

**DUNKESWELL PARISH COUNCIL**

*Chairman:*

**John Barrow**

Marylea

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*Clerk:*

**Kay Smith**

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Monday 10th September 2018 - **Planning Meeting 7pm**

**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 September 2018 at 7.30pm** for the purpose of transacting the following business; Members of the public and press are invited.

Kay Smith - Clerk to the Council

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

**To:** Cllrs John Barrow (Chairman), Brendan Procter (Vice Chairman), Kerri Webber, Tina Page, Andrew Luscombe, Philip Stevens, Andrew Maynard, Tim Clewer, County Councillor Iain Chubb, 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 20th August 2018** 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.

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

**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**

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

5 **FOOTPATHS AND BRIDLEWAYS**

- 5.1 **Report from Cllr Barrow –**

6 **ENVIRONMENT**

- 6.1 **Emergency planning – None**

7 **COMMUNITY & GOVERNANCE**

- 7.1 **Community policing report – None**

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

Nothing reported

- 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.

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

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

9 **FINANCE**

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

9.1	<b>Grants –</b>	(For information/Agreement)	
9.2	<b>Receipts -</b>	Donation from Magnetar (Village Hall Committee)	£ 1500.00
9.3	<b>Cheque payments –</b>	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).

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