

**DUNKESWELL PARISH COUNCIL**

**Minutes of the Meeting of Dunkeswell Parish Council held in the Village Hall on Monday 15th July 2019 at 7.30pm**

**Present:** Cllrs John Barrow (Chairman), Brendan Procter (Vice Chairman), Kerri Webber, Tina Page, Andrew Luscombe, Philip Stevens, Andrew Maynard, John Sipple, County Councillor Iain Chubb, District Councillor David Key

**Apologies:** District Councillor Colin Brown

*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 17th June 2019** were signed as a correct record of that meeting. Minutes from the Annual Parish Meeting held at Throgmorton Hall on **Monday 20th May 2019** 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 were no declarations**

1.4 **Vacancy** — Council has received an application for consideration, applicant has been asked to attend the planning meeting on Monday 8th of July to meet the councillors. Council invited Mr John Sipple to the Full Council Meeting 15th July 2019 and following full agreement at this meeting Mr Sipple will be co-opted as a Councillor.

**Comments** - Council voted with a majority to co-opt Mr John Sipple into the current vacancy Register of Interest form received by clerk and Mr Sipple signed his Acceptance of Office form.

**2 PLANNING**

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

**DECISIONS**(for information)

2.1 **19/0198/FUL Mansell Raceway Dunkeswell Aerodrome Dunkeswell EX14 4LT -** Construction of a detached cart workshop with first floor viewing terrace linked to the race building. **Approved with Conditions**

2.2 **19/0889/FUL Land At Percy Farm Dunkeswell -** Installation of single 10m column with two LED lights for the purposes of providing an illuminated night landing zone. **Approved with Conditions**

2.3 **19/0829/FUL 34 Catalina Close Dunkeswell EX14 4QD -** Construction of car port. **Approved** - To be discussed, as an extension for commenting was requested by the clerk, however it subsequently transpires that in replying to the notification email, that the mailbox from which it came is not monitored and the email was not read by EDDC, resulting in DPC not fully commenting on this application before it was approved.

**Comments** - draft letter to EDDC to be approved by Council, asking them to look at their procedures regarding email boxes that are not monitored and notification emails that do not contain a "Do Not Reply" or "This box is Not monitored" warning message. Letter to delivered to EDDC.

**APPLICATIONS** (for comment/Information)

2.4 **19/1337/FUL Land South Of Pump Field Close Dunkeswell -** Erection of 5 no. affordable dwellings and associated works. **(for Comment)**

**Comments** - The Parish Council wish to object to this application, this being an exception site & in the AONB. Looking at the location plan of this application and the location plan of 14/2141/FUL it appears that possibly the area has been enlarged and may now include some of the adjoining Agricultural Land? Also the Council would like to add that this area was proposed as a play area to serve the homes built in Pump Field and Powells way, now owned by Hastoe Housing Association. The play area has not been provided.

In addition to this the council are concerned that currently having just approved a complex of 9 bungalows ( as identified by the Neighbourhood Plan) that the newly proposed affordable homes are not needed in Dunkeswell, with privately owned houses of similar size being available in numbers on the open market & for private rent.

The Parish Council fully accept that a housing survey was commissioned and the findings from the survey indicated a need, however in reality this need can be fulfilled without the need to build more homes. It is the Parish Councils belief that the survey commissioned for application 18/0089/FUL, reflects the views of the people who responded which was approx. 26% of the overall households in Dunkeswell, but the views of the remaining 74% of households in the community are not reflected in this survey, unlike the views sought in the creation of the Neighbourhood Plan, where the whole community were extensively consulted, resulting in the need for the Bungalow complex being identified and supported by the Council.

The Council also have concerns regarding the increase in vehicles, using Powells Way and Louis Way to access these properties, having an impact on the residents.

2.5 **19/1299/FUL Hill View Nursery Dunkeswell EX14 4SZ - Change of use and extension of storage building to form a live-work unit (For Comment)**

**Comments** - The Parish Council wish to object to this application, permission was granted for workers accommodation as in application 11/0233/RES This has since been constructed and has until recently been put up for sale. The Council understand that this property has now been removed from sale. Councillors also understand that part of the original building is being rented out & presume this has created the need for more accommodation. It is the Councils view that is over development on this site.

The accommodation in relation to the Workspace shown on the plans appears not to be equal to or greater than the residential space, this is contrary to the Neighbourhood Plan LE1 (ii).

2.6 **19/1386/FUL & 19/1387/LBC Southlands Farm Dunkeswell EX14 4SH - Minor external and internal alterations to farmhouse and refurbishment of existing stone outbuilding for use as aromatherapy workshop. (For Comment)**

**Comments** - No Objections.

**APPEALS** (for comment/information)  
None received

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

**19/0777/TCA Garden Cottage Dunkeswell EX14 4RE -T1 Cedar:** Remove limb, vertical offshoot of trunk. **Approved**

**APPLICATIONS** (for comment/Information)

**19/1271/TRE 26 Simcoe Way Dunkeswell EX14 4UR - T1 Beech:** The tree in question stands to the rear of no 26, bordering the neighbour at 28. They both would like work done to the tree as it is very dense and causing severe shading. I would like to apply to crown thin the tree to let light and airflow through it. **(For Comment & Agreement).**

**Comments** - No Objections

4 **HIGHWAYS**

4.1 **Lengthsman/Highways Issues to report.** - Potholes to be reported Green Lane near Oaklea, Top of the hill on Limers X ,Turbury X, Tencery Orchard road surface/potholes

**5 FOOTPATHS AND BRIDLEWAYS**

5.1 **Report from Cllr Barrow** – Hedging has been growing very fast, all footpaths have been tended.

**6 ENVIRONMENT**

**7 COMMUNITY & GOVERNANCE**

7.1 **Community policing report** – None received

7.2 **Playgrounds/Sports field/Allotments/Halls** - Quotes are being sourced to replace the see saw & Climbing net. HAGS have looked at climbing wall and are going to see if anything can be done as the surface is not as it should be being it hasn't been there that long. Clerk to try and find funding for new equipment and repairs to tiles. Cllr Webber reported that some children had smeared ice cream on every bit of the play equipment in the park as well as chalking the not so nice comments again.. a big thank you to Ollie Starr who along with Kerrie and her husband and some older children cleaned and cleared up the areas. Please if your children are using the Park please ask them to use it considerately and look after what they have.

7.3 **Football Field and Path/Night Landing site** - Planning permission Approved, re quotation requested as (original quote was valid for 3 mths & has expired). Football Club has had meeting with SWW and they are going to liaise with Western Power reading using the same trench. Email to Western Power to let them know that SWW will be in touch to try and link the two works. Quote has been reworked and is very slightly cheaper agreement to accept quote required. **(For Discussion & Agreement)**

**Comments** - Clerk to accept Western over quote and let the AAT know this is done.

7.3.1 **Lease** - To discuss and agree and changes that might be required/ approve the lease.

**Comments** - Changes to be requested - remove "Within 5 yrs portacabins to be removed" from the lease and replaced with "once new building is erected and in use, temporary structures to be removed". £1 rent per year. Clerk to let Football Club have copies of the lease for them to comment on before asking for the changes.

7.4 **Dunkeswell Abbey** - Clerk attended the meeting at Hemyock of the Blackdown Hills AONB Partnership. The Earthworks Archeological survey is well underway with test pits and others works including River walking happening in the coming months. We are being asked if Dunkeswell Residents would be interested in an outreach session organised by BHAP later in the year? Showing/ discussing the works carried out and any discoveries made. **(For Discussion & Agreement)**

**Comments** - It was agreed to ask Blackdown Hills Partnership if they will come to Dunkeswell Later this year or early next year to present the findings from the archeological project. Councillors felt that this will be well supported by the Community.

7.5 **Rural Payments Agency** - To agree what to do with the entitlement granted for the football field, PC cannot use it as it is too little (5 hectares is the minimum to receive any payment, our entitlement is 1.2 hectares) options - sell it or gift/transfer it. Advice from RPA is we would be lucky to get £30 - £50 for it if sold & there would be agent costs. Suggestion from Chairman is to gift/transfer back to originator. Transfer cannot happen until early next year. **Agreed to Gift this back next year.**

7.6 **Well Steps** - Resident has noticed the bench at well steps is in need of repair/replacement. **(For Comment).**

**Comments** - Councillors have examined the bench and agreed the wood does need cleaning off and that the front slat of the seat will probably need replacing, other than this the bench is reasonably sturdy, Cllr Webber to ask Ollie Starr to do this work.

**Pavement Weeds** - Cllr Webber & the Clerk have both received complaints regarding the weeds on the pavements, with one resident having fallen after having to lift their frame over the weeds. This was discussed at length by the Councillors, Although some residents clear the pavements around their property, there are a number of places, particularly on the main road through the estate where this doesn't happen as there is no access from the abutting properties. Clerk will approach highways and

ask what help is available, although District and County Councils don't appear to be carrying this work out anymore. In addition to this Cllr Webber will ask Ollie Starr to quote for this to be done. then Council will consider getting the main road done privately as a one off this year, and consider adding the costs to the precept for next years budget if this is to continue.

- 7.7 **Documents for formally adopting** - Co-option of new Councillors & Risk assessment updated to include more risks as recommended by the Internal Audit. **(For Comment, Discussion and Agreement).**

**Comments** - Council formally adopted both documents

- 7.8 **BHPN Steering Group** - BHPN are looking for a councillor representative. Any Nomination to be returned by 15th August 2019 **(for Discussion)**

**Comments** - There were no volunteers to be a representative.

- 7.9 **Village Hall Roof, Ceiling & Heating** - Clerk has asked Watts Electrical for advice and a quote. Electrician has queried the insulation for the roof, possibly could be higher, clerk is awaiting phone call with roofing company.

**Comments** - Cllr Barrow and Cllr Proctor are happy with the roofing quote as it is and the remaining Councillors were in agreement. Clerk will await phone call with the roofer and get back to the electrician.

## 8 **FINANCE**

8.1	<b>Grants</b> –	(For information/Agreement)	
8.2	<b>Receipts</b> -	Dunkeswell Allotments - 2016/17 - 2020/21 Incl. VAT Reclaim HMRC	£ 5.00 £ 1065.34
8.3	<b>Cheque payments</b> –	Clerk Remuneration DPC HMRC PAYE Clerk expenses Cut & Strim to 15.7.19 Barrow - Footpath 4 tree removal & P3 work	£ 943.80 £ 30.65 £ 252.51 £ 108.00 £. 341.00

(Cheques were Agreed)

- 8.7 **Banking** - Clerk approached current Bank for further information regarding Paying money in and how this can be done. It is possible to pay money in via the Post Office with different paying in booklets to those that we currently hold. Clerk has requested these (20th June) and they will arrive in approx. 10 working days. Clerk has not sourced further information from local banks as paying money in should no longer be an issue. Money now paid in. **(For Information, Discussion & Agreement)**

**Comments** - Councillors happy to continue banking with Co-operative Bank

- 8.8 **Printer** - New printer, scanner, copier purchased & Installed, costs included in Clerk expenses (due to PC having no credit card facility) There hopefully will be a £60 credit directly back into the PC bank account at some point this coming month due to a cash back offer on the printer from the manufacturer, reducing the overall cost. Printer to be added to Asset Register. Agreement to purchase a set of replacement inks now & for the clerk to purchase these and paper supplies as required. **(For Agreement)**

**Comments** - Council agreed that Ink and paper supplies to be purchased as required.

Account balances – Parish Account - at 28th June 2019 statement number 121 Closing Balance £26477.52  
(This is a reconciled balance)

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

## Minutes of the Meeting of Dunkeswell Parish Council 15/7/19

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 2019 – Monday 12th August 2019 - Planning Meeting 7.00pm  
Monday 19th August 2019 - Parish Council Meeting 7.30pm