

Minutes of the Meeting of Dunkeswell Parish Council 21/6/2021
Dunkeswell Parish Council

Minutes of the Meeting of Dunkeswell Parish Council to be held in the Village Hall on
Monday 21st June 2021 at 7.30pm

Present: Cllrs John Barrow (Chairman), Brendan Procter (Vice Chairman), Tina Page, Andrew Luscombe, Philip Stevens, Andrew Maynard, John Sipple,
Apologies: Cllr Kerri Webber, 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 on **Monday 17th May 2021** to be agreed as a correct record of that meeting. **Minutes were Agreed as a correct record**

1.3 Declaration of Acceptance of Office - to be signed by the vice chairman & witnessed by the clerk. Signed before the meeting 2.5. **Acceptance of Office was signed by the Vice Chair & Clerk**

1.4 The Power of Competence - To formally adopt the Power of Competence for the year 2021 - 2022 following the qualification of the Clerk on 18th March 2019 & confirming that 2/3rds of the members were elected (6 elected members of 8 Councillor Positions) **(for agreement) This was formally adopted for the year 21/22.**

1.5 Declarations of Interest and Risk Assessment: To receive declarations of interest and to note any additional risks. Cllr Andrew Luscombe declared an interest in Item 2.5 and left the room while this was discussed.

2 Planning

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

Decisions (for information)

2.1 21/0296/FUL & 21/0297/LBC The Operations Block Dunkeswell Airfield Honiton EX14 4AJ - Extension of military bunker to create new summer/winter bat roost. **Approval with conditions.**

2.2 21/1242/FUL 4 Bluebell Road Dunkeswell Honiton EX14 4QF - Single storey side infill and rear extension. **Approved**

2.3 21/1126/FUL School House Dunkeswell Abbey Honiton EX14 4RP - Installation of free-standing bike store. **Approved**

2.4 21/0162/FUL Land South Of Pump Field Close Dunkeswell - Construction of 1no affordable dwelling and associated works. **Refused**

Planning Applications (for comment and Information)

2.5 21/1292/FUL(phase one) & 21/1293/FUL (phase two) Wolford Farm House Dunkeswell Honiton EX14 4SQ - Erection of roof over slurry store (phase one & two) **(for comment).**

Comments - Cllr Luscombe left the room while this was discussed, No objections to phase 1 or 2

2.6 21/1497/FUL Building Adjacent Turbury Dunkeswell - Replacement of existing agricultural building with 5x live-work units **(for comment).**

Comments - Council do not support to this application. They believe this should remain an agricultural building as previously granted. Councillors are concerned that an application of this size (5 live work units) is not appropriate for this area. The Neighbourhood plan indicates support for live work buildings on the Airfield Industrial Estate rather than elsewhere within Dunkeswell to try and maintain the

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Village/Agricultural nature of the whole area, with consideration given to a single live work unit application outside of the Airfield Industrial Estate for small single businesses where it would help retain and support a local business/person/s without impacting the people or area around it.

The proposed units are contrary to the Neighbourhood Plan Policy LE1 Pages 47,48, 49 (A)

- i) - The surroundings are in the main rural, agricultural and residential with a few small businesses
- iii) - Any proposed use for the 5 units would cause nuisance to the surrounding residential properties, increased traffic, less privacy, more noise and light pollution/vehicular pollution and for some their property would be overlooked.
- v) - there would be an adverse impact on the natural environment, the building would have more of an impact in the landscape/ on wildlife, traffic would be increased due to owners vehicles plus their customers and delivery vehicles, increased noise, and Light pollution where currently there is very little.

Councillors are concerned about the volume of traffic accessing Dunkeswell, the lanes are not well suited for HGV/large lorry access with the lanes from all directions into Dunkeswell being narrow and winding in places and needing repeated patching/pothole filling and repair. This includes Long Lane, the access Road/Lane to this site. Contrary to NHP Policy TA5 page 45- traffic would be increased due to this proposal.

The safety of those residing in these units was considered there are no pavements from the site to any local facilities until you are almost at Highfield Estate, this would mean in many cases driving to and from units to facilities. Contrary to NHP Policy TA4 page 44 i) pedestrians would be at higher risk due to lack of pavements en route to local facilities.

Councillors were also concerned about Foul Drainage and the Soak Away, with local knowledge & in some cases experience they are concerned about the Digester, it seems there is one digester to serve all 5 units, what would happen if the digester failed, is there a back up? The soak away, is in a soft/wet area in the lowest part of the field that is boggy with rushes and councillors questioned why the ditch (within 50 metres) had not considered, but would also be concerned about sewerage making it's way down into the village if this route were to be used. The percolation testing appears not to have been carried out and councillors believe this would fail as although there is a thin layer of topsoil in this area you quickly come down onto clay, where percolation would be at best slow; if at all.

Councillors believe that this application would have an enormous impact on the local area and residents surrounding the site. Changing a quieter rural lane into a busier business area more suited to the Airfield Industrial Estate where complexes of live work units, as in this application, would not be so out of place.

- 2.7 **21/1235/FUL & 21/1236/LBC Autumn Cottage Dunkeswell Honiton EX14 4RE** - Conversion of existing car port and shed to home office and internal alterations, and alterations to main house fenestration **(for comment)**

Comments - There were no objections to this application. Council would ask that if officers are minded to approve this application that the new office area be tied to the property and not for sale separately, not for use as a holiday let and for use by the owner/family of the main property only.

Appeals

- 2.8 **APP/U1105/W/21/3269783 (20/2054/VAR) Apple Barrel Barn, Orchard Cottage, Dunkeswell Abbey EX14 4RP** - Change of use of redundant barn to holiday cottage. **Appeal dismissed**

3 Tree Applications

Decisions (for information) - None received

Applications(for information/comment)

- 3.1 **21/1564/TCA Church Terrace Cottage Dunkeswell Honiton EX14 4QZ** -

Front Garden :

T1, Willow : dismantle to near ground level as tree is too close to the house and too big for its position.

T2, Forsythia next to willow : reduce shrub by 2-3 metres. Works required as part of ongoing annual management.

Rear Garden:

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H1, Cypress and leylandii hedge : reduce in height by 1 metre to the height of the fence posts to rear field. Trim annual growth on neighbours side and end profiles. Works required as part of annual hedge management. **(For comment).**

Comments - There were no objections to this application

4 Highways

4.1 Lengthsman/Highways Issues to report. - Clerk to continue reporting any known potholes

Potholes reported - Powells pothole at the junction and drain edges crumbling about halfway down, Tencery Orchard whole road surface.

5 Footpaths and Bridleways - Cllr Barrow reported that all were up to date

6 Environment

7 Community and Governance

7.1 Parks - The nets have been put up, and the climbing wall replaced as discussed with the inspector.

7.2 Village Hall Wifi/broadband - Testing of signal strength at Hall to be arranged

7.3 Parking - Complaints about parking in different areas on Highfield received by the clerk & chair Council to consider if there are any further measures to help minimise this. Clerk has confirmed with our Highways Officer that as there are no traffic orders/parking restrictions on the roads in Highfield, people can park wherever, but should park considerately and must not block driveways or dropped kerbs as this would be an offence under Highway Law. **(For consideration/comment)**

Comments - Parking in Dunkeswell was discussed at length following a number of complaints from residents. Particularly about blocking access to the road from driveways and also blocking of turning areas. Clerk to post on the local social media pages asking residents to park considerately and also to investigate whether there are any options available to council to help further minimise parking issues.

7.4 Defibrillator - The defibrillator near the shop has been re registered with the new National Database "Circuit", as requested by South Western Ambulance Services, Pads were ordered and have been received, pads in this unit were replaced last week, spare to be held by Cllr Stevens. The defibrillator at the village Hall, to be re registered on "Circuit" by Newton Poppleford due to the defibrillator being currently registered under the NP clerk. DPC Clerk to contact NP Clerk and find out what the arrangements for are for this year. **(For information)**

8 Finance (For information/Agreement)

8.1 Grants –

8.2 Receipts - P3 Footpaths £ 1300.00

8.3 Cheque Payments		
Dunkeswell PCC - Donation (7/6/21)	£	25.00
Cut & Strim gardening service to 7/6/21	£	108.00
J Barrow - Nets/labour/materials NCP	£	144.88
P Stevens - Nets/Labour/materials NCP	£	66.40
Clerk Remuneration	£	1110.01
DPC HMRC PAYE	£	73.59
Clerk Expenses	£	149.55

(Cheques were Agreed)

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Account balances – Parish Account - at 28th May 2021, statement number 144 Closing Balance £46924.37
(This is a reconciled balance at 3rd June 2021)

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 meetings 2021 - 2022 can be found at <https://www.dunkeswell-pc.gov.uk/>

Next meeting - 19th July 2021, Dunkeswell Village Hall, 7.30pm