

Clyst Honiton Parish Council



There was a meeting of Clyst Honiton Parish Council on Wednesday 18th January 2023 at 7.00pm held in the Black Horse Inn Meeting Room

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

Also Present: Janvrin Edbrooke (NP/NDO lead)

In attendance: Rob Martin, Clerk.

1 member of the general public.

MINUTES

23/083 APOLOGIES

Apologies had been received from County Cllrs. Henry Gent and Sara Randall Johnson as well as District Cllr. Sarah Chamberlain.

Lynne Askew had hoped to attend in relation to the Neighbourhood Plan discussions but had not been able to.

23/084 DECLARATIONS OF INTEREST (PECUNIARY AND NON-PECUNIARY)

No declaration of interest were received.

23/085 MINUTES

On a proposal by the Chairman, it was **Resolved** to approve, as a correct record, the minutes of the Parish Council meeting held on 19th October 2022.

23/086 COUNCIL REPORTS

a) Clerk's Report

The clerk reported:

The time since the last meeting has resulted the following positions and comments:

1. Power Allotments

I was contacted about this proposal and I will have some documentation available at the meeting. The idea is that sites are identified by communities where renewable energy projects could be set up.

2. Pearl Mussels

Cllr. Harrison forwarded an email in which a resident likely to be affected by the new town proposal had identified Pearl Mussels which are apparently protected on some of their land.

3. Code of Conduct

EDDC has adopted a new Code of Conduct and requested all parish councils to notify them of whether this had been adopted by the Parish Council. I think this is one that should be brought before the new Parish Council in May.

4. Community Facility Legal Work

I have had an exchange of emails with the Church Commissioners who want the parish council to take the lead of defining what it wants from the community facility on the NDO site. I will draft up what I believe would be a wish-list of how I see it being done for council approval. This is a fairly urgent task.

5. Local Plan Consultation & Church Commissioners

I had been contacted by Caitlin Newham from Lichfields, agents on behalf of the Church Commissioners, who wanted to know what the parish council's position would be in its response to the Local Plan. We held a Teams meeting at which I made it clear that the parish council at that time had discussed the Local Plan and a possible response on the basis that it would attempt to do the best for the parish. This would not necessarily mean that it would object to the entire plan because that often achieves nothing. If a new town was to be inevitable, the parish council would work to make the most of it and any consequences.

6. Adding a Councillor

This had cropped up as an email conversation, on the basis that there ought to be representation from the other end of the parish, not just the village, particularly if there is to be new housing in that area. Whilst this is true, the chances of getting a review of this sort in the short term were small, but it could be achieved in time for the May 2027 parish councillor election.

7. Defibrillator

This has not been actioned at the time of this report, but I will try and get some sort of answer back by the time of the meeting.

b) Clyst Honiton Neighbourhood Plan and Neighbourhood Development Order

The following report had been circulated:

NEIGHBOURHOOD PLAN

Reg 14 Draft NP:

1. The NP Draft was finalised in December and sent to AECOM for the following technical assessments to be completed: SEA and HRA
2. The **SEA** has been returned and is being checked by NP and NDO authors and returned to the author. In the interim some of the content can be uploaded into the Draft NP/ NDO Documents.
3. The **HRA** has not yet been returned.
4. The **Viability Assessment** has at last been returned and provides confirmation that all three sites for development are viable for a developer. This is a key evidence document, and will now be checked and returned, while the content is uploaded into the NP and NDO documents.
5. The **NP Proofreader Draft** has been circulated to Steering Group members, and once these Chapters have been received a final Reg 14 Draft can go out to Consultation. This version has been sent to the PC for adoption.

6. It is envisaged that the **Reg 14 Draft will go out to Consultation** for 6 weeks in March, it might even be late February. Details of the Consultation will be the focus of Steering Group work going forward. During March it is envisaged that an exhibition on the NP and NDO will be held at the Black Horse.

Recommendation 1: For Council to note Items 1-6.

Noted

There would be a meeting of the Steering Group next week when all involved were encouraged to attend. (Set for 31st January 2023 at Lynne Askew;s house).

NEIGHBOURHOOD DEVELOPMENT ORDER

1. Technical reports:

The only outstanding technical report is:

Transport Assessment which was commissioned by the Church Commissioners.

Noise Assessment: There is ongoing dialogue with EDDC, Airport, and Bickerdike and Allen as there are several versions of the Airport Noise contours mapping. This issue must be sorted prior to completing the draft.

Recommendation 2: For council to note

Noted

2. NDO Draft:

Rachel Hogger has drafted the NDO and this has been sent to both SEA and HRA authors. Like the NP some of this material will be inserted into the NDO Draft. The Draft has been submitted to the PC for adoption.

Recommendation 3: For council to note

Noted

3. Link with the NP:

Both documents will go out to Reg 14 consultation together. The Steering Group will be designing the Consultation process. It is envisaged that it will be a mixture of communicating by paper, online (Social media and website) and an exhibition.

Recommendation 4: For council to note

Noted

4. Church Commissioners: Legal agreement

Part of the NDO is to provide a legal agreement to facilitate the hand over of the land (freehold or leasehold) and the community facility to the Parish Council. The PC Clerk will be working on and liaising with external parties in the development of the legal agreement. The Legal Agreement will be an NDO Appendix document. This document is a requirement for the submission of the NDO.

Recommendation 5: For council to note

Noted

5. Locality Grant:



A grant application to secure more money for the NDO author and Architect to complete their work has been successful. This money is to ensure that all the work is completed in time for the March deadline.

Recommendation 6: For council to note

Noted

- c) **Village Maintenance** – to receive a report from Councillor Muir on the village maintenance activities undertaken since the last meeting.

Cllr. Muir delivered the following report:

- The weekly visual inspections of the play equipment had been done.
- The shed had been dented, which he had managed to repair.
- JP Hales had repaired the glass on the noticeboard
- The footpath near the bridge had collapsed into the river, and the chairman had reported this to SWW.
- A slab covering a drainage hole in St Michaels Hill had broken leaving the gap exposed. Cllr. Collier undertook to make sure this was reported and sorted out.
- The usual village maintenance would start again during March.
- He had advertised in the Clyst Chatter for help with village maintenance work, but had heard nothing so far.
- Rubbish had again accumulated in the bus stop by the Duke of York.

- d) **Other Councillor Reports** – to receive any reports from councillors on matters the council could consider at future meetings and to report on any meetings attended on behalf of the council.

Cllr. Harrison asked about the future of the chilling cabinet when the Exeter Inn redevelopment takes place. It was believed that the Duke of York would be the best place to put it temporarily, until the Community Facility was available. **Cllr. Collier** suggested that an alternative might be the Old School Business Centre.

The Chairman to declare the meeting closed

23/087 PUBLIC AND OTHER BODIES' SESSION

There were no District or County Councillors present.

A member of the public was concerned about why the parish council was building 8,000 houses. It was explained that the houses being talked about were on the airport site, amounting to around 50. The 8,000 houses were being proposed by the District Council within the new draft Local Plan and the only role the parish council would have is commenting on the document, which it had already done.

A discussion on the proposals in the Local Plan for a new town occurred.

The Chairman to declare the meeting open

23/088 CLYST HONITON NEIGHBOURHOOD PLAN (NP) AND NEIGHBOURHOOD DEVELOPMENT ORDER (NDO)

On a proposal by the Chairman it was **Resolved** to **Adopt** the presented NP and NDO documents for the REG 14 consultation, on the understanding that the proof reading currently underway might change the wording slightly.

23/089 YELLOW-LINING

Councillors had met with the two County Councillors on site and a subsequent email had been received which indicated that they were in the future to get them correctly unsure what to do next. The suggested solution had been to conclude that the incorrect markings would be installed, with the need to produce another TRO at some time in the future to have them removed. The clerk would write back to the County Councillors saying that it would be better not to have the incorrect ones installed and just wait to get the correct TRO through.

23/090 St MICHAEL'S HILL CAR PARKING

The clerk had exchanged emails with the Capital team at EDDC in relation to the proposal to take ownership of the wide verge on St Michaels Hill with the result that there were active discussions about what could be done to improve parking provision. He would keep councillors in the loop on this.

At the meeting with County Councillors the subject of the potholes on the Hill was discussed with the suggestion of Clyst Honiton Parish Council purchasing materials in order to get the job done. It was even suggested that the team at Broadclyst Parish Council could be employed to do the job. Cllr. Wheeldon was concerned about the double taxation implications of this and would oppose the idea, as did the other councillors.

23/091 BANK RECONCILIATION

The 31st December 2022 Bank Reconciliation statement was **Approved**.

23/092 RECEIPTS & PAYMENTS TO DATE COMPARED TO BUDGET

- a) The statement of Receipts and Payments compared to Budgets for the period from 1st April to 31st December 2022 was **Approved**
- b) The statement monitoring progress of the spend against available grant for the NDO/NP project was **Approved**.

23/093 RECEIPTS & PAYMENTS SCHEDULE

On a proposal by Cllr. Wheeldon, seconded by Cllr. Muir the payment of the invoices on the schedule below for the period since the last meeting were **Approved**.

PAYMENTS

Payment to	Services	Amount £	Payment No.
2022/2023			
Black Horse Inn	Room Hire	19.35	Card
Vodafone	Mobile Phone December 2022	10.62	DD
Zoom	Access December 2022	7.19	Card
RJ Martin	Clerk's Salary December 2022	940.12	2223-18
DCC Pension Fund	Pension Contributions	321.66	2223-18
HMRC	Tax Deduction	290.87	2223-18
Dropbox	Annual Fee	95.88	Card
Vodafone	Mobile Phone January 2023	10.62	DD
Zoom	Access January 2023	7.19	Card
RJ Martin	Clerk's Salary January 2023	940.12	2223-19
DCC Pension Fund	Pension Contributions	321.66	2223-19
HMRC	Tax Deduction	290.87	2223-19
Payroll Bureau	Payroll Sept to Dec 22	21.96	2223-20
Parish Online	Subscription	43.20	2223-20
Modicum Planning Ltd	NDO Support	425.00	2223-20
AK Architects	NDO Design	8,568.00	2223-21
Modicum Planning Ltd	NDO Support	637.50	2223-21
The Black Horse	Room Hire	32.70	2223-21

RECEIPTS

Receipt from	Services	Amount £	Method
2022/2023			
Groundwork	NDO Grant	7,055.00	BGC

23/094 2023/2024 BUDGET AND THE PRECEPT

On a proposal by Cllr. Wheeldon, seconded by Cllr. Harrison the precept for 2023/2024 would remain at £16,500.

23/095 PLANNING APPLICATIONS

To consider the following Planning Applications and to agree comments:

Reference	Location	Proposal
22/2825/MFUL	Skypark Dakota Way Exeter Airport Clyst Honiton Exeter EX5 2BD	Erection of new building for ambulance service (SWASFT) with ambulance re-fuelling station and associated car parking and landscaping To move to electric vehicle, Decision: Support but with comments on encouraging SWASFT, minimise light pollution and ensure sustainability.

19/0620/MOUT	Cranbrook Expansion Zone West Large Site Station Road Broadclyst	<p>Outline planning application with all matters reserved except access to the existing highway network for the expansion of Cranbrook comprising up to 870 residential dwellings; C2 residential institutions; one primary school (Use Class F1) with early years provision (Class F1/E); mixed use area including Use Classes C3 (Residential), E (Commercial Business and Service Uses), F1 (Learning and Non-residential institutions), F2 (Local Community Uses), and sui generis (hot food takeaways, betting shops, pubs/bars) (Class E and sui generis uses to comprise up to 1,500 sq metres gross); recreation facilities and children's play; green infrastructure (including open space and Suitable Alternative Natural Greenspace (SANG)); access from former A30, Station Road and Burrough Fields and crossings; landscaping; allotments; engineering (including ground modelling and drainage) works; demolition; associated infrastructure; and car parking for all uses</p> <p>Decision: Objection on basis of</p> <ul style="list-style-type: none"> • Not Betting Shops • Sewage Disposal inadequacies • Flooding – The rivers EXE and CLYST need to be dredged
22/2578/MOUT	Mcbains Antiques Exeter Airport Clyst Honiton	<p>Demolition of existing building and construction of a commercial building of up to 2400sqm GIA, including commercial, business and services (Use Class E) and storage or distribution (Use Class B2) (outline application with all matters reserved except access)</p> <p>Decision: No Comment</p>
22/1532/MOUT	Treasbeare Expansion Area Land to the North of Treasbeare Farm Clyst Honiton EX5 2DY	<p>Outline planning application for up to 1,035 residential dwellings; a neighbourhood centre with a maximum of 3,000sq.m gross of ground floorspace (Use Class E and sui generis (hot food takeaways, betting shops, pubs/bars)); a two form entry primary school, with early years provision (Use Class F1); public open space, including formal open space, formal play space, allotments, amenity open space and SANGS land; a sports hub comprising playing pitches, tennis courts, a multi-use path and a pavilion (Use Class F2); up to 10.26ha of employment land (Use Classes E(g), B2, B8 and an extension to the existing Cranbrook Energy Center); 5 serviced pitches for gypsies and travellers; sustainable drainage systems; and associated infrastructure. All matters are reserved for future consideration aside from access. Principal access is to be provided from four</p>



		<p>points off London Road (B3174), with additional access points proposed for pedestrians and cyclists</p> <p>Decision: Objection on basis of</p> <ul style="list-style-type: none"> • Not Betting Shops • Sewage Disposal inadequacies • Flooding – The rivers EXE and CLYST need to be dredged
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23/096 EAST DEVON LOCAL PLAN CONSULTATION


The clerk had circulated his observations on the draft EDDC Local Plan which, on a proposal from the Chairman was **Resolved** as being the Clyst Honiton Parish Council response. The clerk was thanked for completing this extensive piece of work.

23/097 DATE OF NEXT MEETING

The next scheduled meeting of Clyst Honiton Parish Council is on Wednesday 8th March 2023, at 7pm at the Black Horse Inn function room.

23/098 MEETING CLOSURE

The meeting closed at 10.10pm

Signed: .....

Print:.....

Date:.....

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST