

DUNKESWELL PARISH COUNCIL

Minutes of the **MEETING of Dunkeswell Parish Council held in the Village Hall on Monday 17th September 2018 at 7.30pm.**

PRESENT: Cllrs John Barrow (Chairman), Brendan Procter (Vice Chairman), Kerri Webber, Andrew Luscombe, Philip Stevens, Andrew Maynard, Tim Clewer, District Councillor Colin Brown

APOLOGIES: County Councillor Iain Chubb, Tina Page,

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 20th August 2018** were signed as a correct record of that meeting.

1.3 **DECLARATIONS OF INTEREST & RISK ASSESSMENT:** To receive declarations of interest and to note any additional risks.

There was one Declaration of Interest in regard of item 2.4

2 PLANNING

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

DECISIONS(for information)

2.1 **18/1910/DEM Pace Fuel Care** - Demolition and removal of office/workshop buildings, fuel storage tanks, associated structures and equipment - **Decided - No prior approval required**

APPLICATIONS (for comment/Information)

2.2 **18/0089/FUL Land North of Louis Way** - Erection of 9 Age Restricted Dwellings (Bungalows) and associated works - Updated application following Housing Needs Survey (**For Comment**)

Comments

The Parish Council having supported this application at the meeting on 8/2/18 now feel unable to support the updated application.

Bearing in mind that this is an exception site and also agricultural land, the original plan for 9 age related bungalows was felt to be appropriate and was supported by the Parish Council as a direct result of responses from the community as part of the neighbourhood plan. The Council do not wish to vary from the original proposal, in keeping with those community responses.

The Parish Council are not in favour of a larger development and also feel that the mix of properties now proposed may contribute far more traffic & noise nuisance than the original proposal.

This new proposal offers the community little that is not already available, for example, currently there are 4 x 2 bed bungalows & 3 x 3 bed Bungalows on the open market within Highfield, none of which are age restricted and none that provide a quieter location for residents looking to downsize whilst also remaining within the community where they may have lived and worked, thereby freeing up larger and only partially used properties.

2.3 **18/1867/FUL Combe Hayes (formerly Sintrendel)** - Detached dwelling (**For Comment**)

Comments

There were no objections to this applications, however there were concerns, given that we are in an AONB regarding the light pollution and the external reflected light from the amount of glass in this building and would ask that if you are minded to approve this application that you give consideration to

this and the effect on other properties, near and far and the wildlife in the surrounding countryside.
Meeting the aims and objectives of the Neighbourhood Plan Natural Environment 1b & 1e (Page 17)

- 2.4 **18/2044/CPE Hooked Rise Farm (Holiday Lodge)** - Certificate of lawful existing use in relation to the change of use of an outbuilding known as Hooked Rise Farmhouse Holiday Lodge to a single detached dwelling house with associated garden. **(For Comment)**

Comment

Dunkeswell has many holiday lodges, the Parish Council are concerned that by granting the Certificate of lawfulness it may set a precedent. They do believe that the Lodge has existed for 10 years but are unable to comment on whether it has been occupied continuously for 4 years.

APPEAL

- 2.5 **17/2624/FUL The Steep** - Removal of redundant industrial building (B8) (previously developed land) and erection of a single two storey detached dwelling (C3) - **(for Comment)**

Comments Meeting 14th May 2018: 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.

The above comment have been forwarded checked with EDDC 7th September 2018

11th September - Submitted further comments to Appeal Board asking they also refer to the Blackdown Hills AONB Design guide for houses as adopted in the Neighbourhood Plan when considering this application.

- 3 **TREE APPLICATIONS (for Information/decision)**
NONE

- 4 **HIGHWAYS** - Letter to EDDC regarding Parking on Pavements.

- 4.1 **Lengthsman/Highways Issues to report –**
4.2 **Parish Highways work –**

- 5 **FOOTPATHS AND BRIDLEWAYS**

- 5.1 **Report from Cllr Barrow – None**

- 6 **ENVIRONMENT**

6.1 **Emergency planning – None**

7 **COMMUNITY & GOVERNANCE**

7.1 **Community policing report –
PARISH COUNCIL REPORT FOR DUNKESWELL – 2 MONTHS**

Report from 16/07/2018 to 17/09/2018

Crimes reported 11

- 1 x BLACKMAIL - Messages sent to victim by unknown person/persons – crime ongoing investigation
- 1 x BURGLARY DWELLING - WITH INTENT TO STEAL - Unknown person has entered a property and conducted a tidy search – crime ongoing investigation
- 1 x CRIMINAL DAMAGE TO PROPERTY UNDER £5000 – VEHICLE - Damage caused to vehicle whilst parked outside of home address – Crime filed
- 1 x DOG NOT UNDER PROPER CONTROL - COMPLAINT ONLY - Incident between 2 dogs in park – Crime filed, Victim advised to contact EDDC due to type of incident
- 1 x SEXUAL OFFENCE - Offender known to Victim - Crime Filed
- 2 x HARASSMENT WITHOUT VIOLENCE - Offender known to victim as family member/friend - Crime Filed
- 1 x NON COUNTING ACTION FRAUD - FOR CRIME DO NOT TIE TO CUSTODY RECORD - Telephone SCAM – Crime Filed and sent to action fraud
- 1 x PRODUCTION OF CLASS B DRUG – CANNABIS – Class B drugs located at an address - Crime Filed
- 1 x ROBBERY - Theft of items from industrial unit/ injury caused to victim - Ongoing Investigation
- 1 x SEND COMMUNICATION / ARTICLE OF AN INDECENT / OFFENSIVE NATURE - Offender known to Victim as family member - Crime Filed

7.2 **Playgrounds/Sports field/Allotments/Halls**

7.3 **Football Field and Path** - Awaiting Monies from EDDC, Spoken with EDDC 10th Sept, May need Chief Exc. Permissions to release the money. EDDC have agreed to take this to SMT on 19th September to consider the request.

7.4 **Village Hall Roof Project** - Met today regarding suspended ceiling, quote to follow.

7.5 **Defibrillator Village Hall** - Electrics to Defibrillator now repaired and it is working, Thanks to Village Hall Committee for this. Arrange a suitable date for training. Mid to Late October available. - It was agreed to arrange training in November to allow for advertisement in Parish Magazine. Clerk to arrange date.

7.6 Data Protection Privacy Notice - Formerly adopt new Data Protection Policy for DPC **(for discussion/comment) Data Protection/Privacy Policy agreed and adopted.**

7.7 **Dates for Meetings next year** - Agreed

9 **FINANCE**

9.1	Grants –	(For information/Agreement)	
9.2	Receipts -	Donation from Magnetar (Village Hall Committee)	£ 1500.00
9.3	Cheque payments –	Clerk Remuneration	£ 859.81
		Clerk expenses	£ 69.19
		Cut & Strim inc's 23/7/18 - 30/8/18 - 12/9/18	£ 208.00
		PKF External Audit	£ 240.00

(Cheques Agreed)

Account balances – Parish Account - at 29th August statement number 110 Closing Balance £ 30927.90
(Please note this is an unreconciled balance)

9.4 **Audit** - Audit has concluded, Notices displayed on Noticeboards and on website as of 4th September.

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

Minutes for a Meeting of Dunkeswell Parish Council 17/09/18

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 –	8th October 2018	Planning Meeting 7 – 7.30 pm
	15th October 2018	Parish Council Meeting 7.30pm