

**FARRINGTON PARISH COUNCIL**  
**THE MINUTES OF FARRINGTON PARISH COUNCIL MEETING HELD ON**  
**TUESDAY 8 /09/ 15 AT THE VILLAGE HALL FARRINGTON**

*Chair AP opened meeting at 8.00pm*

**1. Attendees**

Chair A Pearce, Cllr A Fletcher Cllr J Bird Cllr J Hutchings  
Parish Clerk A Sayers.  
Cty Cllr P Bowden

*There were two members of the public present*

**2. Apologies of absence** Cllr A Whitehead

**3. Declarations of interest in items on the Agenda –none**

**4. Questions from the Public 15 minutes only allowed – none**

**Reports**

Police Report – *chair read out reported submitted from PC Donna Baker for the month of August 2015*

*There were 4 crimes recorded during the month as follows –*

- On the 3rd August there was a theft of purse from unattended handbag, visitor to Crealy. No viable lines of enquiry as no cctv at location.*
- On the 4th August a wallet was stolen from a visitor to Crealy, enquiries on going to identify the offender.*
- On the 17th August an unattended rucksack was stolen from Crealy, no viable lines of enquiry as no cctv at the location.*
- Over-night 20th to 21st August there was a burglary at Crealy, investigation on going.*

County Cllr Report

*Cllr P Bowden advised on the progress at Cranbrook and the success of the take up of houses by local people. He also requested comments from the PC on their views as to how Farringdon should develop post 2026. The current Local Plan has still not been ratified. The Parish Council are considering undertaking a Neighbourhood Plan and it was agreed that speakers from other local parishes who had undertaken the process should be invited to attend the next pc meeting. Clerk to follow up*

**6. Report from Chair** - *Chair advised that he had ordered more sandbags in preparation for the coming winter weather. He also suggested that the parish council give a vote of thanks to Debbie and Jerry for the very enjoyable Barn Dance event held at Farringdon Village Hall last week. The parish council unanimously agreed with the proposal. Cllr JB advised that they had taken in excess of £500 all of which would be donated to The Village Hall for its upkeep..*

**7. To confirm the Minutes of PC meeting 27/07/15- PC approved minutes and chair AP signed off.**

**8. Planning**

a) 15/1983/FUL Proposal: Construction of industrial unit for the storage of vehicular plant machinery Site address: Ashtead Plant Hire Mushroom Road Hill Barton Business Park Clyst St Mary EX5 1SB Applicant: Mr T Clayford Ashtead Plant Hire Dalton Avenure Birchwood Warrington

Cheshire WA3 6YE- Comment by 15/09/15 -*PC had no objection provided that EDDC ensures the application is subject to the usual controls- noise, lighting, hours of working that affect the amenity of residents*

b) 15/1945/FUL Proposal: Demolition of garage and construction of two storey side extension Site Address: 3 new Buildings Farringdon EX5 2HZ Applicant: Mr Chris Davies New Buildings, Road from Sidmouth Rd to Woods Cross, Farringdon EX5 2HZ Comment by 11/09/15 -*PC had no objections*

c) Variation of condition number 1 of planning permission 12/2753/MRES for the construction of 8 no. factory units for Class B1© B2 or B8 uses together with associated access and parking to allow increased footprint, re-arrangement of parking, introduction of new windows and re-arrangement of doors. Location: Land Between Hill Barton Industrial Estate and A3052 Clyst St Mary EX5 1B Comment by 11/09/15 – *PC had no further comment in addition to the original comment.*

## **9. Parish Council Matters**

a. **Parishioner Concerns-** *Potholes continue to be a concern . The pc agreed that it is best if parishioners could contact The Highways dept direct to advise of any defects in their locality. Clerk to give the contact number for the ringmaster once again 0345 1551004*

## **10. Finance**

### **a. HSBC Statement for Business Current account, receipts received & payments made.**

Statement 3/08/15 – 2/09/15 (Sheet no 322) reviewed by PC.

Balance brought forward	2395.28
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Payments Made	
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Cheque100504	100.00
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Cheque 100505	10.00
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28/08/15 S O A Sayers	206.02
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10/08/15 S O Bookkeepers 4 Business	10.00
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01/09/15 S O Bookkeepers 4 Business	10.00
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Receipts Received Precept	1812.50
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Account Balance	3871.76
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### **b. Cheques to be drawn against invoices received – none**

*Clerk advised that Grant Thornton had undertaken the external audit to March 2015 and had approved the Annual Return with no further comments*

## **11. Correspondence to Be Circulated - none**

## **12. Matters Arising- none**

## **13. Items at Chairman's Discretion – none**

## **14. Confirmation of next PC meeting –**

*The next pc meeting is scheduled for Tuesday October 13<sup>th</sup> 2015*

*Chair AP closed meeting at 9.40pm*

*Alana Sayers Clerk*  
01395232439



**FARRINGDON PARISH COUNCIL**  
**THE MINUTES OF FARRINGDON PARISH COUNCIL MEETING HELD ON**  
**TUESDAY 13 /10/ 15 AT THE VILLAGE HALL FARRINGDON**

*Chair AP opened meeting at 8.00pm*

1. **Attendees:** *Chair A Pearce, Cllr A Fletcher Cllr J Bird Parish Clerk A Sayers There were several members of the public present Mr David Timms Chair of Aylesbeare Neighbourhood Plan Steering Committee*
2. **Apologies of absence** *Cllr A Whitehead Cllr J Hutchings*
3. **Declarations of interest in items on the Agenda** –*Cllr J Bird declared a personal interest in planning 8c ( friend) .As the application was not a full planning application and only notice of permitted development the pc deemed it acceptable for him to remain.*
4. **Questions from the Public 15 minutes only allowed** – *David Timms chair of the steering group of the Aylesbeare Neighbourhood Plan committee gave an informal talk on the process of undertaking a neighbourhood Plan. This was extremely helpful and the PC thanked him for taking the time to come along. Parishioners present also raised the issue of inadequate, faulty broadband service. It was agreed that the pc research the options available to Farringdon to improve the service. One option was to investigate the possibility of laying our own fibre optic cable. The issue is ongoing and residents were asked to find out as much as possible. This will continue to be reviewed by the pc as and when information is forthcoming.*

**Reports**

Police Report – *chair read out report submitted from PC Donna Baker for the month of September 2015. There were no crimes recorded.*

County Cllr Report – *none submitted*

District Cllr Report – *D. Cllr M Howe contributed to the discussion on the process of the neighbourhood plan, the relevant contacts at EDDC and advised further on the proposed move by EDDC from the Knowle. He advised the pc to contact Tim Spurway at EDDC*

6. **Report from Chair** - *Chair advised that the next Crealy LM was 26/10/15*
7. **To confirm the Minutes of PC meeting 08/09/15- PC approved**
8. **Planning**
  - a) 15/2082/OUT Applicant: Mr & Mrs Slade The Old Coach House, Perkins Village Exeter EX5 2JG Adjoining Parish Aylesbeare. Proposal: Outline application for replacement dwelling detached garage and new access from highway. Location : Perkins Village PC –*PC no objections*
  - b) 14/1610/LBC Applicant Mrs Jennifer Brooke Upham House Upham Lane Farringdon EX5 2HZ Proposal: Replacement of timber cladding with glazed section to upper left with two opening timber doors with glazed upper section - alteration to previously approved application 14/1610/LBC Location: Upham House Upham Lane PC *no objections*
  - c) 15/2337/PDQ Applicant Mr M Palmer Park Farm Farringdon EX5 2JD Proposal: Prior approval for change of use of agricultural building to a

dwelling (use class c3) and associated operational development. Location:  
Park Farm EX5 2JD *PC no objections*

**9. Parish Council Matters**

Parishioner Concerns-

- a. Broadband – *Chair AP is to confer with Mantracourt re their connection. Clerk is to investigate how other small rural communities have implemented their own fibre optic cable.*
- b. DALC Conference-*no one from the pc is available – clerk to advise*
- c. Licensing Act 2003 and Gambling Act 2005 – *pc no concerns*
- d. Neighbourhood Plan- *PC agreed that Farrington should proceed to implement a Neighbourhood Plan. Clerk to complete and register*
- e. Highways - *Cllr J Bird reported that yet another serious traffic accident had occurred on the A3052 near the junction with Parsonage Lane. 2 cars collided - fortunately no one was seriously injured but the cars were a right-off" and assistance was needed.*

**10. Finance**

**a. HSBC Statement for Business Current account, receipts received & payments made.**

Statement 3/08/15 – 2/09/15 (Sheet no 322) reviewed by PC.  
(*This is the same statement as per last PC meeting*)

Balance brought forward	2395.28
Payments Made	
Cheque100504	100.00
Cheque 100505	10.00
28/08/15 S O A Sayers	206.02
10/08/15 S O Bookkeepers 4 Business	10.00
01/09/15 S O Bookkeepers 4 Business	10.00
Receipts Received Precept	1812.50
Account Balance	3871.76

**b. Cheques to be drawn against invoices received – none**

**11. Correspondence to Be Circulated - none**

**12. Matters Arising- none**

**13. Items at Chairman's Discretion – none**

**14. Confirmation of next PC meeting –**

*The next pc meeting is scheduled for Tuesday November 10<sup>h</sup> 2015*  
*Chair AP closed meeting at 10.10pm*

*Alana Sayers Clerk*  
*01395 232439*

# **FARRINGDON PARISH COUNCIL**

## **THE MINUTES OF FARRINGDON PARISH COUNCIL MEETING HELD ON TUESDAY 11 /11/ 15 AT THE VILLAGE HALL FARRINGDON**

*Chair AP opened meeting at 8.00pm*

- 1. Attendees:** *Chair A Pearce, Vice Chair J Hutchings, Cllr A Fletcher Cllr A Whitehead Parish Clerk A Sayers There were several members of the public present*

- 2. Apologies of absence** *District Cllr M Howe, Parish Cllr J Bird*

- 3. Declarations of interest in items on the Agenda –none**

- 4. Questions From the Public –** *Parishioners raised concerns regarding the very bad state of the road at Denbow Cross due to broken drainage pipes under the road surface. The pc understands that funds have been allocated to repair this but no work has taken place. The junction is used by both local residents as well as the main access to Wood Farmyard. The road surface is constantly wet. Should this continuous flow of water over the surface freeze during winter it will become very dangerous. The water also disguises the ditch which is dangerously deep at present. Clerk is to email Cty Cllr to request Highways to action repair asap.*

*Cty Cllr P Bowden left the meeting at 8.40pm*

### **5. Reports**

*Police Report –none submitted*

*County Cllr Report – Cllr P B apologized for missing the HB Liason Meeting. He advised that DCC were looking at Gypsy and Traveler sites for the county with new developments and also at Cranbrook. At the meeting to discuss sites it was agreed that the best sites should contain a maximum of 4/5 pitches and no larger*

*District Cllr Report – D. Cllr M Howe sent apologies for absence – no report submitted*

*Hill Barton Liason Committee 3/11/15 Report- Eileen Dutt from the FRA had attended the recent HB meeting and took the minutes. Unfortunately due to illness Alan Pearce was unable to attend. Included in the minutes is an update on all HB planning applications. The full minutes can now be seen on the DCC website. Date of next meeting 3/03/16*

*Exeter International Airport Consultative Committee 7/10/15– Cllr A Fletcher advised the pc of the main points. These included:-*

- Passenger numbers for July 2015 were 4% higher than last year but 3% down on budget*
- August was 1% up on last year and September expected to be 5% up on the prior year*
- Annual passenger numbers for the airport were 809,088*

*Date of next meeting 9/12/15*

### **6. Report from Chair - Chair advised that**

- The permissive footpath from Princes Cross to Farringdon Cross is open. Should there be any minor obstructions such as brambles, users are welcome to cut them back.*

- *The Public Right of Way path alongside the Princes Paddock gypsy site (currently vacant) also needs to be used in order to be kept open and accessible.*
- *Sandbags are available if required from Chair A Pearce at The Lodge The Drive Farringdon*
- *Spain lane between Princes Cross and Denbow Cross has now been patched, but the drainage pipe under the road at Denbow Cross has still not been replaced and water permanently flows over the road.*

**7. To confirm the Minutes of PC meeting 13/10/15- PC approved chair AP signed off**

**8. Planning**

**a) 15/2438/FUL Proposal:** Erection of Temporary Storage Building  
Location: Unit C Mushroom Road Hill Barton Business Park Clyst St Mary EX5 1SB Applicant: Mr D Morgan Unit C Mushroom Road Hill Barton Business Park *-PC no objections*

**b) 15/2433/VAR Proposal:** Variation of condition 4 of planning approval 12/1568/FUL extension of temporary permission for a further 2 years  
Location: Wellbeck Farm Farringdon Ex5 2JA. Applicant : Mr M Attrill Willbeck Farm Equestrian Centre Farringdon Ex5 2JA *PC no objections*

**c) Adjoining parish- 15/1833/MOUT Proposal:** Outline application (discharging means of access only) for a continuing care retirement community comprising 60 bed care home (Class C2) 54 extra care apartments (Class C2) visitor accommodation, up to 16 age restricted dwellings (Class C3) and a range of community facilities. Location: Land To The North Of A3052 Between Cat and Fiddle and Devon County Showground Applicant : Dorepark Ltd PCL Planning Mr A Graves 1<sup>st</sup> Floor 3 Silverdown Office Park, Fair Oak Close, Clyst Honiton EX5 2UX *The PC wishes to object to this application and has several concerns :-*

- *Over development onto a very dangerous stretch of the A3052. Farringdon already suffers a large number of car accidents this would exacerbate the situation*
- *This application is a very large application almost a whole village in itself. The traffic will increase with medical staff coming and going, deliveries /supplies coming and going, and there will be a huge impact on the already congested road of the A3052.*
- *This application would result in a strong detrimental visual impact on what is a rural area. This would essentially look like a new village with shops etc on site. This is over development in a rural location*
- *Would there be a large number of elderly persons using mobility scooters for example?What ramifications would this have?*
- *This application site is very close to large industrial estates , Hill Barton Business Park and also The Cats Protection League Industrial site.*
- *The pc is concerned about the flood risk*

- d) Adjoining parish - 15/2349/VAR Proposal: Removal of conditions 5 and 6 of planning permission 10/1767/FUL (for the conversion of redundant buildings to 6 holiday lets ) to enable unrestricted residential use unassociated with Greendale House. Location: Greendale Farm Greendale Lane Clyst St Mary EX5 1AW Applicant: Mr T C Adams Greendale House Greendale Lane Clyst St Mary- *PC would like to see the Bishops Clyst comment before issuing our comment*
- e) 15/2473/FUL proposal: Proposed Transporter Lay Bye Location: Mercedes Benz Unit 2 Jacks Way Hill Barton Business Park Clyst St Mary Exeter. Applicant Stuart Property Holdings Ltd, Hill Barton Business Park , Clyst St Mary EX5 1DR – *PC minded to have no objections but chair A P would undertake site visit and report back to pc before submitting this comment*

## **9. Parish Council Matters**

### **Parishioner Concerns-**

- a. Cllr Tony Whitehead stated that he and his family had been woken up 3 – 4 times at 2am by a very loud machine. This was over a period of 10 days. The noise lasted between 3 -4 hours. PC suggested he contact Mr T Stuart at Hill Barton and enquire, also he could report it to the EA . He should also diarise dates etc as to when this occurs. He is to keep the pc informed
- b. Neighbourhood Plan update – The NP application was registered on 23/20/15 The notification period is 4 weeks from this date.
- c. EDDC planning applications on line – clerk is to research what would be the best way of looking at planning applications on a screen with a projector in the village hall if EDDC go paperless. Would a new lap top be needed and is broadband needed? Clerk to research and advise
- d. Broadband – pc to see whether there is any possibility of utilizing a business fibre optic set up – research into this still ongoing
- e. Vehicles are still parking on the pavement at Farringdon Cross alongside houses on the A3052. This causes dangerous visibility problems for drivers coming out of Parsonage Lane wishing to turn right or left. Local parish councilors are to advise neighbours to request any callers or workmen to park in the lay bye not on the pavement.
- f. Other concerns – It is very important that public rights of way are used to ensure that they are kept open. Parishioners had advised the pc that the public right of way at Princes Paddock was open. There are other public rights of way also in Farringdon and the community should be encouraged to use them. It was reported that the Princes Paddock sites were currently vacant.

## **10. Finance**

- a. HSBC Statements for both accounts, receipts received & payments made. Statement 3/10/15 – 2/11/15 (Sheet no 324) reviewed by PC.  
*Balance brought forward* *£3655.74*



*Payments made*

S O Sayers S A 206.02

S.O Bookkeepers 4 Business 10.00

*Balance carried forward* £3439.72

b. Cheques to be drawn –

Cheque no 100506 for £150 Donation to Farringdon Village Hall was issued

c. Any other financial matters - *none*

**11.** Correspondence to Be Circulated - *none*

**12.** Matters Arising- *none*

**13.** Items at Chairman's Discretion - *none*

**14.** Confirmation of next PC meeting. It was agreed that the next pc meeting should be on Tuesday December 15<sup>th</sup> 2015

*Chair closed meeting at 10.20pm*

*Alana Sayers Clerk*  
01395 232439

# FARRINGDON PARISH COUNCIL

## THE MINUTES OF FARRINGDON PARISH COUNCIL MEETING HELD ON TUESDAY 15 /12/ 15 AT THE VILLAGE HALL FARRINGDON

*Chair AP opened meeting at 8.00pm*

1. **Attendees:** *Chair A Pearce, Vice Chair J Hutchings, Cllr A Whitehead  
Parish Clerk A Sayers District Cllr M Howe  
There were several members of the public present*
2. **Apologies of absence** *Parish Cllr A Fletcher Cty Cllr P Bowden*
3. **Declarations of interest in items on the Agenda** *–none*
4. **Questions From the Public** *– Parishioners raised concerns regarding the proposed planning application for a lagoon to store digestate, particularly with regard to the very close proximity to houses. In addition concerns were voiced regarding smell, noise, and increase in large lorry movements. It was queried why this application was needed when the original application had stated that the digestate would be stored where it was being made. The lane is totally unsuitable for large lorries and the access poor. Parishioners reported that only recently two more lorries in separate incidents had gone into the ditch at Spain Lane. Comments were noted.*
5. **Reports**  
*Police Report – none submitted  
County Cllr Report – none submitted  
District Cllr Report – Cllr M Howe advised that the Local Plan was still under review and had not yet been ratified.*
6. **Report from Chair** *- Chair advised that at the Crealy Liason Meeting Mr T Adams had invited anyone with concerns re his planning application to undertake a site visit. The Parish Council were to come back to the clerk if they wished to undertake a visit.*
7. **To confirm the Minutes of PC meeting 11/11/15-** *PC approved  
Chair AP signed off*
8. **Planning**
  - a) 15/2473/FUL Proposal: Transporter Lay Bye Site Address: Mercedes Benz Unit 2 Jacks Way Hill Barton Business Park. Applicant: Stuart Property Holdings Ltd Hill Barton Business Park Clyst St Mary  
*PC No objections*
  - b) 15/2522/FUL Proposal: Construction of lined earth lagoon to store digestate and concrete hardstanding The full proposal reads: Construction of a lined earth lagoon in order to store digestate which will be injected onto the adjoining arable fields at the appropriate times of the year for nutrient take up Location: Land East of Denbow Farm Farringdon Applicant: Stuart Partners Hill Barton Business Park Clyst St Mary Exeter EX5 1DR *The Parish Council discussed the application at length and agreed that their comments should include:*
    1. *This digestate should go back on the same lorries that delivered the feedstock, directly to the farms where it was produced, as detailed in their original planning application. Their original application for the Anaerobic*

*Digester clearly stated that this was the intention, in order to minimise vehicle movements. If there is any need to store digestate it should be done at the plant where it was produced.*

*2. It does not comply with the E.A. regulations as there are houses within 200 metres of the proposed lagoon. The regulations also state there should not be any water course within 50 metres. There is a drainage ditch close by. Quote "EA Standard Rules SR2010No17 Storage of digestate from anaerobic digestion plants (storage of digestate in containers or lagoons) The permitted activities must not be carried out within 200 metres of any off site building used by the public including dwelling houses.*

*3. There are already complaints regarding smell and odours from the anaerobic digester. This storage lagoon will undoubtedly create a similar smell issue causing a further loss of amenity to the local residents. The application says there is a low odour risk and a cover is not necessary. Again, EA standard rules clearly state a cover MUST be incorporated.*

*4. There will be an increase in noise from heavy farm vehicles pumping the digestate into the tankers for field distribution, again causing a loss of amenity to nearby residents.*

*5. The access lane is totally unsuitable for these large vehicles. Recently two large farm vehicles slipped into the ditch and needing rescuing. This lane is a totally unsuitable unclassified road and a totally unsuitable access.*

*6. This application would cause a further visual impact on nearby houses, (some of historic importance and listed) already severely affected by the near-by Hill Barton Industrial estate.*

**c)** 15/2736/FUL Proposal: Change of use of agricultural land for the siting of 17 no holiday lodges (static caravans) infrastructure works and landscaping. Location: Land South East of Crealy Adventure Park Greendale Lane Clyst St Mary Applicant: Maximum Fun Devon Ltd. Devons Crealy Adventure Park, Sidmouth Rd, Clyst St Mary Ex5 1DR  
*PC No objections*

## **9. Parish Council Matters**

Parishioner Concerns-

**g.** Neighbourhood Plan update – *unfortunately Tim Spurway EDDC who was originally scheduled to come to the meeting has had to cancel due to illness. It was agreed that by the end of January 2016 we should implement the start of the process.*

**h.** EDDC planning applications on line – *Cllr M Howe advised that Clyst St George PC had for many years used a projector with a memory stick facility and that this might be the best solution bearing in mind we do not have wireless or internet connection at the village hall. Clerk to investigate sources of funding.*

**i.** Broadband – *no further information available*

**j.** Other Concerns *Cllr A Whitehead reported that vehicles at Farringdon Cross were now using the lay bye more frequently to park their cars*

*rather than on the pavement (which had caused complaints re visibility). He also advised that he had noticed the number of large vehicle movements using Spain Lane appeared to have doubled Cllr J Bird advised that he had researched the matter of drones . he would submit information on this to be published in The Flyer. He was conferring with PC Donna Baker and would keep the pc updated.*

*District Cllr M Howe left the meeting at 9.25pm*

#### **10. Finance**

- a.** HSBC Statements for both accounts, receipts received & payments made. Statement 3/11/15 – 2/12/15 (Sheet no 325) reviewed by PC.

<i>Balance brought forward</i>	<i>£3439.72</i>
<i>Payments made</i>	
<i>S O Sayers S A</i>	<i>206.02</i>
<i>S.O Bookkeepers 4 Business</i>	<i>10.00</i>
<i>Cheque 100506 (Village Hall)</i>	<i>150.00</i>
<i>Balance carried forward</i>	<i>£3073.70</i>

- b.** Cheques to be drawn – *none*

- c.** Precept – *The PC reviewed the last precept of £3625 and agreed that we should try and keep it the same. It was noted that the council tax grant has been reduced so marginally less money will be received. It was also agreed that in the new financial year 2016/17 the village hall should be hired on an hourly basis (£6.00p per hour was quoted by David Cowler Chair Village Hall Committee). The parish council will pay half yearly amounts in advance of £72.00p . All hours are recorded as per the minutes so extra time will be paid for on a pro rata basis.*

#### **11. Correspondence to Be Circulated - none**

#### **12. Matters Arising- none**

- 13.** Items at Chairman's Discretion – *Chair A P had two footpath matters he wished to raise. These were:*  
*- Greendale Lane that goes through Crealy is officially a public highway. It is well used as a footpath. Cars using sat navs are mistakenly directed to this. It is not suitable because of the ford. DCC should put up notices at each end making it clear the road is unsuitable for motor vehicles but accessible for pedestrians, bicycles and horse riders etc.*  
*-DCC should also be asked to ensure that the Public Right of Way footpath along the back of Princes Paddock is kept open. It has been reported to the parish council that this has been purposefully blocked by persons unknown. The footpath should be checked for clear access*

- 14.** Confirmation of next PC meeting. It was agreed that the next pc meeting should be on Tuesday January 12<sup>th</sup> 2016

*Chair closed meeting at 10.20pm*

*Alana Sayers Clerk  
01395 232439*

