

Clyst Honiton Parish Council



There was a meeting of Clyst Honiton Parish Council on Thursday 16th March 2022 at 7.00pm held in the Church Bell Tower

Members Present: Parish Councillors; Suzanne Hales (Chair); Gary Collier; Grant Harrison; Mike Muir and Sean Wheeldon.

Also Present: Frances Wadsley, EDDC Project Manager

In attendance: Rob Martin, Clerk.

1 members of the general public.

MINUTES:

22/082 APOLOGIES

No Parish Councillor apologies had been received.

Apologies were received from County Cllrs. Henry Gent & Sarah Randall Johnson.

22/083 DECLARATIONS OF INTEREST (PECUNIARY AND NON-PECUNIARY)

No declarations were made.

22/084 MINUTES

On a proposal by Cllr. Wheeldon, seconded by Cllr. Muir, the minutes of the Parish Council meeting held on 13th January 2022 were unanimously **Agreed** as a correct record.

22/085 COUNCIL REPORTS

a) Clerk's Report

The Clerk reported on the following matters:

1. Cars Racing on Bypass

The Chairman and I attended a zoom meeting on 24th February 2022 together with representatives from the Police, DCC, EDDC, the Airport & Broadclyst Parish Council. The matter is on the agenda and the attached papers give the latest update from Dave Whelan at EDDC on what proposals are being considered.

2. Local Plan Meeting of Parishes

This occurred on 22nd February 2022 and was attended by the Chairman and I. This is on the agenda and the notes of the meeting are attached.

3. NDO and the Community Facility

I have expressed concerns with the Church Commissioners about the proposed entrance to the site and a preference for the signalled bypass version. Jonathan Alldis for the Church Commissioners has agreed to discuss which would be the best and how the viability of the site is to be measured. He has agree to meet me

electronically on 31st March 2022 to talk through how this all fits with the provision of the Community Facility. I will report back following that meeting.

4. EDDC Free Tree Offer

I have confirmed that Clyst Honiton want an Oak Tree and have given the 'What Three Words' location as agreed between Mike and Sue.

b) NDO/NP Lead Report

NEIGHBOURHOOD PLAN

1. Reg 14 Draft NP:

In light of:

- First Homes Change legislation,
- NPPF affordable shared homes 10% legislation
- The emerging EDDC Draft Plan

The Clyst Honiton NP Document will need to be revised.

Recommendation 1: For Council to note items above

Noted

NEIGHBOURHOOD DEVELOPMENT ORDER

1. **Traffic Assessment Report:** The Parish Council's response on access to the Bypass Masterplan has been shared with the Church Commissioners and the Architect. A meeting scheduled for March 31st with the PC, Architect and Church commissioners at 3.30- 4.30 will help to tie up ends for the master plan to be drafted.

Recommendation 1. For Council to note item above

Noted. The Parish Clerk to attend this meeting on behalf of the Parish Council

2. **Technical Meeting. March 31st at 1.30 – 2.40pm**

The Architect has requested a meeting for a Q and A session with the PC, ecology experts and Pell Frishmann (Transport Report authors) to ensure that all constraints and provision on the site have been addressed.

Recommendation 2. For Council to note item above

Noted. The Parish Clerk to attend this meeting on behalf of the Parish Council

3. **Master Plan Draft**

Once the Masterplan has been drafted it will trigger a set of technical studies that are obligatory for Reg 14 Consultation. These are the:

- **SEA**
- **HRA**
- **Viability**

The Viability and HRA will go forward as submission documents.

The SEA will need to be adjusted after Reg 14 to ensure that it is up to date and supports the Reg 16 NP and NDO documents.

These technical studies might well trigger further changes to the Drafted Master Plan.

These technical studies have a tighter deliver time as Locality have completion timelines set for their technical work. This will ensure that progress can be timetabled and dovetailed with the work on the Reg 14 public and statutory consultation.

Recommendation 3: For Council to note the need for further technical work.

Noted

c) Village Maintenance

Cllr. Muir reported that:

- The regular weekly inspection of the play equipment had taken place
- A Perspex sheet had been removed in the bus shelter opposite the Exeter Inn and he had temporarily replaced it but would like some help to make a permanent repair.
- He had cut the grass around the seating and memorial areas in the playing field
- Plandscape had made the first cut of the year earlier in March and had done an excellent job.
- He had cut down the banana tree that looked as though it had been vandalised.
- He had cut off some branches from the fallen tree in the Parish Field but more need to be cut off.
- The ROSPA play equipment inspection was due to be undertaken during March but no firm date had been given.
- More bark chippings were needed in the trail area. The Clerk would organise this with Cllr. Muir.
- He reiterated that there is a need for a No Parking sign in St Michaels Hill.

He had circulated pictures of a piece of equipment that he had discussed with the chairman as being a good addition to what was already there. This involved a cone shaped revolving item hanging from a post. The clerk would investigate the cost of supplying and installing an item such as this. The item could be financed from reserves but grant applications could be made from a number of sources.

d) Other councillor reports

No other reports were made


The Chairman then closed the meeting to allow the District & County Councillors and members of the public to report on their issues.

22/086 LOCAL DEVELOPMENT ORDER (LDO) LAND OFF LONG LANE

Frances Wadsley, EDDC Planning Project Manager, had requested that she present this project to the Parish Council. The supporting documentation had been circulated and she wished to explain what was being proposed and take questions from councillors.

She explained that the proposal was to produce an LDO for the site, which would effectively mean that planning permission would have been granted for the land right from the start. The land, opposite the entrance to the Hampton at Hilton Hotel, had been allocated within the current Local Plan for commercial development. It was proposed most of the development would mixed between B2 (General Industrial) and B8 (Storage or distribution) uses but it was expected that there would be facilities such as a café on the site as well.

Councillors believed this was just another commercial site that would more than likely expand the current storage facilities locally with no benefit for local people. Frances made it clear that she was



just producing the equivalent of planning permission and that the strategic decision for this site to be B2/B8 use was made at the time the Local Plan was adopted.

The concern was that this site was being developed in isolation, with no thought apparently having been given to its context in relation to new homes and people getting to work. For example, the Cranbrook extension was about to build dwellings across the field from this site, but there was no proposal to link the two with a cycleway or footway. The response to this question, that Cranbrook was being dealt with by a dedicated team so she had no authority to put such a facility forward, was not accepted by councillors who believed that this would improve the sustainability of the two projects. There were no public transport services to serve this site so all working people would have to travel to work by car.

Further concerns mirrored those in the proposal for the new town, such as whether the sewage system was up to more development of any sort.

Frances is to present the project to committee in Mid-April and then to formal consultation. There would be the possibility of commenting on this at the consultation stage. She would take the parish council comments back and see whether any of them could be incorporated in the LDO.

22/087 PUBLIC AND OTHER BODIES' SESSION

East Devon District Council

There was no report from EDDC

Devon County Council

County Cllr. Randall-Johnson had issued a report which the clerk had circulated to councillors.

Public Questions

A member of the public asked about her rights she had next to her house to park her car in the drive. Parish Councillors offered support but could not do anything to take the matter forward.

The Chairman then reopened the meeting.

22/088 OTHER RECURRING MATTERS

- a) DPD Vans – Nothing further
- b) Mosshayne Sewage – Nothing further

22/089 DCC DOUBLE YELLOW LINES EXTENSION

Cllr. Harrison believed that the proposal being made by DCC to go out to consultation on went beyond what the parish council had asked for. There were parking pressures within the village and losing two or three spaces because the restricted area was too long should not happen. The restriction should only go as far as the furthest extremity of the Ship Lane Junction and no further. On a proposal from Cllr. Harrison it was **Resolved** that the Clerk be instructed to write to DCC Highways to state that what goes to consultation should be the version the parish council asked for and no more.

22/090 CAR RACING ON THE BYPASS

The chairman outlined the Zoom meeting she and the Clerk had attended on this subject which involved representatives from EDDC, the Police, the Fire Service, the Airport, Broadclyst Parish Council and this parish.

We asked about CCT and it was agreed that there was potentially funding available from the PCC. Police had attended and there had been some effect, EDDC had put signs up in the layby saying there was CCTV there. It remains to be seen whether any long-term solutions would come from this.

22/091 EAST DEVON LOCAL PLAN

The Chairman outlined the meeting held at the Black Horse about the possibility of local parishes liaising with each other in responses to the Local Plan proposal to build a new town in the area to fulfil the housing needs. The notes from that meeting are attached at Appendix A below.

On a proposal by the Chairman, it was **Resolved** that the Parish Council agreed that a joint approach would be right for some matters, but it should be done without paying for consultants.

22/092 PARISH CLERKS' PAY AWARD & HOME AS OFFICE ALLOWANCE

On a proposal by the Chairman, seconded by Cllr. Harrison it was **Resolved** that the Clerk's Salary rate would rise to £12.95 with effect from 1st April 2021 and the Home to Office Allowance would rise to £26 per month with effect from 1st April 2022.

22/093 BANK RECONCILIATION

The 28th February 2022 Bank Reconciliation statement was **Adopted**.

22/094 RECEIPTS & PAYMENTS TO DATE COMPARED TO BUDGET

- a) The attached statement of Receipts and Payments compared to Budgets for the period from 1st April 2021 to 28th February 2022 was **Noted**.
- b) The attached statement monitoring progress of the spend against available grant for the NDO/NP project was **Noted**.

22/095 RECEIPTS & PAYMENT SCHEDULE

The payment of the invoices on the schedule below was **Verified** for the period since the last meeting:

PAYMENTS

Payment to	Services	Amount £	Payment No.
2021/2022			
Chic Flower Design t/a Plandscape	Grass Cutting Oct/Nov 21	92.66	212220
MNR Motors	Equipment Servicing	419.10	212223
RJ Martin	Clerk's Salary (Feb 2022)	851.99	212224
DCC Pension Fund	Pension Contributions	293.47	212224
HMRC	Tax Deduction	258.97	212224
Zoom	Access January 22	14.39	DD
Zoom	Access February 22	14.39	DD
Vodafone	Mobile Phone January 22	9.80	DD
Vodafone	Mobile Phone February 22	9.80	DD
The Black Horse	PC Meeting 13 th Jan 2022	30.00	DC2212
The Black Horse	Local Plan Joint Meeting	50.00	DC2213

RJ Martin	Clerk's Salary (March 2022)	1,025.04	212225
DCC Pension Fund	Pension Contributions	251.80	212225
HMRC	Tax Deduction	334.19	212225
Simon A Martin t/a The Payroll Bureau	Payroll Services	21.60	212226
Vodafone	Mobile Phone March 22	9.80	DD
Zoom	Access March 22	14.39	DD

RECEIPTS

Receipt from	Services	Amount £	Method
2021/2022			
None			

Items in **bold** were made following the meeting.

22/096 PLANNING APPLICATIONS

The following Planning Application decisions and comments were unanimously **AGREED**:

Reference	Location	Proposal
21/3235/MFUL	Land Adjacent to Sandycote Blackhorse Honiton Road Exeter EX5 2FT	Demolition of existing dwelling and outbuildings, and construction of 45 no. dwellings (22 no. affordable), means of access and associated works Decision: Objection on the basis that putting 45 dwellings on this site is much too dense.
21/3125/MRES	Land East of Spitfire Way Clyst Honiton Exeter EX5 2BD	Reserved matters application pursuant to 06/3300/MOUT for the approval of access, external appearance, landscaping, layout, and scale for the construction of 35 industrial units and a commercial unit; the discharge of conditions 2, 10, 14, 15, 29, 31, 34, 35, 36, 45 and 47 of planning permission 06/3300/MOUT relating to plot 16 Decision: No Objection
22/0337/CPE	The Mowhay Clyst Honiton Exeter EX5 2HR	Existing outbuilding associated with The Mowhay used as a domestic garage and for domestic storage Decision: No Objection

22/097 SCHEDULE OF MEETINGS

The following schedule of meetings was **Adopted**:

Clyst Honiton Parish Council Scheduled Meetings 2022/2023

Meeting Date	Venue
16 th March 2022	Church Bell Tower
11 th May 2022	Church Bell Tower
13 th July 2022	Church Bell Tower
14 th September 2022	Church Bell Tower
16 th November 2022	The Black Horse
18 th January 2023	The Black Horse
8 th March 2023	The Black Horse
17 th May 2022	Church Bell Tower

22/098 DATE OF NEXT MEETING

The Parish Council Annual Meeting of Clyst Honiton Parish Council is Wednesday 11th May 2022, at 7pm in the Church Bell Tower.

22/099 MEETING CLOSURE

The meeting closed at 9.10pm

Signed:.....

Print:..... S. HALES

Date:.....

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST

Appendix A

JOINT MEETING OF PARISHES POTENTIALLY AFFECTED BY EAST DEVON LOCAL PLAN PROPOSALS TO BUILD A SECOND NEW TOWN IN THE 'WEST END'

HELD ON TUESDAY 22nd FEBRUARY 2022 AT 7.30pm, IN THE BLACK HORSE INN

Attendees: Cllr. Susanne Hales (Chair, Clyst Honiton); Cllr. Sean Wheeldon (Clyst Honiton); Rob Martin (Clerk, Clyst Honiton); Rob Hatton (Chair, Bishops Clyst); Cllr. Ray Steer-Kemp (Bishops Clyst); Nick Linfoot (Lympstone Parish Council); Cllr Sue Francis (Lympstone); John Pyne (Woodbury); Cllr Richard Ball (Woodbury); Nick Warren (Chair, Aylesbeare); John Manser (Chair, Clyst St George); Cllr Paul Bragg (Clyst St George); Cllr Barry Pearce (Farringdon)
District Councillor Geoff Jung; District Cllr Mike Howe
Paul Weston (Planning Consultant)

1. The Meeting had been called at the behest of Bishops Clyst Parish Council to discuss the impact this proposal would have on the local parishes and to decide whether a collaborative approach would be favourable.
2. Rob Hatton was unanimously chosen to chair the meeting.
3. It was agreed that a joint approach to responses to the emerging Local Plan had some merit
4. It emerged that there were two basic issues to address, as a group.
5. Firstly, the question of whether it was proven to be the case that the housing need should be satisfied by the provision of the new town or spread around district by allocating housing land to a number of towns and villages.
6. Secondly, wherever the housing is to be built, how is the infrastructure needed going to be provided.

New Town or No New Town?

7. Rob Hatton believed that there was a feeling that the building of a new town, as was currently being proposed, would affect the area covered by the parishes present badly. He believed that consideration should be given to employing a planning consultant to challenge this decision because it appeared that other options had not been properly investigated. This however would cost in excess of £10,000 and he wanted to know whether the other councils represented at the meeting would be prepared to contribute to the cost.
8. There was a reluctance to commit to significant financial input from the parishes represented and some concern was expressed about the effectiveness that any such challenge would be.
9. The opposition to new town idea was based on the proposal to build a total of 8,000 homes to provide 6,000 towards the total for the Local Plan being reviewed and a further 2,000 for the following plan. There was a need to consider the sustainability of this proposal given the affect it would have on the surrounding area.
10. There was a belief that East Devon DC should consider alternative allocation methods such as adding to each of the villages and towns already there. EDDC had not done enough to prove that its approach was the right one.
11. There would be an opportunity at the next stage of the Local Plan, a consultation proves. If the group collated evidence to be able to challenge the plan this could be done right up until the

Planning Inspection time. It was important, however, to realise that, even with expert help, to be realistic about what was likely to result.

12. There is a need for Parishioners to see that parish councils are doing something about the Local Plan and would want councillors to make objection to new town. On the other hand councillors are wary about committing money to the exercise,
13. A question was about whether there was anywhere else in East Devon that could support a new town?
14. Any alternative assessment of evidence for Local Plan has to be robust and a consultant would provide an assessment and give parishes idea of how it would affect each parish.
15. If the final solution was to have the new town, it was imperative that a masterplan be produced as part of the requirement so that delivery would be sure of happening in a way that maximises the benefits to the community/

General Infrastructure Provision

16. There was a general acceptance that a new town would be more likely to provide major infrastructure improvements whereas piecemeal allocations would not necessarily do. It was generally accepted that the town centre method was more likely to come with
 - Town Centre
 - Supermarkets
 - Doctor's Surgery
17. The real concern however was the need to fix **Sewage/Surface Water** disposal which has to be sorted from the start.
18. The Clyst Honiton Pumping Station was the central point for sewage from many developments, old and new. It was already working at capacity and regularly leaked sewage into the River Clyst on a regular basis, All sewage was then pumped to the Countess Wear treatment plant which it was feared would not be able to cope.
19. Having many thousand additional homes discharging into the same system would be unacceptable.
20. There would still be the problem of getting people to Exeter for work, without major improvements in public Transport. The already blocked roads would become worse and East Devon ran the risk of just being a dormitory for Exeter.
21. It is a fact the employment provision goes to area with current housing and employment rather than having a plan to provide both in new areas and breaking the current almost self-defeating way.
22. Rob Martin pointed out that Governmental pressure on Districts is solely to build houses, meaning that EDDC have to work at providing employment sites nearby.
23. The site allocations are being prepared with a concentration in the west end, which is probably mainly because this is the easy option for planners to manage.
24. An interesting comment was that perhaps consideration should be given to housing and employment being developed where the railway lines are rather than roads.
25. The District Councillors were asked how the development of so many homes was going to be achieved alongside the EDDC commitment to carbon net-zero targets. There would also be a need to deliver:
 - Affordable Housing – to provide a good quantity of truly affordable housing for local people

- The Public Transport system
 - Highways Improvements
26. It was agreed that a smaller group, of maybe one councillor from each parish, would be able to devise a list of priorities for consideration, as the Local Plan develops. It would try to ensure that the group's red lines would be adhered to.
27. The Local Plan Consultation is due to start in May 2022. The aim should be to preserve the very thing that makes East Devon somewhere people want to live and not destroy it.
28. Thanks was offered to Rob Martin for organising the meeting

The Meeting closed at 9pm

(Post Meeting Note: Rob Hatton had received a response from the planner he had spoken to, Jo Widdecombe, who had emailed the following:

I am more than happy to take an initial look at this for you, however as discussed, you may wish to consider seeking out a planner who specialises in local plan production.

I would suggest a day's work to review material available, and to provide advice on the process taken and potential next steps.

My fee would be £550 (I am not VAT registered).

If you wish to instruct, an idea of timeframe would be useful.

Participants were asked whether they would be prepared to share the cost of such work)