

Agenda for the Meeting of Dunkeswell Parish Council 14/08/2023

Chairman:

John Barrow

Marylea

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Kay Smith

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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 14th August 2023 from 7.30pm** for the purpose of transacting the following business; Members of the public and press are invited.

Kay Smith - Clerk to the Council - Wednesday 9th August 2023

To: Cllrs John Barrow, Brendan Procter, Tina Page, Andrew Luscombe, Philip Stevens, Andrew Maynard, John Sipple, David Pidsley, County Councillor Iain Chubb, District Councillor's Colin Brown & Yehudi Levine

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).

23/70 Receive apologies -

23/71 Minutes of the previous meeting held on Monday 17th July 2023 to be agreed as a correct record of that meeting.

23/72 Declarations of Interest and Risk Assessment: To receive declarations of interest and to note any additional risks.

Public Open Session (15 minutes)

Planning

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

23/73 Planning Decisions (for information)

Approval with Conditions - 22/2773/FUL Bowling Green Culme Way Dunkeswell - Construction of 2 x 1 bed dwelling, 2 x 2 bed dwelling and 1 x 3 bed dwelling with associated parking and amenity space.

Approval with Conditions - 23/0400/FUL Land South Of Pump Field Close Dunkeswell EX14 4XX - Construction of 2no dwellings

Approval with Conditions - 23/1001/FUL & 23/1002/LBC Southlands Farm Dunkeswell Honiton Devon EX14 4SH - Construction of workshop with covered veranda, and alteration of window to door and window combination and insertion of additional roof light in east elevation.

Approved - 23/1139/FUL Old Highwood Dunkeswell EX14 4SZ - Single-storey kitchen extension

Approval with Conditions - 23/0485/LBC Hunters Cottage Dunkeswell EX14 4QZ - Rethatch whole roof replacing water reed with wheat reed.

23/74 Planning Applications (to be considered)

a) **23/1515/CPE Land Adjacent 3F Marcus Road Dunkeswell Devon EX14 4LA** - Certificate of existing lawfulness for the demolition of an existing storage building (on the proposed site) for the purpose of implementing the planning application ref: 20/0369/FUL. Please refer to Lawful Development Certificate evidence document by Group Emmett Design Architects attached with this application, including appendices.

Agenda for the Meeting of Dunkeswell Parish Council 14/08/2023

Comment: In consultation with the Parish Council and utilising the Scheme of Delegation to the clerk, the following was submitted to Planning Online on 18.7.23
“ There are No Objections to this application”

b) 23/1047/FUL & 23/1048/LBC The Operations Block Dunkeswell Airfield Honiton EX14 4AJ - Change of use from operation block and office to residential dwelling, to carry out external insulation including fibre roof insulation, installation of solar panels and 5 roof lights. (expiry to comment 12th August)

In consultation with the Parish Council and utilising the Scheme of Delegation to the clerk, the following was submitted to Planning Online on 3rd August 2023.

Comment; “As referred to in the comments submitted in 2015 The Council was then, and it remains of the view, that the use of this building as a non-residential premises would be the preference of the Parish Council.

The Council understand that an application for similar accommodation was approved and agrees that both the Neighbourhood and Local Plans look favourably regarding the re-use/ conversion of redundant buildings.

The Council are concerned as most living spaces in the vicinity of the Airfield are Live/Work spaces and provide an element of employment, It is concerned that a precedent may be set for the many other historic wartime buildings within the AONB which might also follow suit (although many are within Employment Land or not Listed).

The Council noted that some of the supporting documents/reports used to support this application were compiled in 2014/2015/2018/2020. For example, the bat survey appears not to have been updated since 2020. They feel it may be appropriate for these to be revisited and brought up to date to take into account any changes. The Council feel it is of very high importance that full Ecological and Archaeological surveys of the buildings and surrounding area and wildlife within are completed prior to permissions being granted.

They have concerns about access to shops, leisure and other facilities, that although within Dunkeswell, will require a form of private transport in order to access services easily, with few/no walkways or cycleways available until you reach Highfield Estate.

There appears to be no drainage or sewerage plans, and the Council could not ascertain whether the block is already connected to the sewer or not. In either case, there are concerns, given the amount of accommodation and toilet/showering facilities; if this building were used to capacity, that this would add to an already overloaded system.

The Council recognise that in order to preserve the Grade II listed building (on the “at risk register”) compromises must be made, and ask that the reports used to support the current application are brought up to date & reflect the site and it’s wildlife as it is today. They ask that the conditions placed on application 15/2505/FUL are fulfilled before work commences, if the application is considered for approval.

c) 23/0019/FUL Stentwood Farm Dunkeswell Honiton EX14 4RW Amended application - Erection of a two storey, partially steel framed, partially masonry agricultural shed, for the purpose of farm machine storage/workshop and vegetable storage. (expiry to comment 15th August).

d) 23/1494/FUL Unit 20A Flightway Dunkeswell Business Park Dunkeswell Devon EX14 4RD - Extension of balcony, additional roller shutter doors and associated internal modification (expiry to comment 19th August)

Planning Applications for consideration continued on the next page.....

Agenda for the Meeting of Dunkeswell Parish Council 14/08/2023

- e) **22/2317/FUL & 22/2318/LBC Musgrove Farm Dunkeswell EX14 4RR - Amended** - Conversion of barns to 3 No. Holiday let accommodations and additional amenity space for dwelling. (expiry to comment 22.8.23)

Due to receiving this application after the agenda was published and that the expiry to comment is 2nd September and before the next full Council meeting; this application is to be discussed and in consultation with the Council, comments will be submitted by the clerk using the Scheme of Delegation to the Clerk.

- f) **23/1669/VAR Orchard Cottage Apple Barrel Barn Dunkeswell Abbey EX14 4RP** - Variation of condition no. 1 of planning permission (20/5054/VAR Change of use of redundant barn to holiday cottage) to allow for the removal of condition no. 1 in relation to planning permission to enable the holiday home to be used for residential purposes. (expiry to comment 2.9.23)

23/75 **Tree Decisions** (for information)

- a) **Withdrawn** - 23/1025/TCA St Nicholas Church Dunkeswell - T1: Red Oak - dismantle to the ground.

23/76 **Tree Applications** (for consideration)

- a) **23/1568/TCA 1 Tencery Orchard Dunkeswell EX14 4QA (St Nicolas Church)** - T1: Red Oak - prune branches to the West side. Cuts distal to previous cuts / pointstem reduction clearance on the church side. T2: Cherry - crown reduce by 1-2m height and spread. Remove deadwood throughout. T3: Yew - reduce radial spread over the boundary by 1.5m length (expiry to comment 10th August 2023)
In consultation with the Parish Council and utilising the Scheme of Delegation to the clerk, the following was submitted to Planning Online on 3rd August 2023.

Comment; "No Objection to this application."

- b) **23/1466/TCA Carpenters Cottage Dunkeswell Honiton EX14 4RE** - Oak - Removing branches 2-3m length. Deadwood removal. (expiry to comment 24th August)

23/77 **Highways**

- a) **Issues to report** - Potholes

23/78 **Footpaths and Bridleways** -

23/79 **Environment**

23/80 **Community and Governance**

a) **Parks**

- i) NCP Shelter - The wooden shelter is damaged, side and floor boards ripped up/off. In consultation with the Council, the clerk has taped it off and has contacted a provider to remove this as soon as possible, due to the many hazards this now presents. It had been informally discussed by the PC to look to replace this after the school holidays with a metal type shelter or a seat. Clerk seeking quotes for suitable replacements.

- b) **Defibrillator** - The pads for the Defib outside the shop have been replaced to agree that the clerk orders a spare set.

23/81 **Finance (For information/agreement)**

- a) **Grants Received** -

£

- b) **Receipts** -

£

£

c) Invoices for Payment to the date of the Meeting - July to be agreed	
Cut & Strim gardening services - 11th July 2023	£TBC
PKF Littlehohn - External Audit 22-23	£252.00
Clerk PAYE - £	£TBC
Clerk Expenses - Stationery, stamps etc £	

Agenda for the Meeting of Dunkeswell Parish Council 14/08/2023

c) Invoices for Payment to the date of the Meeting - July to be agreed	
DPC HMRC PAYE - Employees & Employers	£TBC

d) **Outsourcing Payroll** - Clerk has been in touch with SMA, details are in the process of being set up with a view to SMA commencing PAYE & Payroll responsibilities from September.

e) **Conclusion of External Audit** - to note the contents of the conclusion of External Audit 22-23, email sent to Cllr's 27.7.23. Notice posted on the website 27.7.23. To agree the period that the notice is displayed.

f) **Bank Reconciliation** - To check and sign the Bank reconciliation.

23/82 Account balances - at 31st July 2023, statement number 171 Closing Balance £48984.65 (This is a reconciled balance at 8th August 2023)

23/83 Communications

a) Speeding - To discuss the reply regarding monitoring options and correspondence from a resident and PCSO email.

b) Neighbourhood Plan - Email received from another PC for support, to agree how to proceed. Emailed a draft letter to Cllrs for approval.

c) Air Ambulance/Football field - to discuss the issues raised, letter forwarded to Councillors 7.8.23.

23/84 Clerks Update

23/85 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 2023 - 2024 can be found at <https://www.dunkeswell-pc.gov.uk/>

All Minutes & Agendas can found at <https://www.dunkeswell-pc.gov.uk/council-meetings/>

Next meeting - Parish Council Meeting Monday 18th September 2023, 7.30pm at Dunkeswell Village Hall.