**MINUTES OF A MEETING OF CLYST ST GEORGE PARISH COUNCIL on 13th**

**December 2017 at 8pm held in the Village Hall, Clyst St George**

**PRESENT: Cllr. J. Manser (JM) Cllr. P. Bragg (PB), Cllr D. Baker (DB) Cllr A. Meechan, Cllr   
 K.Dearsley, Cllr.S. Randall-Johnson (SRJ),Cllr. M. Howe (MH) C. Newbery CN).**

**5 Members of the Public.**

1. **Apologies for absence**: Cllr. Bloxham, Cllr Ackland-Smith, Cllr Marks
2. **Minutes to Meeting – 8 November 2017** – unanimous approval.
3. **Declaration of Interest – none**
4. **Open Forum**

**Member of Public 1 –** wished to make comment regarding 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. It was felt the proposed dwelling was too large, be visually dominant in an open countryside location and not in keeping with surrounding chalet-style properties. The application was confusing and ambiguous. No application had been received for change of usage from the agricultural land on which the proposed dwelling encroaches.

**Member of Public 2** commented that the Agenda had not been displayed on the Parish Council website. The Clerk noted this and apologised if this was the case. It was noted that if a copy of the Agenda was required, the Clerk should be notified by email [clyststgeorgeparishcouncil@gmail.com](mailto:clyststgeorgeparishcouncil@gmail.com) and a copy would be emailed without delay.

**5. District Councillor’s Report**

Cllr Howe reported that it had been reported that retrospective planning applications that went

to appeal and were refused had culminated in buildings/dwellings having to be taken down.

This is obviously a risk to the developer who takes this option. He also reported that the   
 Precept Budgets were in the process of being calculated.  
 Cllr Manser enquired whether the Blue Ball Appeal had been heard but Cllr Howe reported   
 that it had not.

**County Councillor’s Report**

Cllr Randall-Johnson reported on the current situation with the draft budgets being proposed.

Cllr Dearsley enquired whether ICT would be a problem. Cllr Randall-Johnson indicated that

there would be more finances available for services for caring for people and less into roads.

She reported that Junction 30 would be completed shortly. There would be a Locality   
 Budget and she envisaged that she would utilise that if necessary.

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

(a) an email from a member of the public had been received regarding the twisted speed sign

at Ebford Lane. The same member of public also commented on the brightness of the lights

in Ebford Lane. A reply has been sent together with Cllr Bloxham’s findings following a

similar complaint last month.

(b) Notice had been received that new external auditors have now been appointed for year

2017/18 – PKF Littlejohn LLP.

( c) Communication from Devon County Council Community Road Warden Scheme

attaching Agreement between Clyst St George Parish Council and Devon County Council

(Devon Highways). This has been circulated and will be an Agenda item next month.

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

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

The Clerk reported that payment had been received in respect of the Neighbourhood Plan from

East Devon District Council in the sum of £1191.67. Paul Weston’s report had been settled in

the sum of £1912.50. After payment of the Clerk’s salary, the balance in hand was £3477.53.

No accounts were outstanding. The Clerk called for a vote on the circulated accounts.

**Unanimous Vote on Accounts circulated.**

**9. Housing Needs Report**

Cllr Manser confirmed that all affordable housing had to go through planning. Cllr Howe

agreed this was the case – he was having a meeting with the Housing Officer shortly. Cllr

Baker enquired whether this reflected recent buildings. Cllr Manser indicated he would be

pleased to receive the result of the meeting with the Housing Officer in due course.

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

The Clerk had distributed the amended draft Precept and confirmed there would be no referendum fees charged on the Neighbourhood Plan. The matter was discussed and it was

agreed that this should be an Agenda item next month, after Cllr Dearsley had had the

opportunity to investigate some items.

**11. Parishes Together Grant**

Cllr Manser confirmed he would contact the firm regarding the drainage shortly and report

on this at the next meeting. Cllr Bragg felt it was necessary to get the work done soon. This

would be on the agenda next month.

**12. Accessible Walking Paths in Parish**

Cllr Manser reported that we had the Review of Definitive Footpath result, but not heard

From Devon County Council. There were not many footpaths in the Parish and it would be

beneficial to have more. Cllr Randall-Johnson confirmed she could get the Public Rights of

Way Team to visit. Cllr Manser had had a discussion with one local land owner but nothing

more had been forthcoming. It was agreed that Cllr Randall-Johnson would investigate and

report back at the next meeting.

**13. Neighbourhood Plan**

Cllr Manser reported that the 14th December was the last day for receiving replies and that

EDDC had now responded. A “Design Statement” has been produced, to accompany the N.P.  
 This would be put on the website and circulated. Cllr Bragg enquired how long it would be

before the Referendum – Cllr Manser replied that it would take place in the spring of 2018,

and there were no further costs involved.

**13. Planning**

**17/2815/FUL Highfield, Ebford Lane, Ebford.**

Cllr Baker reported that this was a straightforward extension, he had no objections. Cllr Bragg

enquired whether there were any proposals to put anything on an upper level but Cllr Baker

said this was unknown. After discussion, it was voted that all support with no objections.

**Vote Unanimous to approve with no comment.**

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

Cllr Baker reported there had been two previous applications and both were refused on

Scale and landscape etc. The house size was unchanged from the previous applications, the

pitch roof had been changed to a flat roof, but that was the only change – the size had not

changed. The design was very modern. Cllr Bragg considered it appeared very white and a

very high impact on the landscape. Cllrs. Manser, Dearsley and Meechan considered the

scale and design did not fit in with the surrounding area.

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

**14. Councillors Reports**

Cllr Bragg reported that the gullies and drains needed clearing. He also mentioned he was   
 not happy with the road junction layout at the Seaward Park entrance.   
 Cllr Howe suggested that this would have to be a 278 agreement with Highways when the   
 road was constructed. Cllr Manser commented that emergency services vehicles would

need access. Cllr Dearsley reported that there were problems with speeding in Ebford Lane

again, and with traffic using it as a cut through.

Cllr Meechan reported that she had made a special presentation of the Grant cheque to

the School at assembly and had received a foot stomp from the pupils which indicated

their delight.

Cllr Manser reported that he was awaiting the drains clearance figures. He had attended a

Meeting with Cllr John Hart of Devon County Council on Finance, at East Devon District

Council. The business rates would hopefully be retained at a local level, although the next   
 few years would be tough times, as the central Government grant reduced.   
 EDDC has some innovative suggestions to increase revenues.  
 Cllr Manser led the Councillors in wishing everyone present a Happy Christmas and New

Year

**Date of next Meeting: Wednesday, 10 January, 2018 at 8pm**

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

The meeting closed at 9.00pm