey to a cash free box – for response by 3rd August 2005. Approved.
- 2.7 EDDC Enforcement** – copy letters to 18, 19 and 20 Azalea Close asking that they apply for retrospective permission for their newly erected 1.8m high boundary fences. Also copy letter regarding the sawdust extractor at Westerhope and accommodation units being created without permission.

Outstanding planning matters/applications as at the 20th June 2005: (for information)

January 2004	04/P0078 British Light Aircraft Co. (awaiting highways new proposal)
March 2005	05/0473/TRE 36 Louis Way – remove 12 ash trees.
	05/0540/FUL Dunkeswell Kart Racing Club – formation of extended track
	05/0510/AGR Higher Park Farm – agricultural access and 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

4 **HIGHWAYS AND TRAFFIC**

Traffic order Tower Way – in consultation.

DCC – Road closure 12th July 2005 C215 Sheldon Village. Alternative route will be Shutes lane, Sheldon Hill and Drifts Lane.

Safe Lanes –Jamboree Launch, Sunday 3rd July 2005 Hunters lodge Farm, Clayhidon.

Letter has been sent to Dr Ian Harrison (Deputy County Environment Director), Devon County Council suggesting the purchase of the bypass route from the Ministry of Defence prior to it entering the open market.

Clerk has requested Wellsteps be cut, a repair to the BT manhole outside the old police house and ruts in Green lane be patched, as well as work done to the stretch outside the Cedars and road edges between Gypsy Cross and the Airfield. Mr Tucker is to send a team out. Also that land owners be asked to cut hedges at an angle on Windgate Hill.

5 **FOOTPATHS AND BRIDLEWAYS**

Mr Barrow reported that he had fitted a new gate on footpath 14 at Abbey.

Landscape Access Recreation (Right to Roam) – Conclusive map of open country and registered common land in the southwest can now be seen at www.countryside.gov.uk/access/mapping or at their offices in Cheltenham, Bristol, Manchester and London.

6 **ENVIRONMENT**

7 **COMMUNITY FACILITIES**

- 7.1 Hastoe Housing Association – informing the Parish Council that the family occupying 11 Manleys Lane have carried out a mutual exchange with a local family (this family having the required connections with the area). In addition a family is moving out of one of the houses in Manleys Lane in the next few weeks, and the Parish Council are asked to pass on the names of any one who they know are in need of local rented accommodation by Tuesday 31st May 2005 (letter dated 25th May 2005). Further letter dated 6th June 2005 informing that one applicant has asked not to be considered on this occasion, and another applicant has been added.
- 7.2 Community policing report – none given.
- 7.3 Playground safety inspections – Mr Sumpter is to ensure that an inspection report for the Churchill Playground will be logged quarterly in a book to satisfy the insurers. Funding is still being pursued for resurfacing under the swings.
- 7.4 Sports field – nothing to report.
- 7.5 Halls – Community Hall six month licence has been granted which expires on 12th November 2005.

8 **FINANCE**

- 8.1 Accounts for agreement and summary APM and audit commission. Internal audit is completed and the audit forms were signed. There were two points raised by the Internal Auditor Mr Marshall; VAT was not reclaimed on

