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

**PARISH COUNCIL held on 8 March 2023 at 7.30pm in the Parish Hall**

**Present: Chairman: Cllr J Manser**

**Councillors: Cllrs P. Bragg, A. Marks, S. Piper, I. Stubbs, E. Ward**

**County Councillor: Cllr H. Gent**

**District Councillor: Cllr M. Howe**

**Clerk: Mrs. Cathryn Newbery Members of Public - 30**

1. **Apologies for Absence**: Cllr S. Randall-Johnson, Cllr Bowen
2. **Approval of Minutes** – Unanimous approval.
3. **Items of Interest –** Cllr Manser & Cllr Ward re Planning Application 23/0348/FUL; Cllr Bragg re: Item 9 of Agenda
4. **Open Forum – and Planning Application 23/0348/FUL (Agenda Item 10)**

There were many residents of Ebford who were attending to hear and comment on

Planning Application 23/0348/FUL Proposed Access Road on Land Adjoining Shepherds Court, Lower Lane, Ebford. There were queries on why this application was not accompanied by further planning applications for housing, as a road was unnecessary as matters stand. Many confirmed this was their concern too. Cllr Howe confirmed that the Planning Department at East Devon District Council had, in fact, received three applications for this land, one for the road which was under discussion this evening, and the other two for housing which were incomplete and therefore could not be addressed for discussion in their present state. A Member of the Public considered this was a sinister move by the applicant. Member of the Public enquired whether our Neighbourhood Plan would have any effect on this and prevent more housing in the area. Cllr Howe said that as there was a shortage of housing in East Devon, the Neighbourhood Plan would not be so effective. This caused a little disruption. However, Cllrs Howe and Manser both considered the Neighbourhood Plan would carry some weight. Cllr Manser reminded the meeting that this planning application was for a proposed access road only – no housing had been mentioned, but he understood the speculation it had caused. Another Member of the Public enquired about the sewage facilities. Cllr Manser asked that anyone who had not done so put their objections in as soon as possible. Member of the Public asked if this was a usual occurrence in putting in an application for a road that would not serve any purpose as matters stand – both Cllrs Howe and Manser said they could not recall a similar situation. Cllr Manser said he realised the developers were putting the cart before the horse in this matter. Another Member of the Public said she had received a letter from the developer confirming he had put in three applications, but there were others that had not received this correspondence. Cllr Howe confirmed it was not unusual for applications to be returned as there were discrepancies and were unacceptable in their present form. A further Member of the Public said she was informed by her Solicitor when the conveyancing for her purchase was being undertaken that there would be no more development for many years, some 30 she recalled, and she would not have purchased the house had she known this could happen.

Cllr Manser, in an effort to bring the matter back to the Planning Application before the meeting said he considered our objection could be on the destruction of agricultural land, with a condition that nothing be done until an application was received for housing. A discussion ensued. Cllr Bragg considered Ebford had no Church, no school and no village hall and therefore no facilities for more housing to be allowed.

Cllr Manser proposed that he put in an objection on the loss of agricultural land, after further discussion

**Unanimous Vote in favour of Cllr Manser’s proposals to object on the loss of agricultural land.**

1. **County Councillor’s Report –** Cllr Gent gave his apologies for the absence of Cllr Randall-

Johnson, and it was confirmed to him that her Report had already been circulated to the Councillors. He confirmed he had little further to report but was happy to answer any queries or assist where he could. Cllr Manser asked about the Highways cut in finances and how it may affect our Parish. Cllr Gent confirmed he had no record of works for the Parish Council due to be done. Cllr Piper enquired whether there was any chance of the speed limit being changed. Cllr Gent said he agreed with this being undertaken but does not think it is going to happen imminently, although there had been a change of atmosphere on matters such as this. Cllr Manser asked whether when the Clyst Valley Trail is mentioned the matter of road crossings for safety of the public be brought into the discussions. Cllr Stubbs considered that the crossing situation at Clyst St George was deterring residents from using the 57 bus service and using their cars instead. Cllr Piper agreed and said that due to the sheer amount of traffic in the area a crossing would impact that too. He asked why Ebford had a crossing, and Clyst St George had not. Cllr Manser confirmed that crossing had been insitu. for many years and was put in to enable the traffic from Old Ebford Lane to get onto the main road. Cllr Piper asked whether it would be worthwhile him writing a letter regarding the lowering of speeding on the Woodbury Road to 30mph from 40mph, Cllr Manser asked that be extended from the “Fire H.Q.” roundabout to Exton, where the limit is already 30 Mph. Cllr Gent could see no difficulty and suggested he do that. Cllr Howe said that a precedent had been set at Clyst St Mary, so use that in the argument for a crossing. Cllr Gent agreed with that.

**District Councillor’s Report –** Cllr Howe reported that the Clyst Valley Trail was still under discussion, with the route being changed between East or West of the A376. He said nothing could be done until the route was agreed. Cllr Howe reported that he had gone against the Neighbourhood Plan at Newcourt Barton which was going before the Committee at the end of the month for determination, and he was finding it difficult to decide on this. Cllr Manser said he would be happier if the boundaries of the business Park were clearer, as no one seems to know where they are. Cllr Howe agreed.

Cllr Howe also reported that he was now not a member of the Conservative Party, and now stood as an Independent.

1. **Emails received**: The Clerk reported the following emails had been circulated:
   * Email from Colin Trudgeon with the Report on the Councillor Advocate Meeting with Exmouth Police Inspector.
   * Two emails with the Rural Bulletin
   * Email from Exe Estuary re Financial Contributions for the next year
   * Email from Jill Humphries re the Nomination Packs for the forthcoming elections
   * Email from Devon County Council regarding Photo Id to vote in May.
   * Email from Colin Trudgeon with Community Speedwatch Annual Report
2. **Finance – Clerk’s Report**

The accounts and accompanying papers have been circulated. The balance in hand is £3690.39, and £1193.97 in the CIL Account. The Coronation Mugs have been ordered and delivery confirmed.

Accounts to be paid for the Village Hall for £18, Unlimited Web Hosting renewal for £47.88 and the Clerk’s Salary.

Exe Estuary Management have advised that our contribution for the forthcoming year to be £119, and would like a response by the 15th March that we are happy to continue with contributing to this. This is £5 more than paid for this previous year. Cllr Manser

considered

payment to the Exe Estuary Management to be a community payment and spoke of the River Clyst pollution in the past. He thought it was necessary to be a part of this. All agreed.

**Unanimous Vote on the acceptance of the Accounts as submitted, payment of the sums described and acceptance of the payment to Exe Estuary Management.**

1. **Grant to Clyst Valley News**

Cllr Manser was pleased to report that Clyst Valley News had now got a sponsor, leaving no need for the Parish to contribute. He said there were some spaces for smaller advertisements in the Clyst Valley News which would also enhance their finances.

1. **Transfer of Land**

The Clerk had no further update. Cllr Bragg confirmed his Solicitors had been in communication and all documentation requested had now been forwarded. The Clerk will send an email to Cartridges Law and hoped to have more to report at the next meeting.

1. **Planning**

**23/0348/FUL Land Adjoining Shepherds Court, Lower Lane, Ebford**

Cllr Manser confirmed this had already been dealt with earlier in the meeting and said there were already 25 objections on the EDDC Planning website.

1. **Councillors’ Reports**

**Cllr Marks** said he was concerned about a dog fouling in the road at the bottom of Pytte House. He confronted the dog owner but met with some opposition. He wished to put some notices up. Cllr Manser suggested he contact the Dog Warden regarding this who would assist with notices.

**Cllr Bragg** asked about the gulley clearing. Cllr Manser said the road sweeper had been in Ebford just after our last meeting, it was also reported that Clyst St George had also had a visit, no gulley’s are currently blocked.

**Cllr Piper** reported that he had sent a letter to the Head of the School about the conduct of the pupils on the Village Green. He said she was very supportive and would be dealing with matters. She said she would attend a Parish Council meeting in due course. Cllr Piper also confirmed the damage reported at the last meeting had been repaired and was looking much better.

**Cllr Stubbs** had nothing further to report. Cllr Gent had dealt with her query earlier in the meeting. She did enquire where the “T” bus stopped in the area and Cllr Piper confirmed the stop was in the lay by.

**Cllr Manser** said he would have reported on the Exe Estuary Management meeting earlier in the week but had been unable to attend. He had nothing further to report.

**The Meeting ended at 8.35pm**

**Date of Next Meeting: 12 April 2023.**