

Agenda for the Meeting of Dunkeswell Parish Council 15/11/2021
Dunkeswell Parish Council

Chairman:

John Barrow

Marylea

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To all members of the Parish Council

You are hereby summoned to a meeting of **Dunkeswell Parish Council**, The meeting to be held at The Village Hall on **Monday 15th November 2021 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 - 10th November 2021

Please be aware, social distancing measures will be in place and the wearing of a mask may be requested. The risk assessment is available to view at

<https://www.dunkeswell-pc.gov.uk/wp-content/uploads/sites/70/2021/04/Risk-Assesment-Face-to-Face-Meetings-from-7th-May-2021.pdf>

If you have any of the symptoms of covid or are feeling unwell please do not attend the meeting, please contact us and other methods will be found to address your questions, issues or anything you may want council to consider.

Agenda for The Meeting of Dunkeswell Parish Council to be held in the Village Hall on
Monday 15th November 2021 at 7.30pm

To: 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'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

1.2 Minutes of the previous meeting held on **Monday 18th October 2021** to be agreed as a correct record of that meeting.

1.3 Declarations of Interest and Risk Assessment: To receive declarations of interest and to note any additional risks.

Public Open Session (15 Minutes)

2 Planning

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

Decisions (for information)

2.1 21/1236/LBC & 21/1235/FUL 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 **Approval with conditions on both applications**

2.2 21/1889/COU Lakeview Manor Dunkeswell Honiton EX14 4SH - Change of use of land for the stationing of 26 holiday lodges (twin unit static caravans). **Approval with conditions**

Planning Applications (for comment and Information)

2.3 21/1497/FUL Building Adjacent Turbury Dunkeswell - Replacement of existing agricultural building with 5x live-work units. **(for comment)**

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Previous Comment Date: Tue 22 Jun 2021

“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 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.

The councillors are very concerned about this application and feel there is absolutely no need for a complex of this size outside of the Airfield Industrial where there is a 20 acre brownfield site that could be developed to provide Business/live work units rather than using a Greenfield site.”

- 2.4 **21/2610/FUL Unit 7 Flightway Dunkeswell Business Park Dunkeswell Honiton EX14 4RD -**
Encapsulating of portacabins within a single structure to include single storey front and rear extension, two storey side extension with alterations to fenestrations. **(for comment)**
- 2.5 **21/2658/FUL Riverside Cottage Dunkeswell Honiton EX14 4RH -** Replacement rear extension with associated internal alterations. **(for comment)**
- 2.6 **21/2836/FUL Higher Musgrove Dunkeswell Abbey Honiton EX14 4RP -** Change of use of agricultural worker's dwelling to unrestricted residential dwelling. **(for comment)**
- 2.7 **21/2865/FUL Orchard Cottage Dunkeswell Abbey Honiton EX14 4RP -** Rebuild new outbuilding on the footprint of previous outbuilding. **(for comment)**
- 2.8 **21/2922/FUL 29 Simcoe Way Dunkeswell Honiton EX14 4UR -** Single storey extension and re-positioned boundary wall. **(for comment)**

Appeals - None Received

3 Tree Applications

Decisions (for information)

- 3.1 **21/2339/TRE 7 Walden Road Dunkeswell Honiton EX14 4XB -**
- 1/. Sycamore - overhanging garage - crown reduction
 - 2/. Ash - Shading garden and hanging onto lawn, plus lounge window - crown lifting
 - 3/. Ash - Hanging onto bungalow roof, causing blockage to downpipe - crown reduction (partial)
 - 4/. Birch - Preventing light entering kitchen window and door - crown reduction (partial)
 - 5/. Ash - Overhanging bungalow roof and blocking light to rear kitchen window plus blockage to downpipe - crown reduction (partial) **Approval with conditions**

Applications(for information/comment) None Received

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4 Highways

- 4.1 **Lengthsman/Highways Issues to report.** - Clerk to continue reporting any known potholes
Potholes to be reported -

5 Footpaths and Bridleways -

6 Environment

7 Community and Governance

- 7.1 **Police** - "Meet the Police" arranged for Tuesday 23rd November 11am - 2pm, Culme Way.
- 7.2 **Parks - NCP** -
- 7.3 **Village Hall Wifi/broadband** - To consider which option to proceed with fixed line or mobile signal
(for agreement)
- 7.4 **Christmas Lights** - Cllr Webber email forwarded to all councillors for consideration on 5th November.
(for discussion & agreement)
- 7.5 **Flooding at Abbey** - Has been reported by residents to Highways and to Highways Officer by Clerk, sandbags have been collected and clerk has re-ordered 150 additional bags from DCC (11.11.21 collection). Reply received from highways, forwarded to all councillors 8.11.21, Residents have been advised by Highways.
- 7.6 Draft Budget & Precept 22/23 - to review the figures for the Precept 22/23 and agree any changes, Final version to be resolved at December meeting. **(For comment & agreement)**

8 Finance (For information/agreement)

- 8.1 **Grants** - £
- 8.2 **Receipts** - £

8.3 Cheque Payments	
Cut & Strim gardening service	£ 0.00
Clerk Remuneration	£ 0.00
DPC HMRC PAYE	£ 0.00
Clerk Expenses,	£ 0.00

(Cheques to be Agreed)

Account balances – Parish Account - at 29th October 2021, statement number 149 Closing Balance
£53781.61 (This is a reconciled balance at 10th November 2021)

Business at the Chairman's discretion (no decision making during this item)

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 - 6th December 2021, Dunkeswell Village Hall, 7.30pm