

## BISHOPS CLYST PARISH COUNCIL

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Minutes of the Meeting of Bishops Clyst Parish Council  
Held on Monday 13<sup>th</sup> July 2015 at Clyst St Mary Primary School Hall (7.30 pm)

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PRESENT: M Norman; M Fernbank; R Hatton; C Scanes; C Trudgeon; Ed Chudley; C Fairburn; M Howe; E Gibbons

Also present: Five members of the public.

### **1 APOLOGIES**

S Perry; D Axford; Cllr P Bowden; PCSO Donna Baker

### **2 MINUTES**

RESOLVED – 1 that the Minutes of the last meeting be confirmed as a correct record and signed by the chairman (circulated).

### **3 RISK ASSESSMENT/DECLARATIONS OF INTEREST AND DISPENSATIONS**

The Council noted the usual risks. Cllr Trudgeon Cllr M Howe and Cllr R Hatton 15/0072/mout

### **4 MATTERS ARISING FROM THE LAST MEETING**

1. Clerk contacted Cllr Bowden to enquire about funding from the locality budget for the interactive white board at Clyst St Mary Primary School. R Hatton to put in application. Lynne Askew approved joint application. £3,000
2. Email to Nigel Frost 10/6/15 re J30 road markings. Response 10/6/15 NF reporting Traffic Engineer; improvements to be made to junction in future so there could be a delay until those works are carried out. Proposed a site meeting; Cllr Norman to arrange a meeting.
3. Confirmation that Mr Rough does not want plot 9 at the allotment but plot 5a.
4. Quote received from MNR Projects for foundations for gate posts £485 plus VAT. M Norman to ask S Perry to progress.
5. Quote received from Plandscape for additional works to Parish – total £1,397 plus VAT.

### **5 VACANCIES.**

To consider the application of Karl Hacking for co-option. All voted in favour and Karl Hacking duly co-opted. Registration forms submitted by E Gibbons.

### **6 REPORT FROM PCSO DONNA BAKER**

There were 4 crimes recorded during the month as follows –

1. Over-night 10th to 11th June a car was stolen from a property on Frog Lane; this has been recovered and investigation on going.
2. On the 14th June an incident occurred at West Point where threats were made to destroy another's property, investigation on going.
3. A road rage incident was reported on the A30 in area of Sowton village, under investigation.
4. On the 6th June a motorist was charged for drink driving on the A3052 Clyst St Mary.

**7 REPORT FROM COUNTY COUNCILLOR**

None

**8 REPORT FROM DISTRICT COUNCILLOR HOWE**

Cllr Howe reported on Local Plan Inspection; 16 developers stated housing numbers are too low in their opinion; some saying there should be less; EDDC still moving offices. Cllr Trudgeon queried re impact of the Government's approach. Cllr Howe believes Local Plan housing numbers are credible.

**9 OPEN SESSION**

No comments – session closed.

**10 PLANNING – (Cllr Perry)**

1. 15/1269/mres – Land to the East of the Village Hall, Sidmouth Road, CSM – reserved matters application (pursuant to outline application 13/0365/mout) for the consideration of 80 dwellings discharging appearance, landscaping, layout and scale.  
**Comments: The council has NO objection to this application, in fact we welcome this type of roomy development which has been designed to match the surrounding area of construction already in place. We would however would like to yet again stress our concerns about the positioning of the entrance and the impact it will have on the main Sidmouth road. (A3052).**
2. 15/0072/mout – Land off Clyst Valley Road – outline application for the construction of up to 40 dwellings with all matters reserved.  
**Comments - The council would like to stress that this heritage report does not in any way change our views on our decision made in the previous applications. This land is green field and we as a parish council have already agreed with East Devon our level of expansion and development as a community and village. This has already been agreed and is now stated in the new local plan which will be implemented soon.**
3. 15/1461 – Exeter Science Park – construction of the Tithebarn Cluster car park (224 spaces) and access road including associated infrastructure.  
**Comments - The council has NO issue with this application. We would however like to support our neighbouring parish and if they have any issues we would like our response to be considered as the same as theirs in this matter.**
4. 15/1436/ful – Old Rectory, Sowton – Construction of single story infill extension to existing courtyard; installation of solar PV panels to roof on north-west range.  
**Comments to EDDC: No objections.**
5. 15/1437/lbc – Old Rectory Sowton - Construction of single storey infill extension to existing courtyard; installation of solar PV panels to roof on north-west range; internal and external alterations including relocation of staircase, creation of new opening, re-roofing of north west block and creation of new staircase. **Comments to EDDC: No objections.**
6. 15/1473/var - Enfield Oil Mill Lane, Clyst St Mary Exeter, EX5 1AF - Variation of condition 2 (plans condition) of planning permission 14/0858/MFUL to alter infrastructure and layout of an Anaerobic Digester Plant; variation of condition 7 to allow increase in quantities of feedstock.  
**Comments - The council would like to object to this proposal on the grounds of over development of the site, the building line would also increase over the brow of the hill giving greater visibility from surrounding rural areas and neighbours. The proposed increase in size of feeders (20% increase) would mean that traffic movement would increase from the original agreement set up as a condition of**

the original application. The extra materials coming into the site per annum is over 50 tonnes which is more than double the agreed amount in the original application. Previous application originally agreed 47,074 tonnes of feed increasing to 97,074 this is unacceptable.

The supporting statement says that a further 5 application are due to be made regarding information within this application. A decision of any kind cannot be made unless all information is present at the time of the discussion. Further comments made at meeting – The PC are not in possession of the full facts and will make further comments once they have these.

7. 15/0704/01 - Land West of FitzRoy Road and North of Honiton Road, Exeter, EX1 3RS - Mixed use development comprising uses within some or all of Classes A1 (Retail) with associated Garden Centre, A2 (Financial and Professional Services), A3 (Restaurants and Cafes), A5 (Hot Food Take-Away), D1 (Non-residential institutions) D2 (Leisure), associated means of access, access road, car parking, infrastructure works, public realm and landscaping. **No comments at this time.**

## **11 DECISIONS FROM EDDC**

1. 15/0139/var – Devon County Agricultural Association - Variation of condition no. 3 to planning permission 90/P2469 to allow the carrying out of timed motor vehicle trials – **Withdrawn**

## **12 NEIGHBOURHOOD PLAN UPDATE (Cllr Hatton)**

Cllr Hatton reported that the 1<sup>st</sup> circulation draft has been issued to parish councillors and Neighbourhood Plan group members for comments. Cllr Hatton asked for approval to send out to other consultees where their policies were referred to, for comments. This was agreed. All comments will be considered at the NP meeting on 6 August 2015. He drew attention to the reference to BCPC policy on development on agricultural land, although there appeared to be no written evidence. Councillors agreed that this is a policy of the PC; proposed and seconded voted in favour of supporting this as a PC policy. He also reported on preparation of a PC action list to cover items raised during consultation which were not planning issues to be included in the NP and the Design Statement which will support the NP policies. The aim is to present an amended Plan to the September meeting for the PC to approve for general consultation with all interested parties. After this consultation and review the document will be submitted to EDDC for adoption.

## **13 S106 FUNDING**

Formal agreement re S106 from EDDC to fund gym equipment and gate. Signed by Chairman; witnessed by Clerk. S106 gate funding £2,175.41; gym equipment S106 funding £6,795.71 Proposed and seconded all in favour for S106 monies for gate and gym equipment; voted in agreement for Cllr Norman to be signatory on the documents and to sign the Agreement for the money.

## **14 ACCOUNTS AND FINANCES Clerk.**

- 14.1 Monthly transactions: considered and authorised, a schedule of expenditure.  
14.2 Devon Remembers Project – finances for publishing of book – see Item 18.  
14.3 Adopt Standing Orders – sign signatory confirmation for S106 money. Voted to adopt the Standing Orders and approve the signatories be included in it. Clerk to submit them by email for approval.

**15 ROTA FOR PLAY AREA AND INSPECTION AND CLEANING**

Discuss Annual report from RoSPA Playsafety – Cllr Norman reported that holes need filling; ensuring Health & Safety implemented by not wearing jewellery; support is loose and needs – securing; slide should have rounded edges; surface underneath swings to be power washed to remove algae. Works to be done by March 2016; Cllr Hatton suggested; Clerk to ask Plandscape and Derek Peddrick to visit the site;

**16 STATE OF CLYST ST MARY**

Cllr Norman reported that the bridge; sports surface; clearing of weeds will be done in the next couple of weeks; proposed works cut and trim; cut and collect grass cuttings in Winslade Park; Cllr Hatton proposed to thank residents in Clyst Valley News to thank residents for keeping areas tidy; weed spraying in Sowton needs to be done; proposed works to go ahead to clear them; Cllr Trudgeon asked about trees needing cutting – email clerk the location for Highways to look into; Cllr Hatton reported on shrubs needing cutting back

**17 HIGHWAY MATTERS**

Rugby World Cup – Cllr Norman enquired about enforcement of parking – no extra parking arrangements in place; no policy with DCC; Exeter City won't allow the Park & Ride to be used as extra parking; possibility of creating a junction; preliminary works already been carried out. This is more in relation to Exeter Chiefs;

**18 DEVON REMEMBERS**

Cllr Fernbank reported on the progress so far; progress of pictures on the book; estimate for book £2,000 to £2,500 for 500 books. Confirmed the project is self-funding; PC to vote on principle of obtaining quotes; Peter Caine reported book to be published next Spring; also reported on trip to the North of France; M Norman to advise re publisher; C Fairburn commented did the PC fund the History of Clyst St Mary in the same way; R Hatton believes a grant was used but unsure; PC to vote whether to fund this project and recoup the money back once published; C Fairburn enquired if we can do this; Cllr Howe believes yes as it is the history of the Parish; proposed and seconded all in favour – voted to fund this project.

**19 BRIDGE HOUSE**

Cllr Norman spoken to owner who is keen for PC to purchase; Cllr Norman unsure as to the current status; PC to vote on whether they purchase the land and finance it; D Axford; M Norman; C Trudgeon; M Fernbank to be the steering group on this and to prepare a Business Plan; possibility of charging to park to recoup funding or increase the precept; cost is estimated at £300,000 over 25 years; all in favour of this to be looked into further.

**20 FLOOD COMMITTEE**

Cllr Norman reported on visit with Flood Forum; suggested change name to Flood Action Group; sending out flyers to the flood risk area residents asking if they wish to be involved.

**21 ENVIRONMENT AGENCY – FLOOD DEFENCES**

Cllr Hatton handed out plan from Environment Agency for flood defence for Parish; map shows cross section of existing flood defences; shows proposed flood defences; flood bank formed by borrow pit which would form a nature conservation area; more economic than flood wall; Environment Agency looking for approval in principle to suggestions; Cllr Scanes queried the budget and maintenance; Cllr Hatton confirmed the proposed defences are more easily maintained than the existing defences; C Fairburn enquired about Frog Lane residents; Cllr Norman confirmed it wouldn't have much affect; Cllr Howe commented on

the footpaths; are they going to provide a bridge or will residents walk at the back of houses if footpaths are removed by cutting into the bank; also concerns re mosquitos by introducing more wet breeding grounds; Cllr Howe also queried height of bank; a public meeting will be held; proposed write back to Environment Agency that PC has no objections to proposals in principle; proposed and seconded and all voted in favour of this action.

## **22 CORRESPONDENCE**

1. Email from Mr Russ re concerns of height of gas dome at AD Plant at Oil Mill Lane – S Perry confirmed building is as per planning consent and will be monitored.
2. Email from Making Parishes Better Places group – FOI request for councillors names. Sent and advised of website.
3. M Norman met 10/6/15 with Andy from Plandscape to provide costings for contracts on allotments, grass cutting, Winslade Park, bus shelters, periodic maintenance on play area; make good car parks; general tidying in parish; bridge clearing of weeds and maintenance.
4. Email from Alison Smith re review of the definitive map and public rights of way in the area. Would like to hold a half hour public meeting in September to go through this.
5. Email complaints from residents re the BHP event at Westpoint.
7. Email Cllr Bowden re due to DCC cutbacks grass verges are being left overgrown so community groups are clearing them but being charged at recycling centres – DCC are advising them to take the waste home for compost or use at allotments; other alternative is to leave the weeds to rot down.
8. EDDC email circulated asking for comments on Cranbrook future development.
9. Clerk emailed Grant Thornton re their query about the increase in the precept – Clerk advised this was due to the DCC cuts on maintenance of grass verges etc in the Parish and also for the planning consultant needed.

## **23 REPORTS**

- 23.1 Clyst St Mary Village Hall - none
- 23.2 Sowton Village Hall Cllr Fernbank. Successful BBQ – profit made – next event 26 September Harvest Supper.
- 23.3 Airport – Cllr Axford – Cllr Norman read out a brief from Exeter Airport Consultant Committee – re East of Exeter project
- 23.4 Allotments – Cllr M Norman – plot 9 taken (Mr and Mrs Heath); given a nil rent until April 2016 because of condition of plot; plot 5a been neglected; clerk to write to tenants about their intentions; application from Big Lottery Fund for rotavator and other equipment; composting areas are too large and surrounded by corrugated iron; with funding move the compost areas alongside far side and use the iron to put round the holes of bottom of fence; Plandscape providing quote for works; £1,000; C Scanes queried security for new equipment; Cllr Norman confirmed the storage shed would be secured; C Fairburn commented on enhancement of composting management; also enquired whether non allotment holders could bring their composting to the allotments – this was not supported; Cllr Hacking to assist with quotations; all voted in favour of continuing with the lottery funding application.
- 23.5 Play Area/Field – Cllr Norman – picnic bench in place; equipment in place.
- 23.6 School Governor – Cllr Hatton – none.
- 23.7 Any Other Reports – Cat & Fiddle residents – Cllr Norman not to attend their meetings; circulated comments from them; A3052 issues; Cllr Bowden assisting; main concerns lack of safe refuge for persons crossing road; no facilities; DCC to make footpath safe to Westpoint; M Howe suggested a letter to DCC; all voted in favour of this.

**24 WESTPOINT**

M Norman previously circulated report; DCC looking into the issue of the rat run. Magazine pass – do we continue with this; proposed we do not continue with this.

**25 ANY OTHER BUSINESS RAISED BY AGREEMENT**

1. C Trudgeon confirmed his election to DALC committee;
2. C Scane commented on email from Highways to hold event to discuss traffic problems in Clyst St Mary – awaiting to hear back.
3. C Fairburn commented on proposed traffic plan for access to Sandy Park; although neighbouring parish BC could comment;

**26 DATE OF NEXT MEETING**

Monday 14<sup>th</sup> September 2015 – CLYST ST MARY PRIMARY SCHOOL HALL