

1 Minutes for meeting of Dunkeswell Parish Council 17/9/07
DUNKESWELL PARISH COUNCIL

Minutes for a Meeting of Dunkeswell Parish Council held in the Village Hall at 7.30pm, Monday 17th September 2007.

Present: Mr G Sworder (Chairman), Mr J Barrow (Vice Chairman), Cllrs Mrs B Russell and Mrs V Keitch, Mssrs Mr C Sumpter, M Stevens, B Procter, A Luscombe, County Councillor Mr Roger Boote, District Councillor Mrs M Boote, PCSO Anning 30012 and 9 members of the public.

Apologies: PC Vickery 4783

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).

1.1 **Minutes** of the previous meeting held in the Village Hall on Monday 20th August, 2007 were signed as a correct record of that meeting.

2 PLANNING

2.1 **Decisions** (for information)

07/1810/FUL 19 Tower Way – permission granted for conservatory

07/2096/FUL 5 Kennedy Way – permission granted for conservatory

07/2064/FUL 3 Bluebell Road – permission granted for single storey extension

07/0723/FUL 38 Catalina Close – permission refused to extend existing garage to form store

07/1325/FUL Land at Liberator Way – permission granted for change of use from agricultural land to play park, allotments, BMX track, Multi use games area, shelter, fencing and double row of sheds (for allotment holders).

2.2 **Applications (for recommendation)**

07/2301/TRE 3 Bluebell Road – remove two first order branches and reduce one first order branch by 30%.

Recommendation: APPROVAL

07/2310/TRE 4 Powells Way fell one ash, raise crowns of all ash and beech trees overhanging garden and pavement. Recommendation: APPROVAL

07/2427/MFUL Highfield centre Culme Way – erection of ten bungalows. A proposal for a Section 106 Agreement drafted by the applicant has also been received (too late for agenda). It was discussed that the entrance to the New Century Park shown on the plan needs to be improved in order to maintain ambulance access for emergency and that there should be a Section 106 Agreement to provide suitable community facilities as was in the original grant of permission for this site, this should be in addition to any requirement by the District Council for Affordable Housing (which would be passed over to a Registered Social Landlord). **Recommendation:** Deferred to next meeting when Council have had opportunity to consider content of proposed 106 Agreement

The Parish Council do not object in principle to affordable homes, however it would be preferred that they be provided as a percentage of the 10 bungalows and integrated in that site and not segregated in an exception site. It is the Parish Councils understanding that all available building land within the village limit should be exhausted before an exception site be considered.

07/2429/MFUL Land North of Powells Way – erection of 16 affordable dwellings. The previous application on this site was refused on the grounds of unproven need for affordable housing in the parish. Since then a full independent Housing Needs Survey has been carried out and there has been a need found for 20 affordable homes. On this basis it has been agreed to find a site for 10 affordable homes, it was explained by Mr Sworder to the meeting that it would be up to EDDC to decide what or which exception site/s would be granted approval and that the site may or may not be linked to any wider proposal (to satisfy the requirement for any more than 4 new dwellings to be offset with 40% or more affordable dwellings). It was agreed that should EDDC be minded to grant this proposal that they should be asked to reposition the dwellings slightly further away from the rear boundary of the neighbouring dwellings.

Recommendation: Deferred to next meeting when Council have had opportunity to consider content of proposed 106 Agreement

07/2388/FUL 9 Powells Way – sub division of bungalow to form two self-contained bungalows and erection of porch and conservatory. Recommendation: APPROVAL

07/2432/FUL Linden Park – replace existing conservatory with new. Recommendation: APPROVAL

07/2395/FUL 5 Bluebell Road – rear extension. Recommendation: APPROVAL

07/2555/FUL 11 Powells Way – infill extension and garage conversion. Recommendation: deferred to next

07/1473/FUL Oaklea – Demolition of agricultural building replace with stable building, access track, ménage, change of use for keeping horses. Recommendation: APPROVAL with condition that visibility splay is created to the north, not south west, this would be to enable visibility for approaching vehicles as well as the vehicle pulling out, it is important to give more time as this entrance may well be used by drivers towing horse boxes given the nature of the change of use.

2.3 ENFORCEMENT

copy letter to 2 The Laurels requesting removal of Polytunnel and mobile home or application for permission within 28 days.

2.4 APPEALS

APP/U1105/A/07/2052923/NWF inclusion of living accommodation within previously approved building and alterations to fenestration. Written representations by 9th October 2007 to Planning Inspectorate.

2.5 **South West Regional Assembly – Public consultation** – review of additional pitch requirements for Gypsies and Travellers in the South West. A partial revision of the Regional Spatial Strategy under the Planning and Compulsory Purchase Act 2004. Assessments and estimates have been made of current and future requirements (not about specific sites, which will be dealt with by local authorities in the Local Development documents, but will be required to find pitches as need is decided by the RSS). More leaflets/response forms available tel 0117372 8424/ email: Barbara.bay@pins.gsi.gov.uk no comments to return as no specific sites have been mentioned at this stage.

2.6 For information - Smeatharpe stadium's request for a Certificate of Lawfulness for 24 events a year as opposed to the 14 allowed normally. A certificate was posted on the web site giving them 17 on the basis of evidence provided. A solicitors letter then appeared questioning the certificate and now the application has been withdrawn.

2.7 Statement of Licensing Policy Statutory consultation – EDDC reviewing their statement of licensing policy, suggested changes can be viewed at http://www.eastdevon.gov.uk/index/council_services/licensing/licensing_act2003.htm comments are requested by 9th November 2007.

An email from NALC was received with the following content on the subject:

LICENSING ACT 2003: REMOVING DPS REQUIREMENT FOR VILLAGE HALLS, AND SIMILAR COMMUNITY BUILDINGS

The Government proposes to remove the requirements under the Licensing Act 2003 which require: a designated premises supervisor to be specified on every premises licence authorising sales of alcohol; and every sale of alcohol at such premises to be authorised by a personal licence holder, for categories of premises including village halls, church halls, chapel halls and similar community buildings.

This may also be a relevant opportunity to restate the fact that parish councils are not statutory consultees under the Licensing Act 2003. The full consultation document can be found at http://www.culture.gov.uk/NR/rdonlyres/AD526E65-BB1A-4E88-A165-A0794E6C94B6/0/rro_designatedpremises.pdf The deadline for responses is **31 October 2007**.

Mays Farm, Clayhidon – there was a four day music event held over the August bank holiday weekend and several complaints regarding noise were made.

A Temporary Event Notification to Mid Devon District Council was made by Mays Farm, Clayhidon for a four day event with sale of alcohol and live music for four days for up to 499 people. Under the Licensing Act 2000 MDDC are not obliged to consult other than the police nor publicise the event. The police are the only ones who can object and then only on the grounds of "crime and disorder". This information was from Clayhidon Parish Council looking at the MDDC register of licences, after a complaint. Clayhidon, a parish of some 350 souls dispersed over the large geographic patch, had the Tribes of Doris drummers at the north end of the parish with some 1200 attendees and Mays Farm event at the south with up to 499.

This event highlights the need for parish council consultation on Licensing.

Outstanding planning matters/applications as at the 17th September 2007: (for information)

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
May 2006	06/0969/FUL Highfield Community Hall
August 2006	06/2038/COU Sheldon Grange –cross country course
April 2007	06/2038/COU Equestrian Cross Country Course
June 2007	07/1473/FUL Oaklea –stable, track and out door ménage
August 2007	07/1881/FUL Dunkeswell Aerodrome – approval of reserved matters

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07/2104/TRE 5 Bluebell Road – reduce height of oak

07/2105/TRE 15 Bluebell Road – reduce and reshape ash and oak

3 **HIGHWAYS AND TRAFFIC**

Resurfacing through the village (by the garage and on Chapel Hill) to be requested again. Cllr Keitch has been approached by two members of the public about the possibility of engineered speed calming solutions on Highfield Road, it was discussed that public pressure would be the only possible way of achieving any Highways spend on such measures, as parish council have already held meetings with Highways to investigate the possibilities, but been told that funds would not be available due to no accident history.

5 **FOOTPATHS AND BRIDLEWAYS**

5.1 Report from Mr Barrow. Nothing to report.

6 **ENVIRONMENT**

6.1 **Devon County Council Local Waste Plan** – this has now been adopted and full copies are available to order.

6.2 **EDDC** - Surface water flooding sandbags are available to order by 30th September 2007(to one address only).

6.3 **Sewage plant** – there has been a further incident of tankers and emptying – clerk to write again to bring this to South West Waters attention.

7 **COMMUNITY FACILITIES**

7.1 Community policing report – PC Vickery/PCSO Anning – PCSO Anning thanked the public, Dunkeswell Parish Council and Cllr Roger Boote for their support, which has undoubtedly helped in the Honiton based PCSOs being issued with a new car. There have been three crimes in the last month; one assault, one theft from a motor vehicle (a purse), and a non-crime domestic argument.

7.2 Playgrounds/Sports field – nothing to report

7.3 Halls – nothing to report

7.4 School – Cllr Boote has attended a meeting with the schools commissioning officer and has questioned him on the subject of no reply to Dunkeswell Parish Councils letters. Although he was not aware of the contact, Cllr Boote has asked that parish councils be consulted during the study into school provision.

7.5 Allotments/Sports field - permission has been granted by the planners, the parish council is to contest some of the conditions as they are thought to be inappropriate to the locality. It is thought that further landscaping requested is unnecessary, the design and colour of the multi use games area which they have asked for has already been supplied, a car park is a condition and it has already been agreed to discourage car use to the facility, the permission asks for the existing footpath has to be upgraded, but this is not necessary, EDDC request a secure bicycle facility, which seems unnecessary in the first instance at least. Finally they have requested detail of the proposed allotment sheds, which will be supplied.

7.6 Devon Partnership NHS – public consultation on the plans to become a NHS Foundation Trust Membership ends on 29th September 2007 and is planned for early next year. Members are now being sought - more information is available at www.devonpartnership.nhs.uk

7.7 EDDC Letting of empty council properties – advertisement of empty properties will change from October 2007, advertisements will now be placed in the Exmouth and Midweek Herald papers, on the council website and in the Knowledge newsletter, as well as supermarkets, health centres and libraries and parish council notice boards.

8 **FINANCE**

8.1	Receipts –	EDDC Precept (September – March)	£5759.00
	Cheque payments -	Cut and Trim	£80.00
	Payment by direct debit -	Virgin Broadband (Public Access Computer) monthly	£24.99
		BT Quarterly payment (Public Access Computer) September, December, March and June	£32.99
		(Cheques and direct debits for agreement).	
	Account balances - at 1/9/07	Paths Account £268.70	
		Parish Account £4527.07	

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

Dates for next meetings –

Planning Applications: 8th October 2007

7-8pm

Dunkeswell Village Hall

Parish Council: 15th October 2007

7.30pm

Dunkeswell Village Hall