

DUNKESWELL PARISH COUNCIL

Chairman:

John Barrow

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To all members of the Parish Council

You are hereby summoned to a meeting of **Dunkeswell Parish Council**, at Dunkeswell Village Hall on **Monday 17th June 2019 at 7.30pm for the Annual Parish Council Meeting** for the purpose of transacting the following business; Members of the public and press are invited.

Kay Smith - Clerk to the Council - 8th July 2019

Agenda for The Meeting of Dunkeswell Parish Council to be held in the Village Hall on Monday 15th July 2019 at 7.30pm

To: Cllrs John Barrow (Chairman), Brendan Procter (Vice Chairman), Kerri Webber, Tina Page, Andrew Luscombe, Philip Stevens, Andrew Maynard, County Councillor Iain Chubb, District Councillor's Colin Brown & David Key

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** to be signed as a correct record of that meeting. Minutes from the Annual Parish Meeting held at Throgmorton Hall on **Monday 20th May 2019** to be 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.

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.

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.

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)**

Proposed Comments (to be agreed) - 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 housing association, Hastoe, have found it difficult in some instances to find local tenants (from within the local area or linked to the local area) with homes being rented to tenants from outside the local area.

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)**

Proposed Comments (to be agreed) - 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)**

Proposed Comments (to be agreed) - 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)**

4 HIGHWAYS

4.1 **Lengthsman/Highways Issues to report. -**

5 FOOTPATHS AND BRIDLEWAYS

5.1 **Report from Cllr Barrow –**
6 ENVIRONMENT

7 COMMUNITY & GOVERNANCE

7.1 **Community policing report –**

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

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. **(For Discussion)**

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

Changes to requested - remove Within 5 yrs portacabins to be removed and replace with once new building is erected and in use, temporary structures to be removed.

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)**

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.

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

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)**

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

7.9 **Village Hall Roof, Ceiling & Heating -** Clerk has asked Watts Electrical for advice and a quote.

8 FINANCE

8.1 **Grants –** (For information/Agreement)

8.2 **Receipts -** Dunkeswell Allotments - 2016/17 - 2020/21 Incl. £ 5.00
VAT Reclaim HMRC £ 1065.34

8.3 **Cheque payments –** Clerk Remuneration £

DPC HMRC PAYE	£.
Clerk expenses	£

(Cheques to be 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. **(For Discussion & Agreement)**

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).

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