**MINUTES OF A MEETING OF CLYST ST GEORGE PARISH COUNCIL on 10th**

**January 2018 at 8pm held in the Village Hall, Clyst St George**

**PRESENT: Cllr M.Ackland-Smith(MAS), Cllr. J. Manser (JM), Cllr D. Baker (DB), Cllr K.Dearsley, Cllr R. Bloxham, Cllr S. Randall-Johnson (SRJ),Cllr M. Howe (MH) Mrs C. Newbery (CN).**

**10 Members of the Public.**

1. **Apologies for absence**: Cllr. Bragg, Cllr Meechan
2. **Minutes to Meeting – 15 December 2017** – unanimous approval.
3. **Declaration of Interest –** Cllr Manser : Planning Application 17/1993/FUL Bronte: Proximity
4. **Open Forum**

**Member of Public 1 –** wished to make comment regarding amended Planning Application 17/2796/FUL Highlands – indicating the new proposal is identical to the previous applications save for a flat roof and being turned 90 degrees. The proposed dwelling would result in an appearance of a hotel or clinic which was inappropriate and unacceptable in the location. There were inaccuracies in details given, and the application shows encroachment onto agricultural land for which no permission was granted. There was no provision for garaging/shed and it was felt this could lead to further development on the site. The proposed dwelling was too large, be visually dominant in an open countryside location and not in keeping with surrounding chalet-style properties. Cllr Ackland-Smith advised that these comments be relayed to East Devon Planning Department forthwith.

**Member of Public 2** commented that at last month’s meeting reference was made by the Council in respect of unregistered paths and not directly registered by the Rights of Way Committee by Devon County Council. This was a legal process. Cllr Manser considered there was no attempt by the Council to interfere in the project. Cllr Ackland-Smith commented she had made it quite clear she has spoken to Alison Smith only to ask what progress had been made regarding this.

**Member of Public 3** commented on the timescale of planning applications – there was a significant application that he had tried to access the planning portal to make his objections, but the portal was closed. Application 17/1993/FUL refers. He was very concerned his comments would not be included. Cllr Ackland-Smith replied that this matter was on the Agenda for discussion under Planning, and that comments should be emailed to East Devon Planning Department, where they would be entered on comments system. Cllr Howe said there was a three week period in which comments can be made and Parish Council meetings are every four weeks. Member of Public appeared happy with the details given.

**Member of Public 4** wished to make objection to the application at Darts Business Park. There was deciduous wood growing there with wonderful wildlife and he objected strongly to the destroying of the woods. Cllr Ackland-Smith advised that the Parish Council would be discussing this application further in the Agenda.

**Member of Public 5** reported that there was a flood and sheet ice in Ebford Lane. Cllr Ackland-Smith enquired whether this had been reported. It was confirmed that the South West Water Board had attended. Cllr Manser confirmed that the gulley had been cleared. The Clerk was advised to contact South West Water.

**5. District Councillor’s Report**

Cllr Howe reported that it had been a chaotic few weeks, lack of finances, that CIL was

puzzling. There would be an increase, but to date, no indication of figures. He reported

that Devon had been chosen as one of the pilot councils to retain all the Business Rates in  
 their area which could mean £17million – it was reasonably positive. Cllr Baker enquired   
 about land supply. Cllr Howe said up-to-date figures were not available.

**County Councillors’ Reports**

Cllr Randall-Johnson reported on the Health Service App. This confirmed the waiting times

at A and E Departments at hospitals within the region. She advised that this App was very

helpful and could save considerable time when necessary. She confirmed it was free and

updated frequently.

Cllr Bloxham reported there was a Survey on Broadband and advised all to respond on

Broadband Panel. The BT project had ended, Gigaclear and Airband new companies were

Operating, providing different services. Gigaclear locally were very good.

Cllr Bloxham confirmed that he had a meeting shortly regarding rugby parking with the

Project Manager.

He reported on Greater Exeter Strategic Plan – A3052 – the future of roads due to potential

Development in the future. This Consultation is under way, and the proposals will be out in

the Summer.

**6.**  **Correspondence – Clerk to Report**

(a) Letter has been received from an individual requesting the opportunity of attending

Parish Council meeting to explain the implications of Planning Application 17/3002/MOUT

for ten business units to replace fuel depot at Darts Business Park, Topsham. This letter has

been forwarded to all Councillors and acknowledged.

**7. Police Report – no Report available**

Cllr Randall-Johnson advised that the reports were now available on line. The Clerk will

report on this at next meeting.

**8**.  **Finance: Clerk to Report**

The Clerk reported that following payment of the Clerk’s salary and new inks for the printer,

there are funds in hand of £3133.54. No outstanding accounts.

**Unanimous Vote on Accounts circulated.**

**9. Quotes for Grass Cutting**

Cllr Manser confirmed the quotes of £2147, £2279 and £2690 excluding VAT. He advised

that the middle quote of £2279 be accepted. He found it difficult to monitor what the present

suppliers were doing. The firm giving the middle quote were happy to provide a timetable.

Cllr Dearsley advised that we needed to do checks on risk assessments, etc and references.  
 Cllr Manser confirmed this had been done, insurances were in place including public liability,

and references. He confirmed that they were considered a reputable firm – Countrywide. Cllr

Dearsley confirmed they were known to her and very acceptable.

**Vote – unanimous – Cllr Dearsley -subject to all paperwork in place**

**10. Precept for the year 2018/19**

The draft Precept had been circulated. Cllr Ackland-Smith advised there had been an increase

in the Clerk’s salary, plus an increased of one hour per week – now six hours per week. There would be an underspend of about £2000. Gulley clearing around the villages was required.  
Cllr Dearsley considered a budget was needed to be built in for pothole repairs.

**Vote for increase in Clerk’s salary – unanimous**

**Vote for Precept – Unanimous**

**11. Parishes Together Grant**

Cllr Manser confirmed the firm, Drainology in North Devon, had quoted £650 per day for   
 two men with lorry mounted machine, plus a silt charge per tonnage. They had quoted £1300 plus

silt disposal to do all the gulleys in Clyst St George and Ebford. Cllr Marks enquired whether

Devon County Council would offer to assist. Cllr Manser replied that the Council will do A and B

Roads, but not villages. He suggested Drainology be employed one day, to do Clyst St

George firstly and any remaining time to be spent on Lower Lane, Ebford. Cllr Randall-

Johnson suggested that as this an area that has been hit with funding cuts, maybe the public

assist in the clearing of gulleys – this would be a saving on the Parish Council funds. After

discussion, Cllr Ackland-Smith proposed that one day be utilised, and next year a more solid

economical plan be in place. Cllr Dearsley added the caveat that this must include Lower Lane

Ebford, and that we received notification of any blockages.

**Vote: Unanimous**

**12. Communication from Devon County Council Community Road Warden Scheme**

Cllr Randall-Johnson advised that Chapter 8 training was necessary. Cllr Marks

confirmed he had this training. Cllr Ackland-Smith confirmed that there were two Chapter

8 trained people, Cllr Marks and one other person. Cllr Randall-Johnson advised that the

Contract should be filed with the Council of work going to be undertaken, and it is critical

to ensure that safety equipment be worn and the public are safe. Steel toe capped boots

should be worn and all safety issues complied with. Cllr Ackland-Smith enquired whether

equipment will be supplied. Cllr Randall-Johnson confirmed it would not be, no help was

available. Signs were required warning work is being undertaken. She advised this should

be carried out with the support of other Parishes to share the cost. Cllr Dearsley commented

there was an obvious devolution of work of Council. Cllr Marks confirmed he would like

training. Cllr Manser agreed.

**Vote Unanimous**

**13. Accessible Walking Paths in Parish**

Cllr Randall-Johnson will report on this next month when further details are in hand.

**13. Planning**

**17/2796/FUL Highlands, Clyst St Mary.**

Cllr Baker reported this matter had been discussed last month, and now there was

amended plans, which rotates the building. The proposed building commands an impact

on the ridge, and main concerns are around the scale. He proposed to reinstate the previous

comments and the comments in the open forum. There are inaccuracies as stated and

discrepancies.

**Vote Unanimous to object and reiterate previous comments.**

**17/1993/FUL Bronte Residential Care Home, Lower Labne, Ebford EX3 0QT**

Cllr Baker confirmed this was a new bungalow in the grounds of existing site. There was a

previous application for an extension which had been refused. The new bungalow falls foul

of the Plan. The owners of the care home will say it is for them to live in. It is outside of the

Local Plan, and not affordable housing. Cllr Marks had no further comment. Cllr Manser

considers it falls foul of Local Plan, overdevelopment. Cllr Baker considered it was over

development, parking in the lane and proximity would be problematic. He proposed to

reinstate previous comments – overcrowding.

**Vote Unanimous to object strongly.**

**17/3002MOUT Dart Business Park Road Past Darts Farm, Clyst St George**

Cllr Baker reported that this was a large application, with a great deal of technical data,

**w**hich had only been received today. Cllr Manser considered there was a wonderful spin

on positives – removal of tanks which were old – the landowner would be responsible for

for contents and spillage.

Cllr Manser reported it was in green wedge. Cllr Howe commented on Coastal Protection

Zone – removing flood plain. Cllr Baker confirmed they would be. Cllr Howe considered

there would be a 60% reduction in the flood plain. Cllr Manser considered it was dubious

and objects. Cllr Baker considered that traffic movement – very busy – pedestrian access

within site – it is not good. Cllr Marks agreed. Cllr Dearsley would not support in view of

loss of wildlife. Cllr Ackland-Smith commented on loss of woodland – they say it will not be

seen from the road which is irrelevant. She was concerned that there could be flooding. Cllr Manser suggested Cllr Baker put reasoned argument to all. The tanks have been in situ for 40 years.

Cllr Ackland-Smith enquired what would happen to the tanks, were they controlled. Cllr

Howe said the Environmental Agency will fine the owners if there are problems. Polution was

highly legislated. All agreed problems with Woodland, Green Wedge, Flood issues, Traffic

Issues, Pedestrians – one sided pathway on main road. issues with trees.

**Vote: Object**

**14. Councillors Reports**

Cllr Dearsley reported that she had had a meeting with EDDC – strategic places for children

at school, no CIL payments – make Devon County Councillors aware children may need to

bussed to other areas for schooling as no funding was available. Cllr Bloxham confirmed

that the lack of funding was being discussed at County Hall. Cllr Ackland-Smith asked if a letter from the Parish Council could assist. Cllr Randall-Johnson said in response to planning applications – potentially involving children – and was looking to District Councils for funding. The planners were not extracting funds from developers. Cllr Howe said CIL payments are now part of levy that goes on everything and is £70m short. They cannot ask developers for sums and wish to remove education from CIL funding.

Cllr Baker reported fly tipping. Cllr Manser said this was at Bagmores Cross, it had been

reported and removed promptly by EDDC.

**Any Questions**

Member of Public: Reported that at the traffic lights in the dip at Ebford, the two drains

were filled with mud, across the gulley. Would it be possible to keep the drains clear? She

also enquired whether the Bronte owners could park their cars in their own drive. Cllr

Baker confirmed this was nothing to do with planning.

**Date of next Meeting: Wednesday, 14 February 2018 at 8pm**

**Signed**……………………………………………………………………….**Dated**……………………………………..

The meeting closed at 9.45pm