**MINUTES OF A MEETING OF CLYST ST GEORGE PARISH COUNCIL on 14th**

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

**PRESENT: Cllr. Ackland-Smith (MAS) Cllr. J. Manser [JM]Cllr. P. Bragg (PB), Cllr D. Baker (DB) Cllr A. Meechan (AM) Cllr. Dearsley(KD) Cllr. Howe (MH) Mrs. C. Newbery (CN). 14 Members of the Public.**

1. **Apologies for absence**: none
2. **Minutes to Meeting – 10 May 2017 – unanimous** approval.
3. **Declaration of Interest –** none.
4. **Housing Needs Survey –** **Presentation by Janice Alexander, Rural Housing Enabler**

Janice Alexander introduced herself and explained that it was four to five years ago that the housing needs survey was last conducted, and it was necessary to bring matters up to date. She pointed out that the average house price in the Parish was £417,000, there were two properties for sale at present, no properties to rent and four people registered as looking for affordable homes. She explained that this would feed into the Neighbourhood Plan also which was in its final stages.

* Basic Circumstances – do they support housing
* Older People – downsizing
* Concentrates on people wishing to move within the Parish.

Meeting called for questions from Members of the Public:

**Member of Public 1** queried that there were two matters going on in the Parish with the CLT.

Counsellor Ackland-Smith confirmed that the matter relating to the CLT concerned the land behind Model Cottages and was nothing to do with the Survey.

**Member of Public 2** brought up matter relating to the footpaths and the rubbish – Counsellor Ackland-Smith reminded member of public that this was relating to the Survey only.

**Member of Public 3** enquired how soon this would occur.

Janice Alexander replied that from commencement of the survey being delivered, the process would take approximately three months until settlement.

**Member of Public 4** asked whether land had already been acquired.

Janice Alexander replied that there would be no point in acquiring land at present, and finding land would be a problem because of the low value that would be on offer.

Counsellor Ackland-Smith stated that the last survey showed the need for four houses.

Janice Alexander replied that that was five years ago.

Counsellor Dearsley commented that the considered this was highly recommended.

**Vote : Unanimous to proceed with the survey.**

1. **Open Forum**

**Member of Public 1 –** requested some action on the problems with footpaths in the Parish. Cllr Manser replied that there are Devon Council cutbacks which have resulted in lack of grass cutting in the Parish, but the matter is being resolved. (see item 12 on the agenda)

**Member of Public 2 –** commented on the problems with parking within the village, drivers were parking across entrances to properties, leaving cars locked in precarious ways, causing disruption to households who could not get out of their drives. Cllr Bragg replied that there had been a problem the day before the meeting due to the local school sports day. Cllr Ackland-Smith confirmed she had had a meeting with the PCSO and his Senior Officer who understood the problems and said it would help when the construction traffic moved out. It was explained that the Police could not undertake problems with the parking. Member of Public enquired whether it would be worth contacting the Headmaster of the school. Counsellor Ackland-Smith said that we now have a dedicated Councillor who will be going to the School shortly; but that the School were aware of the problems being encountered  
Cllr. Ackland-Smith will contact D.C.C. Civil Parking Enforcement team to see what can be done.

6.. **Casual Vacancy Presentations:**

Cllr Ackland-Smith introduced the vacancy created by the retirement of Roger Horner.

There were three applications for the position of Counsellor:

Dominic Hazell, Alan Marks and Christine Elvin.

Presentations were heard from Dominic Hazell and Alan Marks. Christine Elvin was unable   
 to attend, and the Councillors were given time to consider her curriculum vitae, which had   
 already been circulated.

A private ballot was conducted and scrutinised by Cllr Howe and the Clerk.

Cllr Ackland-Smith duly announced Alan Marks was the successful applicant. She thanked

the other two applicants, and invited Alan to attend to signing the necessary documentation.

This was duly completed, and Cllr Marks took his seat with the other Councillors for the

remainder of the meeting.

**7. District Councillor’s Report**

Cllr Howe reported that there had been a 95% increase in recycling, and this was excellent

News. He also stated that he had got promotion and was now Chair of the Development  
 Management Committee, and therefore on E.D.D.’s cabinet.

Cllr Baker enquired about land supply decision, and Cllr Howe responded that although the

decision was due in August, it was more likely to be next year.

**8.**  **Correspondence – Clerk to Report**

Complaint that two out of three households on the main road have weeds on the verge that need cutting back. This matter is in hand.

Letter from Exe Estuary Office Working Group with Agenda.

Complaint received regarding use of shipping containers at Odhams Wharf. In hand.  
with East Devon’s planning Dept.

Letter reference the allocation of official street name in Lower Lane, Ebford. This is on the Agenda.

Letter to Helen Selby (D.C.C. Highways) re: water leak at bottom of Lower Lane. This has been acknowledged and matter is in hand.

Two communications from member of the public regarding litter at top end of Old Ebford Lane down the A376 to the George and Dragon, suggesting an increase in litter bins in Clyst St George. (agenda Item 11)

Communication from member of the public regarding the poor state of footpath alongside Exmouth Road from Ebford Lane to Old Ebford Lane. This has already been seen to as a matter of course.

Received an invitation to the Chairman’s Garden Party .and our Chairman will be attending.

Letter to Highways Department regarding poor signage at Lower Lane, together with photographs. An acknowledgement has been received.

Communication from Gorst Energy at Enfield Farm, Oil Mill Lane with details of Anaerobic Digester Open Day on Wednesday 28th June from 1 – 8pm.

Communication regarding the position with the Sink Hole Odams Lane – Helen Selby had been contacted. This was confirmed to be a private road.

**9. Police Report**

On the 07/06/2017, we received a report stating that and white Audi Q5 was speeding along the A376 between the 2 roundabouts almost causing the reporting person to swerve onto the grass verge to avoid collision. Intelligence has been submitted regarding this vehicle. In regard to the RTC involving the green Ford KA, the driver was taken to hospital with shock, no injuries sustained. It is the responsibly of the owner of the vehicle to get it removed. There is no update regarding this at this time, so I will chase this up. (vehicle now removed)

**10. Finance: Clerk to Report**

The Clerk explained that this Agenda Item would be in three parts, due to the Year End

Accounts process.

**1.** **Finance Report for month:**

We have now received the first payment due of our Precept from EDDC in the sum of £3,363.50, and also the sum of £2,700 from Groundwork UK in relation to the Neighbourhood Plan. We joined in with Bishops Clyst for our Parishes Together claim, and have been paid the sum of £1789.70, this is paid in relation to drains and ditches. Our share of this payment is just under £700, and this is paid on the understanding that the works will be completed and money spent by the 30th March 2018, any moneys not spent has to be returned to the Council. The present bank balance is £5,518, which presently includes £1100 Parishes Together moneys due to Bishops Clyst. We have received invoices from Plandscape for 2 cuts to our Grounds during April and May, each for £56.59. I would be grateful to have a vote for the acceptance of these accounts, and for the payment of the Plandscape accounts.

**Vote on Finance Report for the month: Unanimous Vote**

**Section 1. Approval and vote on the Annual Governance statement, already circulated.**

**Vote: Unanimous – Cllr Ackland-Smith, Chairman, duly signed the Annual Governance Statement.**

**Section 2. Approval and vote on the Annual Accounting Statements, already circulated**

**Vote: Unanimous -Cllr Ackland-Smith duly signed the Annual Accounting Statements.**

**11. Complaint re Litter in Parish – Discussion**

Cllr Howe enquired whether the litter was on the road or the footpath. It was confirmed the

Footpath. Cllr Howe explained this matter was the responsibility of Devon County Council,

he explained that in his local Parish they had some residents who had formed a group for

this purpose. Cllr Manser said that there was a situation where fly tipping could be collected

by the Council. He considered that it could be prudent to form a group in the same way as

Bishops Clyst. Cllr Howe said that bins can be supplied by EDDC if it was a persistent

problem, but there would be a charge for them. Cllr Meecham considered it was disproportionate to have three dog bins and one litter bin. Clerk was requested to obtain costs of bins. Cllr Ackland-Smith considered that there was adequate cover for bins, Cllr Bragg

agreed. Cllr Ackland-Smith requested that the complainant put a note in the Clyst Valley News inviting residents to come forward to join a group. She commented that road sweeping was carried out, but was erratic. Cllr Manser commented that he considered the idea of combined dog/litter bins could be followed up. It was agreed that this matter be put on the Agenda next month.

**12. Grass Cutting**

Cllr Manser reported that he had requested quotes from East Devon Direct Services, Richard

Martin of Exmouth and Plandscape. The East Devon Direct Services quote was £680 per

Month and upfront payment of £4080. Plandscape quoted £574 per cut, the green monthly and the other cuts every other month. Cllr Howe suggested the Parish Council considers a joint contract with Bishops Clyst. Cllr Dearsley commented that she will forward the names of contractors that Exmouth Community College use. Cllr Howe advised that three quotes are necessary. This matter will be on the Agenda for next month. It was agreed unanimously that Plandscape should expedite an urgent cut now.

**13. Proposed Name for development in Lower Lane, Ebford**

Cllr Ackland-Smith comments she was in favour of the name put forward by the developer: Shepherds Court.

**Vote : Agreement for name : 5 with 1 abstention.**

**15. PLANNING**

**17/1069/FUL Warwick, Ebford Lane, Ebford EX3 0QX**

**Construction of rear extension with associated terrace and detached garage/workshop.**

Cllr Baker asked whether there were any comments, it was a straightforward application.

**Vote: Unanimous support with no comments.**

**17/0665/01 Site Address Sandy Park Lodge (formerly Primrose Orchard) Old Rydon Lane, Exeter EX2 7JP [Application is in Exeter City Councils area, commenting as the neighbouring parish]**

**Demolition of existing bungalow to allow construction of New Hotel with up to 250 bedrooms and associated facilities including new pedestrian foot bridge link as main entrance at High level via Sandy Park Stadium Car Park (Outline application with all matters reserved)**

Cllr Baker reported that this was a large proposal with 40 objections and only 6 in favour. EDDC had objected, as well as Bishops Clyst. Highways England were unhappy at the proposals. There were a number of issues with the transport statement. The Clyst St Mary and Sandy Gate roundabout would be badly affected. The scale of the proposals ie the number of storeys, and distraction to motorists.

Cllr Bragg stated that we should support East Devon District Council.

Cllr Manser was concerned of the impact on Clyst Road inhabitants and parking, it would be intrusive.

Cllr Baker said the deliveries would be via Clyst Road, this would be intrusive.

Cllr Meechan agreed with all the Counsellors, we should support EDDC. There are already parking problems on match days,

Cllr Dearsley also agreed with all comments made.

Cllr Ackland-Smith agreed with all comments, and indicated we should mention the impact on overload of traffic, and overpowering in size. We should support EDDC, Bishops Clyst, and Clyst Road residents.

**Vote: unanimous agreement that we support EDDC, Bishops Clyst, Clyst Road and Sandy Gate residents’ objections.**

**17/1114/FUL 1 Seaward Park, Clyst St George EX3 0FA**

**Installation of 3 no rooflights on rear roof slope.**

Cllr Baker reported that this work could be completed without planning permission if the property was occupied. Very straightforward, the rooflights not visible from the road.

**Vote: All agreed to support.**

**N.B. the following 2 applications are very similar to 17/1114/FUL.**

**17/1115/FUL 5 Seaward Park, Clyst St George**

**Installation of 3 no rooflights on rear roof slope.**

**Vote: all agreed to support.**

**17/1113/FUL 13 Seaward Park, Clyst St George**

**Installation of 3 no rooflights on rear roof slope**

**Vote: All agreed to support.**

**16. Councillors’ Reports**

**Cllr Dearsley** mentioned the dangerous brambles at Odhams Wharf. She considered the matter should be urgently dealt with. Cllr Manser said he would deal with this.

**Cllr Baker** had concerns over the water in Lower Lane. Cllr Ackland-Smith said that Helen Selby had been in touch, tests had been done, and excavations would be done to solve the problem.

**Cllr Manser** reported that he had met with Exe Valley CLT representatives, and discussed the Neighbourhood Plan and Local Plan. ERG is working to helping the elderly in Ebford.

**Cllr Bragg** reported that nothing had been done in the last three months at The Pound. He would like to organise completing the necessary work. Cllr Manser replied that he would speak to the contractor who had agreed to undertake the work without delay. (done)

**Cllr Dearsley** had nothing to report.

**Cllr Ackland Smith** reported that she would attend the Anaerobic Digester Open Day. Also, that a leaflet had been delivered to most homes in CSG and some in Ebford by the Exe Valley CLT. Giving an update on their plans.

**Comments:**

**Member of Public 1** stated that the entrance to Clyst Road is Sandygate and this road should not be used for the proposed new hotel use.

**Member of Public 2** asked whether the grass outside their property would cut by our contractors. It was confirmed that was correct.

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**Date of next Meeting: Wednesday, 12th July 2017 at 8pm**

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

The meeting closed at 10.05pm