

Clyst Honiton Parish Council



There was a meeting of Clyst Honiton Parish Council on Thursday 9th September 2021 at 7.00pm held in the Black Horse Meeting Room

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

Also Present: District Councillor Sarah Chamberlain (Zoom); Janvrin Edbrooke – NP/NDO Lead; Stephan Bouloux – Clyst Honiton Community Association

In attendance: Rob Martin, Clerk.

20 members of the general public.

MINUTES:

PUBLIC CONSULTATION – BRIAR HOUSE CHANGE OF USE

This section of the minutes records that a consultation gathering took place starting at 7pm, and the parish council meeting would commence once this was complete.

The Chairman thanked everyone attending and introduced this opportunity for non-councillors to express their thoughts. It was explained that the parish council would decide on its response to the application during the formal meeting. Councillors would be on hand to listen to views and ask questions without offering an opinion or indicating their thoughts.

The discussion revolved around the 20 objections that had already been submitted by residents, a copy of which are attached to these minutes. The main concern was that this building was not suitable for this type of care facility and would not serve the potential residents well because of its location. There were concerns about the access road which was shared with two other properties on either side and observations that the neighbours were not remote from the building but were within a few yards of it.

Cllr. Harrison made the point that he had seen one statement from a resident in favour of the proposal, but all of those on the District Council website were objecting to the application.

The Chairman thanked all attendees for offering their time to inform the parish council.

All but 4 of the members of the public left and the Chairman started the Parish Council meeting at 7.50pm.

22/031 APOLOGIES

Apologies had been received from County Councillors Henry Gent and Sarah Randall Johnson.

22/032 DECLARATIONS OF INTEREST (PECUNIARY AND NON-PECUNIARY)

Cllr, Wheeldon declared a personal interest in the Briar House planning application as an immediate neighbour.

22/033 MINUTES

On a proposal by Cllr. Collier, seconded by Cllr. Muir, the minutes of the Parish Council meeting held on 8th July 2021 were unanimously **Agreed** as a correct record.

22/034 COUNCIL REPORTS

a) Clerk's Report

The Clerk reported on the following matters:

1. RAISED BEDS

These have been delivered, constructed and planted by Cllr. Muir. Many thanks to Mike for this.

2. COMMUNITY FACILITY

This matter is on the agenda with a proposal to commission a second layout for the facility alongside the provision for the gym. The architect indicated that the work could be done in two working days, at a cost of £1,060 excluding VAT. This matter was considered in item 22/037 below.

3. ANNUAL GOVERNANCE AND ACCOUNTABILITY RETURN (AGAR)

The AGAR has been received back from PKF Littlejohn without qualification or question since the agenda was issued. The Clerk will place the matter formally on the next agenda along with any further action to be taken for the current year.

There are a number of audit related matters to be considered, such as:

- Review of Standing Orders and Financial Regulations
- Review of the effectiveness of Internal Audit
- Review of Internal Control measures
- Budget & Precept for 2022/2023
- Risk Assessment for Parish Council business.
- Asset Register

4. SANDBAGS

An email received on 9 September 2021 from DCC has enquired whether the parish council wants any sandbags and, if so, they have to be notified urgently to be picked up in early October. Cllr. Muir said that he would need 50 bags and that he would liaise with the Clerk on the arrangements.

5. MEETINGS DATES

Meetings for the future would be on the basis that they would all be on the 2nd Thursday of the month, in alternate months. The table below lays the dates out on this principle until December 2023.

Formal Meetings
9th September 2021
11th November 2021

13 th January 2022
10 th March 2022
12 th May 2022 (AGM & APM)
14 th July 2022
8 th September 2022
10 th November 2022
12 th January 2023
9 th March 2023
11 th May 2023 (AGM & APM)
Following Elections

b) NDO/NP Lead Report

The following report from Janvrin Edbrooke was presented:

NEIGHBOURHOOD PLAN

1. Reg 14 Draft NP:

There is a new version of the National Planning Policy Framework (NPPF) this will mean that all references in the Reg 14 Draft will have to be amended. The new framework supports design, climate change themes including a new section on trees. The changes support the NP aspirations and objectives.

2. New Local Plan.

Work on a new EDDC Local Plan is underway. As the Neighbourhood Plan and NDO have been written with the 2019 and now the 2021 NPPF frameworks both Plans supersede some of the existing EDLP policies. This will mean that the NP will still be valid as and when the new EDLP comes into place. The timelines for the emerging EDLP are for it to be completed by 2023.

Recommendation 1: For Council to note items above

Noted

NEIGHBOURHOOD DEVELOPMENT ORDER

The NDO will be reported in a separate section to provide clarity between the NP and NDO

- 1. Traffic Assessment Technical Report:** This will determine access for the bypass site and will determine the road layout in the Bypass site.

This is the last outstanding report to receive and there seems to be problems with getting the go ahead from DCC.

This is because the traffic survey results commissioned by the Church commissioners are at odds with the DCC traffic modelling data.

The Traffic report was due end of July and is now delayed until DCC have responded.

Sadly August is a very unproductive month historically for County Councils so as we are now in September it is hoped that DCC will respond. Angela King NP Officer at EDDC has been informed and will help to liaise with the officer at DDC.

2. **Ecology Surveys are ongoing:** The mid-term report went to the Architect at the end of July. Mitigation parameters have been provided and the architect has the data required. The actual surveys and final report will be completed in September.

ASSESSMENTS (Tbc in blue)	UPDATES Green section: to be noted Blue section: ongoing
Transport Assessment PellFreishmann CC)	DCC hold up. Date for receipt of the report tbc
Strategic Environmental Assessment SEA (AECOM)	Completed. Report concluded no recommendations. Sent to AECOM to see if the SEA document needs to be updated.
Habitats Regulation Assessment (HRA) AECOM	This is being carried out by AECOM and the work has begun. It will not be completed until the NDO document is finalised.
Ecology Survey Reid Burton	Ecology work mid term report submitted actual surveying will end in September

Recommendation 2. For Council to note.

Noted

c) Village Maintenance

Cllr. Muir reported that:

- He had cut the grass around the pumping station and the bus stop area opposite the Exeter Inn.
- He had cut the parish field hedge.
- All three planters had now been replaced and planted, with help from several people).
- He had put two new, donated, roses in to replace the old ones.
- Regular checks of the play equipment had taken place.
- There was one outstanding matter from the ROSPA report on the zipwire which was damage caused by the misaligned cable damaging the woodwork. It was acknowledged that this was the case, but all councillors believed there was no immediate risk. Cllr. Muir was asked to keep a watching brief on this and report back when the risk had increased.
- The zipwire cable had been tensioned.
- The gate on the land at Clytside had still not been refixed or repaired.

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

22/035 PUBLIC AND OTHER BODIES' SESSION

East Devon District Council

District Cllr. Sarah Chamberlain joined the meeting using a zoom connection. She offered advice to all people wanting to make an objection to a planning application to do so and pointed out that a few can attend the Development Control meetings and have three minutes to say their piece.

The Chairman, acting as a member of the public, expressed her extreme disappointment that the Home Farm planning appeal had given permission for the warehouse to be built. The District Councillor agreed that this was indeed disappointing and that there were more and more appeals being sought, and the District Council was more often than not on the losing side. The Clerk would

investigate the possibility of appeal the appeal decision, if that were possible, and report back to council.

Devon County Council

No councillors present

Public Questions

Stephan Bouloux asked on behalf of the Community Association whether there was an intention to hold a fete in 2022. It had been agreed that the idea of doing this would be considered at the next meeting. He also was surprised to learn that his property was deemed to be in Broadclyst parish and not Clyst Honiton. The Clerk undertook to investigate whether this was true, or not.

The Chairman then reopened the meeting.

22/036 QUEEN ELIZABETH PLATINUM JUBILEE

It was agreed that the most likely thing to do for this would be to theme the fete as that for the Jubilee celebration.

22/037 COMMUNITY FACILITY & GYM PROPOSAL

Under the Clerk's Report above, the current situation had been presented, with the potential site layout for the NDO including just the Community Facility. The approach by the promoters of the gym to add a gym to the project was universally agreed as being good if it could be achieved. This would require a revised layout to be produced incorporating the gym alongside a slightly reduced community facility and the architects had been approached to identify the cost of doing this. It was **Agreed** that this was a good idea, but it was believed that the cost should not all fall on the parish council. The Clerk would approach the gym promoters to request that they pay the cost of £1,060 plus VAT to get this work done.

It was **Agreed** that funds for the remainder of this task would come from the parish council's earmarked reserve and not from Locality Grant funds, as this was essential to the NDO project.

22/038 HIGHWAYS

a) Extension of yellow-lining opposite entrance to Ship Lane.

It was unanimously **agreed** that the parish council would apply for the double yellow lines to be extended, in order to further deter people from parking opposite the entrance to Ship Lane, as suggested by Helen Selby after her meeting with councillors. It was further **agreed** that DCC be requested to remove the 30mph roundels from the village road, as they were not asked for and were counter-productive.

b) Speeding Cars on the Bypass

The Chairman had contacted Devon & Somerset Police reported incidences of cars being driven recklessly on the bypass. This had involved cars being driven at high speed, doing doughnuts on the wrong side of the road with tyres smoking. This was particularly dangerous since an ambulance was observed having to drive through the smoke whilst attending an incident. The police were asked to attend at the time of the evening when this was taking place in order to catch them in the act. At the time of the meeting, the only response had been for them to call 999, so police could attend when it was known to be happening. There was a danger that this could end with a serious injury or worse and the

police response should be better.

c) To consider the clerk's report on the possible projects for future consideration.

The Clerk had circulated a report on the highway problems within the village. He had suggested a number of potential projects to solve the highways problems in the village once and for all. Whilst it was accepted by all that these projects would not all be affordable from current public funds, it was essential to have a clear idea of some solutions so that, when further development inevitably comes to the area, there are things on the books defined as being what the Clyst Honiton Community wants. By this method, there is a chance that the funds could be made available from development contributions. The projects could be summarised as:

Height Barriers on the layby entrances

- Since the main problem in the layby is the parking of larger vehicles, the solution might be to restrict the access to cars and small vans only. The construction of robust height barriers at the two entrances to the layby would restrict access in this way.

Traffic Light controls beyond Ship Lane

- The various problems from the Ship Lane entrance to the village road exit result from car parking along that stretch, which is reducing the available width for both getting into the Lane and exiting the village. One solution would be to accept this as a fact and only allow one-way traffic along here with a vehicle activated traffic light the other side of Ship Lane. This could be enhanced by a physical build-out opposite the lane entrance, wide enough to discourage parking, but narrow enough to give an acceptable sweep into the lane.
- Parking along the stretch top the exit could then be allowed (possibly disabled parking) as there will only ever be one lane of moving traffic. The concept is that the lights in the village will be activated only when necessary, allowing relatively free traffic flow along the main road.
- There would need to be traffic lights on the old A30 at the junction with the village road, but there is already a pedestrian crossing at this point, so the extension to a light-controlled junction is relatively small. Apart from having the effect of reducing speeds along this stretch, this arrangement would enable safe movements into and out of the village onto the main road.

Physical construction to stop parking opposite Ship Lane entrance

- Mentioned above, there is proposed some form of 'build-out' opposite Ship Lane. This could however be road-lining, accompanied by raised planting beds, which would act to discourage parking in the wrong place. This would minimise any engineering costs but would be effective,

Residents' Parking Scheme

- The idea of introducing a residents' car parking scheme is available to the parish council, with parking in the designated area restricted to those that have permits. It would seem sensible in the situation where there is too little parking available to residents, without the problem of airport or commercial vehicle parking taking place, to introduce this into the village as part of the overall package.

Possible car park construction

- Allied to the residents' scheme, the parish council has the possibility of acquiring land from the Church Commissioners, opposite the junction of the village road and St Michael's Hill, to construct a small car park which could be restricted to residents. This also seems a sensible idea to alleviate the parking issues.

It was **Agreed** that the list should form the basis of a representation to DCC Highways for appraisal.

22/039 ONGOING MATTERS OF CONCERN

- a) **East Devon Local Plan** – the next stage would be for a consultation early in 2022
- b) **DVD & Amazon Vans** – the councillors were keen to see the installation of height barriers across the entrances to the layby next to the Exeter Inn to restrict access to cars and not vans or lorries.
- c) **Mosshayne Sewage** – nothing to report since the last meeting.

22/040 BANK RECONCILIATION

The 31st August 2021 Bank Reconciliation statement was **Noted**.

22/041 RECEIPTS & PAYMENTS TO DATE COMPARED TO BUDGET

- a) The attached statement of Receipts and Payments compared to Budgets for the period from 1st April to 31st August 2021 was **Noted**.
- b) The attached statement monitoring progress of the spend against available grant for the NDO/NP project was **Noted**.

22/042 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			
RJ Martin	Salary August 2021	852.19	212210
DCC Pension Scheme	Pension Contrib.	293.47	212210
HMRC	Tax/NI	258.77	212210
Zoom	Access	14.39	DD
Vodafone	Mobile	9.80	DD
Microsoft	Office 365	79.99	DC
PKF Littlejohn	External Audit	360.00	212211
MNR Motors	Mower Service	164.29	212211
Chic Flower Designs	Grass Cutting July 2021	46.33	212211
Simon A Martin t/a The Payroll Bureau	Payroll	21.60	212211
Exe Squared	Website Domain	144.00	212211
Modicum Planning	NP Basic Conditions Statement	800.00	212212
Post Office	Petty Cash Reimbursement	100.00	DC
Amazon	Paper & Stationery	77.26	DC
RJ Martin	Salary September 2021	851.99	212213
DCC Pension Scheme	Pension Contrib.	293.47	212213
HMRC	Tax/NI	258.97	212213
Chic Flower Designs t/a Plandscape	Grass Cutting Aug 2021	46.33	212214

RECEIPTS

Receipt from	Services	Amount £	Method
2021/2022			
None			

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

22/043

PLANNING APPLICATIONS

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

Reference	Location	Proposal
21/1282/MRES	Land At Exeter Science Park Clyst Honiton	Reserved matters (layout, appearance, scale, and landscaping) for the construction of 147 dwellings and associated infrastructure, drainage, and open space pursuant to outline application 18/2799/MOUT. The discharge of outline planning conditions 1, 6, 10, 11, 12, 13, 15, 16, 18, 19, 20, 22, 23, 24, 26 and compliance with Section 106 obligations requiring submission of an Affordable Housing Scheme, Open Space Specification, and Community Garden Decision: No comment
21/1963/FUL	Mcbains Antiques Exeter Airport Clyst Honiton Exeter EX5 2BA	Demolition of building and construction of new dwelling house Decision: To OBJECT, on the basis that was put forward to the last identical application for this proposal.
21/2110/FUL	Briar House Clyst Honiton Exeter EX5 2LZ	Internal reconfiguration and refurbishment of existing Bed & Breakfast and adjoining single garage to accommodate five independent living units on two floors, changing use from C1 to C2 Decision: to OBJECT, on the bases of the unsuitable location, the inadequate access and the effect on neighbours. In addition, to support the many good points from the public on the need to be cognisant of the vulnerable nature of potential clients. The Clerk to produce a response for final agreement by councillors.

22/044 DATE OF NEXT MEETING

The next scheduled meeting of Clyst Honiton Parish Council is Thursday 11th November 2021, at 7pm at the Black Horse if this is available at a reasonable cost.

22/045 MEETING CLOSURE

The meeting closed at 10.20pm

Signed:.....

Print:.....

Date:.....

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST