**MINUTES OF A MEETING OF CLYST ST GEORGE**

**PARISH COUNCIL**

**held on 12 October 2022 at 7.30pm in the Parish Hall**

**Present: Chairman: Cllr J Manser**

**Councillors: P. Bragg, A. Marks, G. Bowen, S. Piper, I. Stubbs**

**District Councillor: Cllr M. Howe**

**Clerk: Mrs. Cathryn Newbery**

**Members of Public - One**

**1. Apologies for Absence**: Cllr Randall-Johnson, Cllr H. Gent,

**2. Approval of Minutes** – Unanimous approval.

**3. Co**-**Option of Councillor** – Cllr Manser welcomed Estelle Ward to the Parish Council and explained that she would be up for re-election in May 2023, along with the other Parish Councillors. Cllr Ward was invited to join the meeting, and was given the necessary documents to read and sign.

**4. Declaration of Interest –** Cllr Bragg on Item 9 of Agenda and Cllr Ward on 22/1886/FUL.

**5. Open Forum –** Member of the public enquired the situation with the land at the rear of the Parish Hall that had been an Agenda item for a considerable time, due to unforeseen reasons including COVID19, obtaining probate and had lost touch with what is happening, and asked whether it was to be one or two parcels of land. Cllr Manser confirmed it was to be two parcels of land, one at the rear of the Village Hall, and also the rectangular piece of land referred to as the Village Green. The Member of the public enquired whether, in time, he could have sight of the plans for the rear of the Village Hall in order that some matters could be sorted out. This was necessary in order to avoid a situation of having a strip of ‘no man’s land’. Cllr Manser confirmed that a copy of the plan would be supplied. He explained that the land was abutting the end of the car park to the back of Model Cottages. The Member of the public asked what the consideration was for this land, and had the acquisition been put to the vote. Cllr Manser confirmed that there would be a formal vote of this acquisition would take place later on at Agenda Item 9 in the meeting. Cllr Howe confirmed that the Officer in charge of the Section 106 moneys to be used for this transaction will require sight of the Minutes confirming the vote.

**6. District Councillor’s Report –** Cllr Howe reported that the First Draft of the Local Plan will be published early November. There had been two meetings recently, including meetings about the new town. Three sites were under consideration – Farringdon, Greendale and Clyst St George, from Kenniford Farm to the A376, are under consideration. He said there was a massive amount of new houses planned, there were some 4,500 on the Housing List at East Devon District Council, of which about three thousand of those were in genuine need. He confirmed that 40% of the original Cranbrook site were affordable homes, but that has reduced to 25% recently. The new town minimum build would be 2.5,000 going up to 8,000. Cllr Manser asked whether there would be Public Consultations, and Cllr Howe confirmed there would be in the towns. Cllr Howe commented that Clyst St George Neighbourhood Plan was now out of date, due to land supply issues, Cllr Manser said there was now an eighteen month to two year gap until the new Local Plan came into force.

**7. Emails Received –** The Clerk reported on the emails from September:

Email from local resident re updating of the current neighbourhood plan and review of sites put forward in emerging local plan.

Email from EDDC with emerging local plan update.

Email from SBA, our Accounting body, saying they had received the accounts and documents and there will be no review performed, no auditor certificate and report nor closure documentation issued this year due to our exemption statement.

Email received from David Whelan re HAF Family feedback

Email from EDDC re surface water flooding and sandbags.

Email from Devon county Council and the Lord Leutenant of Devon paying tribute to Her Majesty the Queen.

Email from EDDC re Town and Parish Local Proclamations.

Email from EDDC with Planning time extensions.

October

Email from Exe Estuary re Warning of Avian Flu

Emails re Books of Condolence being left in Churches in area.

Emails from EDDC re the Emerging New Local Plan and Webinar and updates.

Email from Exeter City Council re The Exeter Plan – Outline Consultation

Email from Devon County Council re October Newsletter

Email from ColinTrudgeon re Vision Zero South West Road Safety Briefing.

The Clerk confirmed the emails had been distributed.

**8. Finance –** The Clerk confirmed the accounts had been circulated. She confirmed we received the second Precept payment on the lst September of £4567.50. Following payment of accounts, we are now left with a balance in hand of £6880.36, and £1192.40 in our CIL Account. Please note the change of interest from 1p per month to 5 pence in the past month. The accounts outstanding at the date of our last meeting for Countrywide in the sum of £936, and a village hall account in the sum of £18, plus, of course the Clerk’s salary. This month we have an account for the emptying of the dog bins from EDDC in the sum of £240, plus of course the Clerk’s salary. Also, the annual fee for Microsoft in the sum of £95.88 is due. The Clerk called for a vote on the acceptance of the accounts as circulated, and payment of the accounts as listed.

**Unanimous Vote on Acceptance of the Accounts and Unanimous Vote on the payments to be paid as described.**

**9. Land at the Rear of Parish Hall – Update, discussion and vote, including the S106 Monies and Utilisation of these Funds -**  **Cllr Bragg left the Room.**

Cllr Manser explained that a Planning Application had been applied for in 2019 but it had expired. The piece of land is to the West of the car park, approximately 18m wide x 33m long in total, and goes to the end of gardens to Model Cottages. (Rough map attached), and the “village Green” The total cost for the two pieces of land would be £10,000, and this sum had been agreed by Cllr Bragg, the current owner of the land.

A discussion ensued as to the use of the land, and the need for a consultation on this. It was suggested that the Village Green be left as it is for the present time. The land behind the Village Hall was envisaged to be of use to the school as well as public open space, for the community, the previous Headmaster was in favour of this, but the new Headmistress would be in place after half term holiday. Cllr Manser said he had made enquiries and had sent around details of fencing to Councillors which could be suitable as it was welded and guaranteed for twenty five years. Cllr Marks thought that the residents of Model Cottages may be concerned about the fencing, the height and the noise that may be caused as a result.

Cllr Manser confirmed that the usage of this land would be a community decision and a public consultation would be commenced on what the public wish to do with this land.

Cllr Manser called for a vote on the purchase of the land for the sum of £10,000, and a vote on the funds presently held in the S106 account at East Devon District Council to be utilised for the purchase, and all legal costs of both parties to be paid out of these S106 funds, including any Surveyors fees.

**Unanimous Vote to Purchase the Land from Cllr Bragg in the sum of £10,000.**

**Unanimous Vote to Utilise the Moneys held in the S106 Account at East Devon District Council for this purchase and for the legal and other expenses in doing so.**

Cllr Manser confirmed the next step would be to apply for Change of Use. A Public Consultation would take place this autumn, and the Parish Council will vote on the Consultation result.

**Cllr Bragg returned to the Meeting.**

**10. SMS Alert System –** Cllr Bowen confirmed this is now live and the Clerk will deal with the telephone numbers to ensure all are included in the System. This matter will not be on the Agenda next month.

**11. Planning**

**22/1886/FUL Unit 60D Stock Exe Ltd., Newcourt Barton, Clyst Road, Topsham**

Change of use of land from agricultural to a B8 storage yard, to include the erection of a building and siting of three containers, for the extension of an existing yard area in conjunction with a builders’ merchant.

Cllr Manser considered this application was in breach of our Neighbourhood Plan, as it was an expansion of the site. A discussion ensued on this. Cllr Bowen reported that Mr Andrew Cork the owner had contacted him and confirmed he would welcome a visit from the Parish Councillors to inspect the site if they so wished. Cllr Manser proposed that the Parish Council were prepared to support the application as long as it does not lead to outward expansion of the site.

**Unanimous Vote to support the application as long as it does not lead to outward expansion of the site.**

**12. Councillors’ Reports**

**Cllr Marks** had nothing to report.

**Cllr Bragg** confirmed he considered we had enough sandbags in stock, there was no need to purchase more.

**Cllr Stubbs** reported that additional lighting had been agreed to be provided at Seawards Park by Burrington Estates free of charge, for which all residents were grateful. These would be installed in the next six to eight weeks. She said barriers were going to be replaced with something more sympathetic to the area, three sets were going to be fitted, and they will have lighting. She reported there had been complaints from residents about the speeding of cars travelling along Woodbury Road. Cllr Manser enquired where the speed sign was at present. Cllr Bragg considered there was little that could be done about this situation with speeding. Cllr Stubbs also requested that fly tipping problems could be highlighted in the Clyst Valley News. Cllr Manser confirmed this would be done, but that Street Scene would collect any rubbish if reported.

**Cllr Bowen** said that the new Headmistress was commencing after the half term, and he would then resume with his contact with the school about the traffic problems. He also hoped to be able to achieve a result regarding some of the behavioural concerns that had been raised regarding some of the pupils.

**Cllr Piper** had nothing to report.

There being no further business the meeting ended at 9.20pm

**Date of Next Meeting : Wednesday 9th November 2022**