**MINUTES OF A MEETING OF CLYST ST GEORGE PARISH COUNCIL**

**HELD IN THE VILLAGE HALL ON TUESDAY 9TH SEPTEMBER 2014 AT 7.30PM**

**PRESENT:** Cllr P Bragg (Chairman), Cllr P Broom, Cllr Mrs A Cork, Cllr Chris Heal, Cllr Michael Diffey; Cllr John Manser; Miss E Gibbons; Cllr Howe; About 75 Members of the public

**APOLOGIES**

Cllr R Horner; Cllr Bowden; PC Baker

**MINUTES** of the last meeting were agreed and signed.

**DECLARATIONS OF INTEREST**

1. 14/2178/FUL – Bushayes Farm – Cllr Broom and Cllr Bragg declared an interest as the applicant is a relative and neighbour.
2. Rosario – all PC have declared an interest other than Cllr Diffey.
3. Barley way- all PC have declared a non pecuniary interest as fellow councillors.

**PUBLIC FORUM**

Vaughan Rosser spoke regarding the Neighbourhood Plan and confirmed the set up of the Ebford Residents Group. Nick MaGuire enquired what status the Plan would have. Cllr Howe confirmed it is a legal document – it is a joint part of the Local Plan and carries weight. A query was raised as to why the Neighbourhood Plan was not offered to residents two years ago. Cllr Bragg addressed this confirming that at that time the Neighbourhood Plans were being adopted by much larger Councils and it was Bob Peachey’s well informed opinion that by the time these procedures would be complete the EDDC’s Local Plan would be validated and all the work and expense involved, for such a small community would be wasted. It is only as a result of EDDCouncil’s foul up that caused the Government Inspectors to throw out their plans that has led to a rash of Planning Applications that has

prompted the desire from residents for the N.P. procedures. He confirmed it is a voluntary process and is not cheap and encouraged those wishing to run it to let the PC know. The issue of funding was addressed. A meeting on this is to be arranged. Cllr Heal addressed the public regarding the junction of Ebford Lane. Reducing it from 40 to 30. Many concerns were raised as to the Ebford Lane entrance if development takes place. Concerns were raised regarding the allocation of housing being raised to 25 houses. It was felt that the PC had not liaised with the public on this fully. It was agreed that a special meeting on the Neighbourhood Plan would be arranged in October with Cllr Howe attending. EDDC’s Local Plan should be in place by next summer. The issue of the elderly being scammed on the phone was raised. This was not mentioned by PC Baker.

**COUNTY COUNCILLOR’S REPORT**

None.

**DISTRICT COUNCILLOR’S REPORT:**

Cllr Howe raised the issue of the local plan. The consultants are behind schedule drawing up the up the numbers for the area but that work is now underway.

**MATTERS ARISING**

1. Email Richard Hosgood 9/7/14 re Henry Cann’s drain to be cleared. Also Meadside to the Old Forge the base of the hedge needs cutting right back. Also thanked him on behalf of the Parish Council for all the help and assistance and to wish him well in his new job.
2. Email (29/7/14) – Highways notified of vegetation growing across footpaths near the Fire Station.
3. Notes of 19th August meeting sent to EDDC.

**POLICE REPORT**:

There were 6 crimes reported during the month as follows –

CR/096179/14 – theft of marine equipment from boat yard at Darts Business Park, occurred over night 6th to 7th August.

CR/097530/14 – cause serious injury by dangerous driving on A376; incident occurred 18th July2014.

CR/097531/14 – possession class B drugs, vehicle on A376 18th July 2014.

CR/097533/14 – drive whilst under the influence of drugs, on A376, occurred m18th July 2014.

CR./101519/14 – drive dangerously at speed through road closed, occurred 24th August.

CR/102454/14 – an assault occurred on A376 on 30th August as a result of minor RTC and road rage.

**CORRESPONDENCE**

1. EDDC – confirming changes to the way you register to vote. Everyone will register to vote individually and not by household. Changes start to place from 4 August 2014. Jacquie Manser to put note in Parish magazine.
2. Email sent to Mr & Mrs Francis re the planning meeting to clarify this is a meeting to allow residents to submit their comments and is informal and on developments of this size is normal practice. Cllr Howe will not chair meeting but is there for advice.

**FINANCE**

1. Creative Solutions £521.90 – noticeboards
2. Barry Pryce - £220 – painting of signs
3. Emma Gibbons - £128.30 - part salary July
4. CSG Village Hall - £50.00 - Bob's leaving party
5. Emma Gibbons salary - £128.10 – salary August
6. HMRC NI - £96.20
7. DALC - Chairman's course - £30
8. Emma Gibbons salary - £128.30 – Salary September
9. As at 12/8/14 balance £1,558.55

**PLANNING**

1. 14/1583/FUL – Devon & Somerset Fire & Rescue – construction of new pitched roofs. Solar pv panels and cladding to strategic fire control building. Parish Council recommend approval + amended plans 3/9/14.
2. 14/1430/FUL – Rosario, Ebford, construction of four detached dwellings. Parish Council have all declared an interest.
3. 14/1436/FUL – Higher Branscombe House, Ebford Lane – construction of two dwellings. Cllr Bragg declared an interest. Parish Council comments - provided there is adequate parking for the householders and visitors as this part of Ebford Lane is at its narrowest on this section and parking has to be avoided on the lane also visibility for leaving the proposed site has to be checked – PC recommend approval.
4. 14/1762/LBC – 4 Pytte House, Clyst St George – Construction of front door canopy and replacement latern light. Installation of two roof lights and replacement window and French doors and internal alterations. Removal of driveway wall to create widened access. PC recommend approval for minor changes. 28/8/14/ - amended plans.
5. 14/1761/FUL – 4 Pytte House, Clyst St George – retention of glazed walkway canopy. PC recommend approval. 28/8/14 – amended plans.
6. 14/1617/LBC – Rose Cottage, Ebford Lane, Ebford – construction of replacement porch to rear (south) elevation. PC recommend approval.
7. 14/1800/OUT – Land to rear of Barley Way, Ebford Lane – outline application with all matters reserved for construction of three dwellings. The PC declared an interest. Cllr Heal left the meeting but made a comment before he left.  Cllr Manser read a prepared statement compiled with Cllr M Diffey both from Ebford expressing concern from local residents about the increased traffic which this proposal will force onto the Lower Lane and objected to the application and this was forwarded to EDDC on the Council's behalf.
8. 14/1617/LBC – Rose Cottage, Ebford – retention of replacement porches to rear (south) elevation and side (west) elevation. The PC recommend approval.
9. 14/1625 – Dart Business Park, CSG, retention of workshop for servicing, repair and maintenance of boats in association with existing use. Cllr Heal comments 11/8/2014 - “what adjacent units were used for, to make sure there is not a conflict of use ie noise, also there are no foul sewage facilities on site where would tenants have use of washroom and toilets”. Subject to those comments the PC recommend approval. Planning Officer confirmed 8/9/14 that would be no conflict as per Cllr Heal’s comments.
10. 14/2030/FUL – Friends Provident – Winslade Park – installation of security fencing. No comments to submit.
11. 14/2098/FUL – Netherfield, Ebford Lane – construction of detached double garage. PC recommend approval.
12. 14/1929/FUL – Citrus Grove, Old Ebford Lane, Construction of dwelling and creation of new access. PC recommend approval.
13. 14/2178/FUL – Bushayes Farm – construction of agricultural storage building. Cllr Broom declared an interest as the applicant is a relative.
14. 14/42115/FUL – Bushayes Farm – construction of roof over existing silage clamps. Comments on Bushayes Farm to be submitted before next meeting.

**ANY OTHER BUSINESS**

None.

**COMMENTS FROM COUNCILLORS**

1. Cllr Broom said there are weeds blocking the Highway drains from Ebford traffic lights to the George & Dragon. The whole area around the George & Dragon needs clearing. The Clerk to arrange an appointment with Highways to come out and see the areas that need addressing.
2. Cllr Manser asked if the Lengthsman was available. Cllr Howe to check this.
3. Cllr Manser and Cllr Horner would like to attend the Neighbourhood Plan Seminar.

The meeting closed at 9.00pm

**The next meeting will be at Clyst St George Village Hall on the evening of Tuesday 8th October 2014 at 7.30pm**