

## Minutes of the Meeting of Dunkeswell Parish Council 17/01/2022

### Minutes of the Meeting of Dunkeswell Parish Council to be held in the Village Hall on Monday 17th January 2022 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 Cllr Colin Brown

**Apologies:** County Councillor Iain Chubb, District Cllr David Key

In attendance: Mrs Kay Smith (Clerk)

*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 and accepted
- 1.2 **Minutes** of the previous meeting held on **Monday 6th December 2021** to be agreed as a correct record of that meeting. **Comment** - the minutes were agreed as a correct record of the meeting and signed.
- 1.3 **Declarations of Interest and Risk Assessment:** To receive declarations of interest and to note any additional risks. **Comment** - There were no declarations of Interest

**Public Open Session** (15 Minutes) - No members of the public or press attended

#### **2 Planning**

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

**Decisions** (for information) - **Were noted**

**Approval with conditions** - 21/2516/FUL Abbey Cottage Dunkeswell Abbey Honiton EX14 4RP - Change from septic tank to sewage treatment plant

**Approval retrospective** - 21/2836/FUL Higher Musgrove Dunkeswell Abbey Honiton EX14 4RP - Change of use of agricultural worker's dwelling to unrestricted residential dwelling

**Approval with Conditions** - 21/2922/FUL 29 Simcoe Way Dunkeswell Honiton EX14 4UR - Single storey extension and re-positioned boundary wall.

**Approval with Conditions** - 21/2515/FUL Land North Of Shepherds Valley Dunkeswell - Erection of agricultural outbuilding (resubmission of application 16/2289/FUL)

**Refusal** - 21/2658/FUL Riverside Cottage Dunkeswell Honiton EX14 4RH - Replacement rear extension with associated internal alterations.

**Approval with Conditions** - 21/2431/FUL Cob Blocks Dunkeswell Airfield Dunkeswell EX14 4LJ - Erection of a work-live unit

#### **Planning Applications** (for comment and Information)

- 2.1 **21/3045/AGR Old Wolford Farm Dunkeswell Honiton EX14 4SQ** - Extension to an existing building and a small field shelter for cattle **(for comment)**

**Comment** - There were no objection to this application

- 2.2 **21/3317/FUL Stentwood Coach House Dunkeswell Honiton EX14 4RW** - First floor extension. **(for comment)**

**Comment** - There were no objection to this application

- 2.3 **21/3197/VAR Unit 10 Flightway Dunkeswell Business Park Dunkeswell Honiton EX14 4RD** - Variation of Condition 2 (Approved Plans) of application 15/0844/FUL (amended application) - Comments for this application were submitted by the clerk on 17th December 2021 following consultation with councillors via email as enabled by the Scheme of Delegation, due to the expiry date for consultee comments being before the next meeting. **Comments submitted** - No objections to this application

**Comment** - This was noted

- 2.4 **21/1497/FUL Building Adjacent Turbury Dunkeswell** - Replacement of existing agricultural building with 5x live-work units (amended application). Comments for this application were submitted by the clerk on 17th December 2021 following consultation with councillors via email as enabled by the

## Minutes of the Meeting of Dunkeswell Parish Council 17/01/2022

Scheme of Delegation, due to the expiry date for consultee comments being before the next meeting.

### Comments submitted -

The council continue to believe that this would be the wrong development in the wrong area and that this should remain agricultural. The council maintain the same stance as in the comments made previously and do not support this application. Previous comments as below;

Comment Date: Tue 16 Nov 2021

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.

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.

**Comment** - The was noted

## Minutes of the Meeting of Dunkeswell Parish Council 17/01/2022

### Appeals

**Appeal dismissed** - Appeal Ref: APP/U1105/W/21/3279130 - Land South of Pump Field Close, Dunkeswell EX14 4XX - Application 21/0162/FUL **Comment** - This was noted

### 3 Tree Applications

### Decisions (for information)

**Withdrawn** - 21/3085/TRE 46 Louis Way Dunkeswell Honiton EX14 4XW - T1, Beech : Pollard because of excessive shading, excessive height and diameter. T2, Beech : Pollard because of excessive shading, and excessive height. T3, Ash : Pollard because of excessive shading, height and diameter. All three trees have over hanging branches onto neighbours property **Comment** - This was noted

**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 - Windgate Hill and road from Green Lane to Lakeview

Cllr Webber had been approached to see if the council thought a petition about the state of the roads in Dunkeswell and on Windgate Hill might be worth considering, to see if this would move things along a little quicker. Council would ask all residents to report potholes, faulty street lighting, blocked drain, flooding, obstructions and lots more online at

<https://www.devon.gov.uk/roadsandtransport/report-a-problem/>

They wish to assure residents that issues are regularly reported by the Council, usually following each monthly meeting and in between meetings as necessary.

**5 Footpaths and Bridleways** - P3 forms have arrived, to be returned by 14th February 2022

**Comment** - Cllr Barrow to complete the forms and return to the Clerk

### 6 Environment

### 7 Community and Governance

7.1 **Police Reports** - None received

7.2 **Parks** -

a) To discuss spending the S106 money - **Comment** - deferred to February meeting

b) To dissolve the charity status, committee and closing accounts of the DCP&LG

i) To agree to close the Charity Status, at the Charity Commission

ii) To formally dissolve the committee (currently Cllr Stevens supported by the Parish Council)

iii) To reconcile the accounts and transfer the balance to the Parish Council bank account

iv) To agree how the NCP will operate following the dissolving of this committee, Clerk proposes, that if happy to do so, Cllr Stevens continues to be the Park Warden for NCP and as has been the case for last few years, decisions on spending in the Park to be made at full council meetings.

**Comment** - It was agreed that the Charity status and committee be dissolved, clerk to complete the closure notice for the Charity status, Cllr Stevens to reconcile the accounts. Once these tasks are completed the accounts will be reviewed at full council meeting and if agreed and resolved the balance of the DCP&LG account will be transferred to the Dunkeswell Parish Council account, at which point the New Century Park will fall under the responsibility of the Parish Council, as has been the case for the past few years. Cllr Stevens will continue as Park Warden.

**Park Inspection course** - Councillors considered the offer made, and it was agreed that the cost to benefit for Dunkeswell would not be appropriate.

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

**Comment** - It was agreed that this will be considered within the project to improve the Village Hall. Potentially a grant has been found that may allow for repairs, renovation and modernisation of the roof, ceiling and heating system, along with any other modernisation the Village Hall committee feel appropriate. Cllr Proctor attending a meeting where the needs for the Hall will be discussed.

7.4 **Queens Jubilee** - for discussion

**Comment** - Deferred to February meeting

7.5 **Scheme of Delegation** - The Scheme of Delegation has been reviewed and amended to include commenting on Planning applications with an expiry date before the next Parish Council meeting, to allow the clerk to submit comments on the councils behalf, in this situation. **(To review & adopt)**

## Minutes of the Meeting of Dunkeswell Parish Council 17/01/2022

**Comment** - It was resolved to adopt the scheme of delegation

- 7.6 **Draft Local Plan - December minutes to be amended** - The Draft Local Plan was discussed at length at the December meeting under “Business at the Chairmans discretion” The Council would like to make a correction to the comments made. Having checked with officers at EDDC, following the meeting, it has been confirmed that there is no reference in the Draft Local Plan to Dunkeswell having a school within the community. To discuss arising issues and any latest developments. **(For comment & agreement)**

**Comment** - No action required at this moment

- 7.7 **Play Inspection** - completed in December, reports sent to councillors 10.12.21. To agree to booking an inspection for 2022 forms received. **(for agreement)**

**Comment** - It was resolved to book a place for inspection in December 2022

### 8 Finance (For information/agreement)

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

8.3 Cheque Payments		
Axe Tree Services - NCP Dangerous Tree Pd 15.12.21	£	480.00
PI Play inspections	£	333.60
Cut & Strim Gardening Services - Dog Path	£	125.00
P Berry - Village Hall Lights	£	159.98
Clerk Remuneration	£	996.60
DPC HMRC PAYE	£	19.94
Clerk Expenses, Stationery, Stamps	£	21.95

(Cheques were Agreed)

Account balances – Parish Account - at 31st December 2021, statement number 151 Closing Balance £48993.43 (This is a reconciled balance at 12th January 2022)

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

- i) 21/2865/FUL Orchard Cottage Dunkeswell Abbey Honiton EX14 4RP - (Rebuild new outbuilding on the footprint of previous outbuilding.) Amended application, Proposal description amended to: Demolition and replacement of outbuilding (for comment)

**Comments made on 6th December 2022**- *The councillors would like to be assured the building will not increase in size and the replacement building will be on the same footprint as the one being demolished/ removed.*

**Discussion** - The councillors revisited this application and the location of the proposed building was discussed, councillors reviewed the application information, in particular the location plan, during the meeting, and were concerned as to where the proposed building is located. They feel a site visit may be appropriate to establish the location of the building as it is not clear from the location plan which side of the lane/road the proposal relates too, the council having taken it that the building was within the curtelege of the grounds of Orchard Cottage and not being on the other side of the lane. Cllr Brown offered to look into this with EDDC Planning and will let the clerk know the outcome.

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 - 21st February 2022, Dunkeswell Village Hall, 7.30pm