

## DUNKESWELL PARISH COUNCIL

for a **MEETING of Dunkeswell Parish Council to be held in the Village Hall on Monday 18th June 2018 at 7.30pm.**

**PRESENT:** Cllrs John Barrow (Chairman), Brendan Procter (Vice Chairman), Andrew Luscombe, Philip Stevens, Tim Clewer, County Councillor Iain Chubb, District Councillor Colin Brown and two members of the public.

**Apologies:** Kerri Webber, Tina Page, Andrew Maynard,

*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 **Receive apologies for absence.**

1.2 **Minutes** of the previous meeting held in the Village Hall on **Monday 14th May 2018** were signed at the Annual Parish Meeting 21st May 2018 as a correct record of that meeting.

Minutes of the Annual Parish Meeting 2018 & The Annual Report to be signed as a correct record of those meetings. - **Not Signed, to be signed at meeting 16th July**

1.3 **DECLARATIONS OF INTEREST & RISK ASSESSMENT:** To receive declarations of interest and to note any additional risks. One declaration of Interest - Cllr left the meeting whilst 2.2.6 was discussed and agreed.

## 2 **PLANNING**

<https://planning.eastdevon.gov.uk/online-applications/>

2.1 **DECISIONS**(for information)

2.1.1 **18/0646/LBC - 3 Tencery House** - Replacement of Door, replacement/repair windows, Removal of contemporary non load bearing wall, refit kitchen & bathroom, Installation of electric heaters and necessary electrical installation, Insulation afloat area, Investigate damp in ground floor bedroom, decoration. - **Approved**

2.1.2 **18/0152/FUL** - Lakeview Manor - Change of Use of Land for the siting of 21 no. Holiday Lodges (Twin Unit Static Caravans) and associated works. Comments Forwarded - Awaiting Decision - Updated Proposed Site Plan Received & Email from owner of one of the Lodges (**for Information/comment**).

**Comments :** The Parish Council feel they cannot support this application, The original Plan appears in-accurate, they have grave concerns regarding sewerage due to the already stretched system & possible pollution of water courses, and the increase in traffic. They also received two objections for current owners of lodges via email. The first listing the following reasons :- Over Development of AONB, Noise Pollution, Light Pollution, Drainage, Sewage Disposal, Water Courses Pollution, Neighbourhood Plan. The second Listing the following reasons :- Over Development & that the the units are being marketed as "Luxury Lodges for personal use" giving the hotel no guaranteed additional accommodation for their wedding business. These emails to be forwarded to Planning Central at EDDC for their information and records.

**Approved** - *to be discussed & Information from training event to be passed on to Councillors.*

*Discussion - The Parish Council were disappointed at the application being approved. Especially after being assured at a previous meeting that the Neighbourhood Plan would be "used like a Bible" in respect of planning applications for Dunkeswell. It seems that Dunkeswell Parish Council are not alone in feeling that the Neighbourhood Plan is not being used in the manner to which they were lead to believe it would be.*

*Following the training event DPC will now reference all planning comments directly to the Neighbourhood Plan to ensure that in future it's views are clear & concise.*

2.1.3 **18/0948/FUL - 4 Highfield Road** - Conversion of Garage to study & Solid Roof on existing Conservatory - **Approved**

2.2 **APPLICATIONS** (for comment/Information)

2.2.3 **18/0419/VAR Mansell Raceway Dunkeswell Aerodrome** - Email from Central Planning 26.3.18 re Query with Plans - Awaiting response from Central Planning. Email received 11.6.18 discussed at Planning meeting 11th June. Email received 13th June, documents online to view.**(for Comment/Agreement)**

**Comments** - The Parish Council feel they are unable to support this application in respect of the increase of roof Height. This is contrary to the Neighbourhood Plan **Policy BE1 Objectives 4a/b, Policy BE2 & Policy NE1**. In addition, The Parish Council would like to ask the Planning Committee to consider the following, The Application is now becoming something far greater than was originally applied for and are concerned that if approved this will set a precedent for buildings of that height and possibly larger in future. This also would have an effect on the view/light from the Airport. There were no objections to the addition of a fire escape or the slight rotation of the building.

2.2.3 **17/2763/FUL BROOKSIDE FARM** - Demolition of existing barn and erection of new replacement barn (on same footprint) for use in connection with the use of the site as a non-residential agricultural training establishment. Email received from agent(for Comment) used as a children's home Karen looks after manger non residential training forest school/ land based ASDAN registered not in main stream education Asian allows them to get basic qualifications used for dairy cattle/ 3 children registered scouts use primary school can use this less regularly.kit form barn/ size is slightly smaller - pitch new barn slightly higher pc concerns unruly children. ages vary birth to 18 adolescents 11 but mainly 13/18. Integrated in to local school. Forest. School teachers as part of team. Happy to support - **Awaiting Decision**

2.2.4 **17/2624/FUL The Steep** - Removal of existing Industrial building & erection of residential Building (self build) Full Application for the development of brownfield land (B8 use) for 1 x Residential dwelling (C3 use)

**Comments:** The Parish Council feel they cannot support this application, they are concerned that the building is too large, totally out of character for a conservation area & that there should be no increase in roof height. They are also concerned about damage to the road & environment. Two members of the community attended to raise their objections/reservations which are as follows, The impact of the side elevation, two storeys mean they will be overlooked, Design very modern & not in keeping, vehicular access & parking, The bridge - may not be able to take the load of vehicles required for building, Lane is very Narrow, no room to turn so more traffic, road damage. Concerns about flooding, spring water that appears, causing ice hazard in winter. Will the build cause more of these issues. Letter received and to sent to Planning Central for information and records.

*Please note; The comments have been revised and re-sent to Central Planning to ensure they have been referenced to the Neighbourhood Plan and now read as follows*

17/2624/FUL - The Steep - Removal of existing Industrial building & erection of Residential Building ( self build). Full Application for the development of brownfield land (B8 use) for 1 x residential dwelling (C3 use)

**Comments:** The Parish Council feel they cannot support this application, they are concerned that the building is too large, totally out of character for a conservation area & that there should be no increase in roof height. This is contrary to the Neighbourhood Plan see **Policy BE1 Objectives 4a/b, Policy BE2 & Policy NE1 & NE2**. There are also concerns regarding damage to the road & environment. **See Policy TA5**

Two members of the community attended to raise their objections/reservations which are as follows. The impact of the side elevation, two storeys mean they will be overlooked. Design, very modern and not in keeping, vehicular access & parking see **Policy TA3**. There were also worries that the bridge may not be able to take the load of vehicles required for building, the lane is very narrow with no room for turning and the likelihood of more damage to the road see **Policy TA5**. They also raised concerns regarding flooding, spring water that just appears causing an ice hazard in winter & the risk of the build causing more issues like this. Letter received and sent to Planning Central. - **Awaiting Decision**

**Comments from Meeting 18th June** - District Councillor to look at this, DPC has requested a site visit by the Tree Officer due to the large number of trees in within/surrounding the proposed building area. Awaiting Tree Officer Report.

2.2.5 **18/0089/FUL Land North of Louis Way** - Erection of 9 Age Restricted Dwellings (Bungalows) and associated works.- **Awaiting decision**

2.2.6 **18/1113/FUL Land at Dunkeswell Airfield, Dunkeswell Industrial Estate** - Resubmitted plans for the construction of a Battery Storage Power Plant up to 6.5MW together with other associated works - (for Comment/Agreement).

**Comments from DPC on Previous Minutes Nov 2017**

*17/2688/FUL Land At Dunkeswell Airfield - The construction of a 5.2MW Battery Storage Power Plant together with other associated works. Comments: Although there are no objections to this application, the Design and Access Statement should be corrected at 5.15 where it states access is possible via Manleys lane - it does contradict this later but should still be corrected as there is no access from this route.*

*Comments - No Objections*

2.2.7 **18/1265/LBC Middle Tencery** - Replacement external rear entrance door (north east) elevation No documents online as yet (for Comment) **No Objections**

**TREE APPLICATIONS (for Information/decision)**

3.1 **18/0667/TRE 46 Louis Way** - A - Beech reduce crown 50%, B - Beech reduce crown 50%, C - Ash reduce crown 50% - For Safety, Light, debris and to fit renewable energy source.  
**Awaiting Decision**

3.2 **18/1241/TRE 21 Walcott Way** - Group of 11 multi stemmed ash trees Taken back to original pollarding & crown thinning of 25%, East side & tree 11 reduce branches by 30%, material removed no longer than 3 metres in length to remove dead & weak growth & allow more light in to house & garden, to ensure the health & stability of the trees, a lot of dead wood has fallen throughout the winter period. (for Comment) **Awaiting report**

4 **Neighbourhood Plan** – Paper version print cost for agreement (For Information/comment). As many as we can for the money - **agree which quote to accept**

**5 HIGHWAYS**

5.1 **Lengthsman/Highways Issues to report –**

5.2 **Parish Highways work** – Email sent to Highways Officer 5/6/18 regarding possible road signs for Lane down to Lakeview. Email reply received.

*I have googled your issue over buying road signs and there is several here's one I found <https://roadsignsdirect.co.uk/road-signs> now my understanding of the rules (so to speak)*

*is you cannot place signs on the highway, (if the signs are in Private grounds you can)*

*the PC would have to maintain them,*

*round signs are orders, Square are for information, so a white or yellow squared one should be fine (as long as you can keep it off the highway)*

*size will depend on where you can place them but smallest I would go is 600x450 mm*

The approximate cost for a square, white/yellow sign with black lettering saying unsuitable for Lorry's/HGV's is £70.00 for the size mentioned above. This includes VAT and Delivery.

**Comments** - It was agreed to purchase 2 x signs 600mm x 450mm Yellow with Black writing - worded as follows " Unsuitable for HGV's"

**6 FOOTPATHS AND BRIDLEWAYS**

6.1 **Report from Cllr Barrow** – Reported he had trimmed & topped Paths

7 **ENVIRONMENT**

7.1 **Emergency planning & winter issues** – receive any new items for consideration - **None**

7.2 **Dog bins** - request from member of the public to move dog bin away from bus stop - to be investigated further.. Spoke with Environmental Health, normal bins/dustbins can be used (is this the case near the bus stop) but they need to be added to the street scene list of bins to empty. Environmental Health are now of the view that signs/notices do not prevent dog fouling so no longer supply signs as such and bins can be purchased by PC if required.

New bin has arrived, needs to be fixed to lamppost. Agreement to add to bin collection round

**Comments** - Bin to be put up and added to collection round

7.4 **Adoption of Pay phones GB2619/1412(BTE-4110)** - Contract received for signing (for Comment/ agreement) email to all. Signed at meeting 14th May 2018, now received it back all signed and they will let us know when once they have removed all equipment and provide a Completion Notice. They did say this may take a while due to the amount of adoptions.

Insurance - the cost of insuring the boxes is approximately £15 each per year with an excess of £250 per claim **(to be discussed/agreed)**

**Comments** - Agreement to Insure when they become property of DPC, Check whether DPC will need to do anything electrical once BT have removed all equipment.

8 **COMMUNITY & GOVERNANCE**

8.1 **Community policing report –**

8.2 **Playgrounds/Sports field/Allotments/Halls –**

**Playground New Century Park** - Following the comments from the Annual Parish Meeting concerning behaviour and language from the park discuss possible solutions Including residents solutions.

Two members of the Community attended the meeting, More balls had been kicked over the fence and in one instance, youths had made the resident feel intimidated & in another an adult asked for Childs ball to be returned. Resident has purchased a sign for the gate indicating that it is private property and has contacted PCSO for advice and help in dealing with this. One suggestion made is to swap around the Basketball hoop & seating area as then the balls would be thrown/kicked away from the property.

The Parish Council are going to look at this suggestion and if it appears to be an option will obtain quotes & contact the Landowner as they have an obligation under the terms of the lease to notify them of any changes. They are also going to look at replacing the now removed barbed wire at the top of the fence with some netting as they & the resident feel this will also help.

A Resident bordering the park has erected a fence too close to the boundary fence of the Park, Councillor has visited and discussed situation. There should be a walkway between the park fence and the property owners boundary. Councillors have asked Mr Reene to strim the walkway. Letter to resident to be sent asking that he move the fence back to the proper boundary.

**Sports Field/MUGA** - Concerns regarding the small Gates being left open and allowing dogs to enter. Closure Springs were removed from gates due to concerns regarding small fingers being trapped.

**Comments** - Park Warden to look at gate closing options.

- 8.3 **Football Field and Path** - EDDC must agree the release of S106 funding (expected this week). Copy Deeds and Chancel Repair Searches received, ID's completed, Draft agreement being drawn up for monies, Email to solicitors sent requesting full searches to be carried out. Awaiting further instruction from Solicitors. Contract received for agreement & signatures once full searches are done. Searches Received 13th June 2018. Email to EDDC for update on release of the funding.

Email from EDDC received 15th June - Grant Funding Agreement - this to be Agreed , filled out, signed and returned with a plan of the site and the minutes showing the PC are happy to spend S106 receipts this way and evidence that the signatories are authorised to sign on behalf of the PC.  
**Comments** - Clerk to send via email the Grant Agreement to all Councillors for review, Councillors to email confirmation or comments to clerk.

100 year anniversary of WW1 - Does the Parish have any plans to celebrate/Mark this? Email from Daniel Gandolfi regarding a 30 minute film available for £50 for a 6 month license.  
**(for discusson/agreement). Comments** - It was agreed not to purchase this at this time.

Fly the Red Ensign - Merchant Navy Day 3rd September **(for discusson/agreement). Comments** - It was agreed not to participate at this time.

Victim Support - asking whether Dunkeswell PC would make a contribution towards the on going development of their work to support people in our parish. **(for discusson/agreement) Comments** - It was agreed not to contribute to this at this time.

- 8.5 **Community Assets** - List to be compiled for registration with EDDC and added to website.

- 8.6 **Village Hall Roof Project** - further quotes to be sought and funding to be applied for. 3 Quotes received. **(for Comment/Agreement) Comments** - awaiting revised quote.

- 8.7 **Bowls Club** - At the Annual Parish Meeting comments were received regarding the bowling club and whether the Parish Council could/would consider giving a donation **(for disussion/agreement) Comments** - County Councillor suggested contact at EDDC, clerk to contact and pass on information.

- 8.8 **Letter** - At the Annual Parish Meeting it was also requested that a letter of thanks from the Parish Council is sent to a couple who litter pick everyday in New Century Park **(for discussion/agreement) Comments** - Parish Councillor to Visit as it was felt this is more personal than a letter.

- 8.9 **Register of Interest Forms** - Email sent 6.6.18 to all Counsellors, Please check details and reply via email to confirm either No Change or Fill out a new form with any changes and return to Clerk.

## 9 **FINANCE**

- 9.1 **Grants** – (For information/Agreement)

- 9.2 **Receipts** - None Received

9.3	<b>Cheque payments</b> – Clerk Remuneration K Smith	£ 759.40
	Clerk expenses K Smith	£ 211.95
	DALC Clerks Training & Book	£ 33.49
	Consililsa Website Training	£ 250.00
	Cut & Strim to 6.6.18	£ 66.00
	J Barrow	£ 162.00

	<b>Cheques to be Ratified</b> -Came & Company Insurance 1/6/18-31/5/19	£ 504.97
	Advancescape Dog Waste Bin	£ 85.00
	Cut & Strim to 17/5/18	£ 104.00

(Cheques for agreed)

- 9.4 **Clerks Contract 3 month Review** - To be discussed/agreed  
**Comments** - 3 Month Review was carried out, Councillors happy for clerk to continue, Clerk accepted. Agreed to claim actual hours on a monthly basis from July 2018 & clerk to claim any hours owing for period March - June in July pay.

Minutes for a Meeting of Dunkeswell Parish Council 18/6/18

Thank you card received from Tracey.

Account balances – Parish Account - at 31st May statement number 107 Closing Balance £ 34352.61  
(Please note this is an unreconciled balance)

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

Email, web and social media enquiries have been responded to and councillors copied in, councillors are asked to consider if further action or correspondence is necessary.

Dates for next meetings 2018 –	9th July 2018	Planning Meeting 7 – 7.30 pm
	16th July 2018	Parish Council Meeting 7.30pm