

Minutes of the Meeting of Dunkeswell Parish Council 15/11/2021

Dunkeswell Parish Council

Minutes of the Meeting of Dunkeswell Parish Council held in the Village Hall on Monday 15th November 2021 at 7.30pm

Present: Cllrs John Barrow (Chairman), Brendan Procter (Vice Chairman), Kerri Webber, Tina Page, Andrew Luscombe, Philip Stevens, Andrew Maynard, John Sipple, District Councillor Colin Brown

Apologies: County Councillor Iain Chubb, District Councillor David Key

In attendance: Kay Smith (clerk) & two members of the community

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** - Apologies were received as above
- 1.2 **Minutes** of the previous meeting held on **Monday 18th October 2021** to be agreed as a correct record of that meeting. **Comments** - The minutes were agreed as a correct record of the meeting
- 1.3 **Declarations of Interest and Risk Assessment:** To receive declarations of interest and to note any additional risks. No Declarations of Interest

Public Open Session

Flooding at Abbey - Two members of the community attended to convey to the council their concerns about the flooding at Abbey. Having reported the flooding and blocked culverts, multiple operatives had attended but did not do anything. They were concerned that if there was a larger event that the flood water would enter their property and although they prepared themselves with sandbags to help divert water away felt the prospect of flooding in the property was likely. They are also concerned that the fast flow of water over the road, when the culverts cannot take away the run off quickly enough is also a danger to the children who use the road to get to school. Photos and video footage were made available to the councillors. Following a discussion with the Highways Officer, they were informed of what was who's responsibility. During this conversation, they were told that the culverts were the responsibility of Highways. There are 2 culverts under the road, 1 remains completely blocked and the other partially blocked with debris and stones. The residents have carried out work on their areas of responsibility. The councillors all understood the situation and agreed that a letter should be written to Highways & The Environment Agency asking them to take a look at this area and also to ask that the culverts are jetted clear to allow the maximum run off to be taken away as quickly as possible. Cllr Brown also offered to follow this up with County Cllr Chubb.

Cllr Chubb was unable to attend but sent a report, report forwarded to all councillors.

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.”

Comments - The councillors discussed the amended application and continue to have the same concerns as in their previous comments of 22nd June 2021. They believe this is not the place for live work units and this should remain agricultural land as previously granted.

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)**

Comments - No Objections

2.5 21/2658/FUL Riverside Cottage Dunkeswell Honiton EX14 4RH - Replacement rear extension with associated internal alterations. **(for comment)**

Comments - No Objections

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)**

Comments - No Objections

2.7 21/2865/FUL Orchard Cottage Dunkeswell Abbey Honiton EX14 4RP - Rebuild new outbuilding on the footprint of previous outbuilding. **(for comment)**

Comments - No Objections

2.8 21/2922/FUL 29 Simcoe Way Dunkeswell Honiton EX14 4UR - Single storey extension and re-positioned boundary wall. **(for comment)**

Comments - No Objections

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)

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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

4 Highways

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

5 Footpaths and Bridleways - Cllr Barrow reported all footpaths up to date, Burnsome Lane - completed some major clearing work in the last week.

6 Environment

7 Community and Governance

7.1 **Police** - "Meet the Police" arranged for Tuesday 23rd November 11am - 2pm, Culme Way. **This was noted**

7.2 **Parks - NCP** - Nothing to report

7.3 **Village Hall Wifi/broadband** - To consider which option to proceed with fixed line or mobile signal **(for agreement)**

Comments - Deferred until January Meeting

7.4 **Christmas Lights** - Cllr Webber email forwarded to all councillors for consideration on 5th November. **(for discussion & agreement)**

Comments - It was agreed that the council would purchase the Christmas lights, Cllr Webber had kindly sourced these locally and it was agreed that a payment should be added to the payment list at tonight's meeting and these would be purchased.

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. **This was noted**

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)**

Comments - It was agreed that the budget for 22/23 should remain as the budgeted amounts for 21/22 plus 3.1% inflation. Clerk to prepare the information, (including virements to move the DCP&LG budget to Insurance, Maintenance/repairs and Grass cutting lines) and present at the December meeting for consideration & approval.

8 Finance (For information/agreement)

8.1 **Grants** - £

8.2 **Receipts** - £

8.3 Cheque Payments	
Cut & Strim gardening service to 9.11.21	£ 40.00
Clerk Remuneration	£ 979.85
DPC HMRC PAYE	£ 12.21
Clerk Expenses, Stationery, Stamps & 2 x debfibrillator pads V/Hall	£ 306.05
Fantastic Illuminations - Christmas lights	£ 823.20

(Cheques were 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