

DUNKESWELL PARISH COUNCIL

**Minutes of the Meeting of Dunkeswell Parish Council held in the Village Hall on
Monday 21st October 2019 at 7.30pm**

Present: Cllrs John Barrow (Chairman), Tina Page Andrew Luscombe, Philip Stevens, Andrew Maynard, John Sipple, District Councillor's Colin Brown & David Key

Apologies: Brendan Procter (Vice Chairman), Kerri Webber, County Councillor Iain Chubb

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.** Apologies received

1.2 **Minutes** of the previous meeting held in the Village Hall on **Monday 16th September 2019** to be signed as a correct record of that meeting. Agreed & Signed as a correct record.

1.3 **DECLARATIONS OF INTEREST & RISK ASSESSMENT:** To receive declarations of interest and to note any additional risks. None Received

2 PLANNING

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

DECISIONS(for information)

2.1 **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 Information)** Approved with Conditions

APPLICATIONS (for comment/Information)

2.2 **19/1919/LBC Summerlands Dunkeswell EX14 4RE** - Replace 2 no. windows on rear first floor elevation. Extension to comment requested 18/9/19 & granted. **(for Comment/Agreement)**

Proposed Comment - No Objections

2.3 **19/1337/FUL Land South Of Pump Field Close Dunkeswell** - Erection of 5 no. affordable dwellings and associated works. **(for Comment) Amended Application to** Erection of 3 no. affordable dwellings and associated works. Extension to comment requested 24.9.19 & Refused.

Comments from July 19 Meeting - *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.

Comments agreed by Cllr's via email and submitted on Weds 2nd October

Due to the request for an extension to comment on this application being refused and the need to comment by 8th October, the Council have agreed via email responses to comment as follows and for this to be ratified at the meeting on 21st October.

With respect, The Parish Councillors would ask that EDDC note that the refusal of the extension to comment before the full meeting (Dunkeswell holds 2 meetings per month) does minimise their ability to discuss & comment as comprehensively as they would like on planning applications and would have preferred that this could have been done together in the normal manner where it would have been discussed face to face and a decision reached at that point. In this case this has felt very "rushed" and each individual councillor has not been afforded the benefit of hearing the other council members views in full, although they have been party to the email trail. The Parish Council fully accept that there are cases where an extension may not be possible and hope that this is not going to be a regular occurrence, especially where the application, from the Councils view, is a larger/ongoing development/developer as in this case.

Comments on the amendment from 5 properties to 3 properties - to be ratified at the meeting on 21st October.

The Parish Council do not support 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, the Council recently supported the 9 Bungalow development (18/0089/FUL), due this having been identified during the time of creating the Neighbourhood Plan. The Council supported this as a large part of the Community felt this was something Dunkeswell was lacking.

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 Councillors continue to have concerns regarding the increase in vehicle traffic to and from the proposed development and the likely increase in parking issues around the Pump Fields/Powells Way area.
(to be ratified by Council)*

Comments - The above submitted comments were ratified by agreement of the Full Council and agreed.

2.4 **19/2140/OUT Storage Building Land North Of Powells Way Dunkeswell** - Conversion and extension of existing storage building to form single dwelling (all matters reserved apart from access and layout). **(for comment & agreement).**

Comments - Dunkeswell Parish Council strongly object to this application. This area is currently a Garage block for residential parking, Councillors are concerned that the application is a very small area and will restrict the ingress and egress of the other garage owners and cause access issues for the property and garage directly opposite & below this proposed site. In addition to this, The property owner at the end of the garage block is believed to access their property through the garage block and residents can use the access pathway for garage owners living in Louis Way as a cut through.

The visual impact, this being right on the corner of the junction into Powells Way and abutting the pavement is not ideal.

The Council feel that in Dunkeswell currently, there are parking issues and in granting this application a precedent would be set for further applications to convert garages/garage blocks, losing valuable parking areas that help to minimise on road parking.

This would be contrary to our Neighbourhood Plan, Page 43 Policy TA3 7.9, 7.10 & 7.11.

- 2.5 **19/0855/FUL Building Adjacent Turbury Dunkeswell** - Change of use from agricultural to form 2no. commercial units (use classes B1, B2 and B8), including new doors, windows and external cladding, car and lorry parking areas, improved access and landscaping. **(For Comment & Agreement)**

Amended Application received 16th October - removes B2 and amends Landscaping and responds to Environmental Health Comments.

Comments Submitted 13th May 2019 - The Parish Council Object to this application. They believe that the it should remain as agricultural land and should not become a commercial area. They do not wish to set a precedent for future planning applications that could then lead to the creation of an additional industrial area, when there is plenty of Industrial offices, storage & Light Industrial space available on the Industrial Estate on the Airfield. They believe that this is contrary to the Neighbourhood Plan Policy LE3, Page 51. There were also concerns regarding Increase in traffic Contrary to NHP Policy TA3, Page 43 & TA4 Page 44.

Comments - The Parish Council Object stands by it's comments made 13th May 2019 and in addition to this believe that the original application only granted permission for agricultural building and would wish for this to remain agricultural.

- 3 **TREE APPLICATIONS**
DECISIONS(for information)
None received

APPLICATIONS(for information/comment)

- 3.1 **19/2045/TCA 1 Manleys Lane Dunkeswell EX14 4XQ** - T8 Silver Birch: Fell **(for comment & Agreement)** Extension to comment requested 20.9.19.

Proposed Comment - No Objection

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** - Awaiting advice from PCSO regarding Graffiti.

- 7.3 **Football Field and Path/Night Landing site** - Western Power - work started today 21st October, MAT Electrics completed the installation of the lighting column on 14th October and will return following Western power installation to commission and connect lighting. **(For Information).**

- 7.3.1 **Consumer Unit** - Consumer unit is required and will need to be purchased and fitted. AAT require an Non RCD controlled board. Councillors to agree how and by whom. **(for discussion & agreement)**

Comments - Councillors agreed that the PC will pay for the Consumer Unit estimated at approx. £200 to £300. With the Football Club fitting the unit. Football club to source the unit and invoice the Council.

- 7.3.1 **Lease** - Requested information sent to solicitors awaiting reply **(For Information)**

- 7.4 **Village Hall Roof, Ceiling & Heating** - Second Quote received, clerk is struggling to get a third. **(for information/discussion)** - Clerk to continue to seek quotes

- 7.5 **Planning Meetings** - As agreed at the September Meeting Clerk has circulated the information regarding the changes to the Planning Meetings via Noticeboards, PC Magazine, Facebook, Twitter and the website. **(for Information)**

7.6 **Quality Award** - Clerk has compiled all the information for the Quality Award for submission to the panel. Cllr Sipple has looked over the information and clerk has made changes. Councillors to agree that this should be put forward for inspection to DALC.**(for agreement)**.
Comments - It was agreed that the information to gain the Quality Award should be forwarded to DALC.

7.7 **Emergency Planning** - The Emergency Plan is in need of updating, Cllr Sipple and Clerk have discussed the possibility of this being done by themselves, over a period of time. Communities Together have offered to come out on 18th November to do a short presentation, if that helps? Sheldon would also like to attend if this goes ahead**(for discussion & agreement)**

Comments - It was agreed to ask Communities Together to attend the meeting in November as per their offer, Clerk to arrange this and also let Sheldon know.

7.8 **Road Speeds** - Email from resident regarding another pet being hit by a vehicle. Email Content as below
"I have just lost another cat this morning on Springfield through the old village of Dunkeswell I walk my grandson to the school bus stop every morning and collect every afternoon. The speed of the traffic driving through the village is appalling and I would say all the cars are exceeding the 20 mile per hour limit. Large vehicles included are thundering through at great speed and the road is treacherous. I feel there should be more signs displayed by way of an electronic speed monitor, maybe that will help to slow things down a bit. My route to work from Dunkeswell to Wellington is becoming more and more dangerous. The road to Hemyock is fast paced and I have been almost hit many many times and often I have to emergency stop or drive into the verges to avoid a fast oncoming collision. I have travelled this route for 4 years and have had my baby grandson in the car. It's a miracle we have never been in a serious accident. So getting back to this morning, I have had to pick up my deceased cat from the roadside after being hit. I don't know the full circumstances but would imagine the vehicle was speeding past the 20 Mile limit. My question to you is if any measures are being taken to help to slow down this traffic through our beautiful village? Would an electronic speed monitor be considered? Could we have more signs put up? "

Clerk has responded and provided the previous explanation from Highways Officer and his suggestions of where to get help with this matter. Clerk to respond with any further information from Cllr's to the resident following this meeting. **(for discussion)**.

Comments - Councillors felt that the information provided was appropriate.

7.9 **Draft Precept** - View the draft precept, this will not be ratified until the December Meeting. Agree the virements for the budget and anything further thats needs to be added or reduced**(for discussion)**

Comments - Councillors viewed the draft budget for 20/21, to be discussed further at the November meeting where any additions or changes can be requested.

8 FINANCE (For information/Agreement)

Grants –		£
8.2 Receipts -	Sept - Mar Precept (Bank)	£ 17473.50
8.3 Cheque payments –	Clerk Remuneration	£ 979.74
	DPC HMRC PAYE	£ 35.55
	Clerk expenses	£ 134.63
	Cut & Strim x 2 (to 17.10.19)	£ 51.00
	(Cheques were Agreed)	

Account balances – Parish Account - at 30th September 2019, statement number 124 Closing Balance £40361.19
 (This is a reconciled balance at 4th October 2019)

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 11th November 2019 - Planning Meeting 7.00pm **
 Monday 18th November 2019 - Parish Council Meeting 7.30pm

Minutes of the Meeting of Dunkeswell Parish Council 21/10/2019

**If you are intending to attend the planning meeting please check with the clerk that this meeting will go ahead, due to new arrangements in place.