

DUNKESWELL PARISH COUNCIL

Minutes for the **Annual General Meeting** of Dunkeswell Parish Council held in the Village Hall at 7.30pm on Monday 8th May 2006.

Present: Mr G Sworder (Chairman), Mrs B Russell, Messrs J Barrow, Mr C Sumpter, M Stevens, A Luscombe, District Councillor Mrs M Boote, PCSO Anning 30012 and 23 members of the public.

Apologies: Mr A Guest (Vice Chairman), B Procter, County Councillor Mr Roger Boote, District Councillor David Key and PC Vickery 4783.

1 Minutes of the previous meeting held in the Village Hall on Monday 10th April, 2006 were signed as a correct record of that meeting.

1.1 Apologies

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).

1.2 Appointment of Chairman and officers:

Chairman: Mr Sworder
(proposed Mr Luscombe, Seconded Mr Barrow and unanimously agreed)
Vice Chairman: Mr Guest
Planning Committee: Mssrs. Sworder, Sumpter and Guest
Tree and Footpaths Warden: Mr Barrow
Transport and Traffic Representative: Mr Guest

2 PLANNING

2.1 Decisions (for information)

06/0430/FUL units 4a and 3b Marcus Road – permission granted for renewal 01/P0351 car breakers yard
06/0588/TRE 10 Le Marchant Close – permission granted to reduce height of four beech trees
06/0497/FUL unit 18D Flightway – permission granted for retention of work live unit

2.2 Applications (for recommendation)

06/0241/FUL Dunkeswell Kart Circuit – race control tower

06/0319/MFUL Dunkeswell Kart Racing Circuit – new pits, workshops and visitors/user facilities.

Also amended plans for comment received 14th March 2006.

Two further copy letters of objection received. The AONB Partnership have made a formal objection to the scheme based on the intrusion of the building into the AONB, which would conflict with the enhancement and preservation of the area, quiet enjoyment would be ruined and additional traffic of this scale would be unacceptable. DCC Highways have requested a formal traffic survey to be produced, this will delay any possibility of a decision by the District Council until at least June/July. Sheldon Residents Action Group have had a response to their solicitors letter from John Milverton, they have also employed an acoustic engineer to monitor sound. John Milverton has offered a meeting to discuss the situation in June. It is hoped that a representative of Woodbury Park will attend in order that rumours may be dispelled and it can be established exactly what is proposed. Mr Sworder made clear that if the application is turned down by the District Council and then goes to appeal, it is now more possible to ask the inspector to impose conditions if it he is minded to decide in favour of the application, however this would preclude any possibility of a Section 106 Agreement. No data has been given by the applicant of any enhancement to the environment or social or economic benefit to the area. Concerns were voiced from the meeting were that if this application is allowed that the development may escalate in the future. The meeting was reminded that previous planning applications granted already permit use of the track for Saturday and Sunday Afternoons only, Saturdays only for practice and nine Sundays per year for race meetings, but also for leisure karting 9am – 9pm every day of the week subject to noise levels not exceeding 65dB more than 10m from the track, therefore this application only relates to a new building and facilities which would enable a wider use of the facility, it is not possible to object to the existing permitted uses. It was asked why the parish council could not start an action group as Sheldon, the clerk explained that the Sheldon initiative was a residents group, the meeting was assured by the chairman that it was not too late for objectors to write to the District Council, currently only 350 objections have been received against 2000 letters of support for the club from members and kart racers.

06/0969/FUL Highfield Community Hall (land adjoining Culme Way) – construction of new community hall. Concerns are that this is a piece of designated land of amenity importance, this is deemed too close to Potters Stile who may suffer from noise and will also will mean the loss of the tennis courts (although no communication has yet been received from the Tennis Club, this is still a facility that the village would not like to lose). This application is a modification to an earlier approval which provided a community hall next to the old Birdwatcher (a site since sold) and included warden controlled accommodation which may not qualify as affordable homes. This earlier approval also required the community hall to be built first.

Recommendation: **REFUSAL**

06/0990/FUL Land adjoining the Royal Oak – detached house and new access. Mr Sumpter declared an interest in as much as he was engaged to draw the plans (non prejudicial). Six car parking spaces would be lost in the pub car park by the proposed build. The neighbouring property would be overlooked by the house and they are objecting to the application for this reason as well as fear existing flooding problems will be compounded by the removal of the line of sycamores behind their property. This will also result in the bank being unstabilised. The applicant proposes to build a retaining wall in place of the trees, neighbours are concerned that this will result in further drainage problems. Site visit to be arranged before recommendation sent. Recommendation: **APPROVAL** (however taking account of all neighbours concerns)

06/0893/FUL 22 Simcoe Way – conservatory.

Recommendation: **APPROVAL**

06/1181/TRE 10 Louis Way – reduce branches of silver birch.

Recommendation: **APPROVAL** (it is suggested that the application be amended to read fell silver birch as this would be a more appropriate action)

06/1162/TRE 2 Bluebell Road – cut back branches overhanging highway and garage.

Recommendation: **APPROVAL**

Letter received from Bowling Club expressing concern over any possible application, which may involve loss of facilities for them (this has not formed part of any application received by the parish council as yet).

2.3 Enforcement

Unit 2 Westerhope units, new storage barn – Mr Fisher has confirmed that the slight variance in building size was due to his purchase of a second hand building (the final size is five metres shorter, but five metres wider and half a metre higher). The additional fee for a new application would be £4,240, are the parish council intent on a new application or will they support Enforcement in recommending a revised application **AGREED NO ACTION NECESSARY (there are however two flats being inhabited on the site)**

2.4 Housing Needs Survey – letter and survey have been prepared for parish magazine

2.5 Proposed amendments to Local Plan – proposal to remove local land of amenity importance in Dunkeswell – Parish Council to object to this. P166 Policy EN5 Modification number 8a Inspectors record number R4.13 Clerk to object to the amendment.

Outstanding planning matters/applications as at the 8th May 2006: (for information)

January 2004	04/P0078 British Light Aircraft Co. (awaiting highways new proposal)
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. 05/2721/FUL Brookside Farm – change of use to residential, educational centre, activity equipment.
December 2005	05/2475/FUL The Old Forge – revised drawings
January 2006	06/0051/CPE Westerhope Units, Long Lane - use as dwelling
February 2006	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.
March 2006	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. 06/0715/FUL Rosemary Cottage –construction of two storey extension
April 2006	06/0715/FUL Rosemary Cottage – two storey extension 05/2475/FUL Land at The Old Forge – amended plans

4 **HIGHWAYS AND TRAFFIC**

Royal Oak pavement – nothing to report

Abbey Road – Copy letter Meg Booth (DCC Highways) to Mr Griggs (EDDC) requesting details of their proposal to carry out a joint scheme with DCC to resolve the flooding issues at 5 Abbey Road.

Mr Sworder has analysed the speeding figures from the traffic survey. Clerk to contact Highways re engineered solutions meeting.

5 **FOOTPATHS AND BRIDLEWAYS**

Report from Mr Barrow.

6 **ENVIRONMENT**

6.1 **World Environment Day – 5th June 2006 – see www.environment-agency.gov.uk**

7 **COMMUNITY FACILITIES**

7.1 Community policing report - PCSO Anning – 6 crimes in total; two were damage to churches, two grievous bodily harm to two walkers by a third party, one theft of aviation fuel and damage to a motor vehicle on Highfield. Mr Sumpter asked that the Parish Council write to the Families Care Homes Ltd to explain that parishioners are being seriously inconvenienced by the care homes presence, including incidents of damage occurring to the abbey and other properties in the nearby vicinity, children have also been using abusive language and throwing coffee cups out the windows at passers by. **AGREED.**

7.2 Playground safety inspections – inspections for 2006 complete, copies of recommendations given to Mrs Russell, Mr Sworder and Mr Sumpter for assessment of what may be funded through various grants currently applied for. £5000 has been granted by the Lottery for improvements at the Churchill play gound.

7.3 Sports field – Clerk to obtain change of use application from EDDC.

7.4 Halls – £200 is requested towards running costs **AGREED**

7.5 YETI project – appeal for grants of £100 - £500 towards continued running costs. Consider for 2007 donations.

8 **FINANCE**

8.1	Receipts –	Devon Playing Fields Association (prize draw)	£200.00
8.2	Cheque payments -	Tony Mogford Associates (play inspections)	£164.50
	Payment by direct debit -	Community First insurance (renewal 1 st June 2006)	£473.13
		Dunkeswell Community Hall	£200.00
		Cut and Trim (two cuts)	£40.00
		Virgin Broadband (Public Access Computer)	£24.99
		(Cheques and direct debits for agreement).	

Account balances - at 1/5/06 Paths Account £571.80
Parish Account £2816.31

8.3 Rural Aid /Community Fund - £20,000 with equal match funding is available for the next financial year. Grants of £500 to £3000 can be applied for (33% match funding from your own sources is necessary to apply). Eligible projects are refurbishments, extensions, toilets, roofs, heating, doors and in particular disabled facilities.

8.4 VAT reclaim submitted for £

8.5 EDDC – Play money for East Devon – East Devon has in principle been given an allocation of £200,000 for new play initiatives to bid for. As this sum would only buy maybe three new play grounds, it has been decided to think more widely and so a list of criteria for the funds has been sent. EDDC are asking to hear from the parishes what play opportunities are missing in each area. They are not looking for bids for projects as yet, but what gaps exist in play provision in each area. These will be reflected in the strategy for their play plan. DCP&LG to reply.

8.6 Mrs Russell suggested a pledging system for litter picking at the fete and also that more meetings be held at the Community Hall. **FOR DISCUSSION AT THE ANNUAL PARISH MEETING.**

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

A gentleman asked when Wellsteps would be mowed and the bench repaired. Mr Sumpter replied that Highways have been asked to mow the area (regardless of daffodils) on their usual visits and that the bench would be restored shortly.

Another gentleman asked for a new sign for Manleys Lane and cul-de-sac sign to prevent Flightway traffic taking a wrong turn. The clerk explained that this had already been requested and that the signs would be replaced when the lane was adopted, until which time it was a private road.

Dates for next meetings – Planning Applications: Monday 12th June, 2006 7pm – 7.30pm - Village Hall
Parish Council: Monday 19th June, 2006 7.30pm - Village Hall

Annual Parish Meeting; Monday 15th May 2006 7.30pm Community Hall