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

# PARISH COUNCIL held on 14 December 2022 at 7.30pm in the Parish Hall

**Present: Chairman: Cllr J Manser**

**Councillors: Cllrs P. Bragg, A. Marks, I.Stubbs**

**District Councillor: Cllr M. Howe**

**Clerk: Mrs. Cathryn Newbery**

**Members of Public - One**

1. **Apologies for Absence**: Cllr S. Randall-Johnson, Cllrs Piper, Ward and Bowen
2. **Approval of Minutes** – Unanimous approval.
3. **Items of Interest –** None.
4. **Open Forum – Member of the Public** wished to raise some questions about the emerging Local Plan, but at the time, Cllr Howe had not arrived. Member of public expressed surprise and concern that more were present at the meeting in view of the possible impact of the inclusion of the Clyst St George area as joint second on the list for possible development. Cllr Howe arrived at the meeting. Cllr Howe agreed that Clyst St George were joint second on the list for development, and not third as was the public assumed. Member of Public explained that he had visited the meeting at Talaton and spoken to the Planning Officer present there. Cllrs Manser and Stubbs both agreed this situation was unclear, and it was very important that clarification was made. Member of Public was afraid that Clyst St George would become engulfed and lose its identity and charm if vast development took place, in the same manner that Topsham has lost its identity with being so developed now. A very clear difficulty would be the threat of flooding occurring. This problem was recognised by all present at the meeting. A discussion took place on this, with the flooding at Pytte House and around the fiord area, as well as water running down from the fields at Kenniford Farm. There was also the problem of the protection of the Village Church and the fact that the School is a listed building Cllr Howe commented that the aim of East Devon District Council was to have the Local Plan in place some time during 2024, to which comment the Member of Public expressed concern that there was another two years of confusion and anxiety over this by the residents in Clyst St George. Cllr Howe made clear that this consultation was the first one, and there was a long way to go before the final consultation was agreed, and it then had to go through the Planning system and onto the Planning Inspectorate for the final agreement. There was a long way to go.
5. **District Councillor’s Report –** Cllr Howe suggested that the public should watch what was happening in politics presently. Michael Gove the Minister was wishing for local planning to change. This was encouraging and if this comes to fruition, then we may have the opportunity of cancelling all three towns that were envisaged.
6. **EDDC Local Plan –** Cllr Manser reported that Farringdon are going to join with Bishops Clyst to challenge the Local Plan and our Parish Council were asked to join in this. This would entail instructions being sent to planning consultants and there would therefore be costs involved. Cllr Manser was reluctant to join in this venture, and asked for the opinions of Councillors. A discussion ensued, and it was agreed that Clyst St George Parish Council would decline the invitation and the Clerk was requested to inform them of this.
7. **Emails received**: The Clerk reported the following emails had been circulated
   * Email from Devon County Council re Devon Electric Vehicle Charging Strategy Consultation.
   * Further email from Devon County Council re Scarlet Fever and Strep A.
   * Several emails from EDDC Planning Update on the New East Devon Local Plan, Consultations and Launch, the Local Plan and New Community Proposals, and Webinar Notes re the follow up of this.
   * Email from EDDC re dates for planning extensions during the Christmas period.
   * Email from Devon County Council re Devon Remembers
   * Email re Winter Vigilance Campaign, and an email re Household Support Fund Round 3.
   * Further email from Devon Council with reaction to autumn statement.
   * Email from David Trudgeon re offer of free cyber presentation.
   * Several emails from Exe Estuary re Newsletter, Autumn Winter 2022, and Winter Forum 2023.
   * Email from DALC with Bulletin
   * Email from a local contractor offering his services.
   * Email from Bishops Clyst Parish Council Planning Committee regarding a meeting in the Village Hall at Clyst St Mary on the 21 December 2022.
8. **Land at Clyst St George – Transfer**

The Clerk reported that emails had been sent to Gilbert Stephens and we were awaiting their response.

1. **Finance –** The Clerk confirmed the accounts had been circulated. The balance in hand is £4856.82, and £1192.85 in our CIL account. This month accounts for the Village Hall in the sum of £36 and the Clerk’s salary, were due.

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

1. **Precept –**

Cllr Manser reported that he had received the grass cutting quote and had written to a further contractor who may be interested in carrying out the work required. He considered that the figure claims for thew Precept should be maintained at the same as last year, i.e. £9135. short discussion ensued, wherein the Church clock repair/maintenance charges were discussed.

**Unanimous Vote on maintaining claim to £9135. Clerk will submit form to EDDC.**

1. **Site Visit to Changes Application 22/2384/out –**

Cllr Manser reported that three had attended the Site Visit, and there were a couple of local residents there too. At that time, the Local Conservation Officer had not put his comments online. Since the meeting, the Conservation Officer’s comments were published recommending refusal. This was pleasing news for the Parish Council and it was agreed to support the Conversation Officer in this respect. Cllr Howe commented that he agreed with this also in view of the effect it would have on the Manor House

**Unanimous Vote to support the Conservation Officer in this application and Refuse.**

1. **Planning**

**22/2580/FUL Lower Branscombe , Ebford**

Cllr Manser reported that this application was for conversion of garage for habitable use. He could see no problems with this, as there would be no neighbouring properties being overlooked. A discussion ensued. There was ample parking space on site. **Unanimous Vote to support.**

**22/2348/FUL Martins of Exeter**

Cllr Manser confirmed there were no comments on the Plannng website for this. Even the neighbouring property had not objected. Discussion ensued. **Unanimous Vote – no comment.**

1. **Councillors’ Reports**

**Cllr Marks** had nothing to report.

**Cllr Bragg** spoke about the Land Rover parked in the road does not know the owner. Also asked if it were time to have the leaves cleared in the Village, but noted they were still dropping. Cllr Manser said that Street Scene could be contacted, although with the number of cars parking at present, it may be difficult to clear them.

**Cllr Stubbs** had nothing to report

**Cllr Manser** had no comments, other than to compare the Agenda format of Bishops Clyst Parish Council and its preciseness of detail. The Clerk replied that perhaps she would adopt this format!

There being no further business the meeting ended at 8.500pm

**Date of Next Meeting: Wednesday 11 January 2023**