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

**PARISH COUNCIL held on 12 April 2023 at 7.30pm in the Parish Hall**

**Present: Chairman: Cllr J Manser**

**Councillors: Cllrs P. Bragg, A. Marks, S. Piper, E. Ward G. Bowen.**

**County Councillor: Cllr H. Gent**

**District Councillor: Cllr M. Howe**

**Clerk: Mrs. Cathryn Newbery Members of Public - 10**

1. **Apologies for Absence**: Cllr S. Randall-Johnson, Cllr I. Stubbs
2. **Approval of Minutes** – Unanimous approval.
3. **Items of Interest –** Cllr Manser & Cllr Ward re Planning Applications 23/0358/FUL and 23/0359/FUL; Cllr Bragg Planning Application 23/0696/FUL and Item 9 of Agenda
4. **Open Forum – None**
5. **District Councillor’s Report**

Cllr Howe confirmed he had little to report. He reminded that photo Identification was necessarywhen attending to vote in May. He reported also that enforcement procedure was underway regarding the excess number of vehicles at Redlands Garage, and that fly tipping that had been reported on the A376 had been dealt with.

1. **Planning Applications 23/0348/FUL and 23/0349/FUL**

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

Planning Applications 23/0348/FUL and 23/0349/FUL – the proposed erection of eight self build houses and erection of nine three and two bedroom houses at land Adjoining Shepherds Court, Lower Lane, Ebford

Cllr Manser proposed that he put forward a detailed objection on the increase in car use, contrary to the NPPF. That Ebford has no facilities and does not encourage sustainability. It is contrary to the Neighbourhood Plan. There is insufficient safe access for vehicles, that Lower Lane is a narrow lane and there are at least two sections of the lane where it is impossible for two cars to pass each other – one is at the junction with Old Ebford Lane where there is also a blind bend. At the other end of Lower Lane, close to the junction with Ebford Lane is a long bend without room to pass another car. Lower Lane has no pavements and is a well used cycle route from the Exe Trail to Woodbury and also well used by residents, often elderly or with children and dogs as well as the care staff of Bronte Care Home. He considered the additional cars using the lane would cause severe problems.

A member of the public enquired whether the new homes would create annexes above the garages, thus providing more living space and possibly more cars in the area. This was discussed and considered to be a threat too. Cllr Piper added there was no school in Ebford either and he considered the planning application to be shambolic – eight of the plots would be out of reach for most people and the rest of the proposed homes would be squeezed into a small site. There was the danger of light pollution, and it would greatly affect the wildlife in the area.

A member of the public reported that the existing houses at Shepherds Court already create traffic problems as often cars approaching Old Ebford Lane from these houses did not stop at the junction but pulled out into the lane without checking oncoming traffic first.

A discussion ensued on the two applications. There were comments regarding whether Lower Lane is a cycle track or not, and it was considered that more houses would be detrimental to this. Comments were made that because there was no shop in the village, there were already a number of delivery vans using the lane which caused disruption to the movement of traffic in the lane, as they blocked the lane whilst delivering.

Cllr Howe confirmed that the three applications, including the application for the road, would be heard together, and the earliest they would be heard would be June, with the results being published on the website. Members of the public who had written in or put their objections/support online would be written to by the Planning Department inviting them to attend when the matter goes before the Planning Committee.

**UNANIMOUS Vote for Cllr Manser to put forward the Objections as agreed.**

**23/0491/FUL Willow End, Woodbury Road, Clyst St George EX3 0RF** Proposed Roof Extension to existing bungalow.

Cllr Manser reported this application was for an extension to the roof of the bungalow. Cllr Bragg confirmed that the work had already been completed, albeit retrospective of planning approval, and that it was over the prescribed height. Cllr Manser confirmed he had no objections to the application, and it was agreed by all this was the case. However, in view of the retrospective work being carried out it was agreed that no comments should be provided. Cllr Howe made comment that it was not unknown for retrospective work carried out to be ordered to be dismantled.

**UNANIMOUS Vote - No Comment.**

**23/0696/FUL Land at Addlepool Farm, Clyst St George.**

Cllr Manser reported that this application was for improvements to existing access, change of use of agricultural land to site two glamping units for holiday use and associated works. Cllr Manser considered this land was on the skyline. An ecological survey had been carried out, and it was stated that the site would be about 350 metres from the copse. A discussion ensued wherein there was doubt that the site would be the 350m distance from the copse as stated. There was a great deal of wildlife in the area including buzzards, owls, woodpeckers and bats. The Parish is short of mature woodland also. There would be much disturbance if this application were granted. The track, although present, would require work to be carried out and the additional traffic could cause problems at the entry onto Woodbury Road. Cllr Piper was wary that the site could escalate to be a wedding or festival venue which could prove very disruptive. The hedge on the ridge was a boundary between the Parishes of Clyst St George and Ebford.

It was agreed unanimously to object to this application.

**UNANIMOUS Vote - Object**

1. **Emails Received**

* Several emails received from Exe Estuary regarding the Winter Forum, and Newsletter
* Email from PKF Littlejohn re External Audit and warning only 5% of Parish Councils will be required to complete the audit process, who will be notified within 7 days, ie 27 March 2023. Notification not received.
* Email with the DALC Bulletin
* Email from Cartridges Law re Searches and Vote on this.
* Email from EDDC with Residents Update and further email re the Local Elections
* Email from David Whelan re the Emergency Alert – Sunday 23 April 2023 and another re Police Ethnics Consultation
* Email from Rural Services Network re Funding Digest April 2023
* Email from Highways re Temporary Traffic Works on A376 Clyst St Mary on 5th April
* Email from Devon County Council re Photo Id required at Voting Stations.

The Clerk confirmed these emails had been circulated.

**8. Finance – Clerk’s Report**

It was confirmed the accounts for the year end which is 31 March 2023, plus the current accounts had been circulated. The payment from Devon County Council for the footpaths in the sum of £250, plus the first Precept payment from EDDC in the sum of £4567.50 have been received. The bank balance is £8065.18 in the working account and £1194.53 in the CIL Account. The external auditors do not require a report this year. There are accounts outstanding for DALC membership of £240.17. the Village Hall of £18, and, of course, the Clerk’s salary.

**UNANIMOUS Vote on the acceptance of the Accounts as submitted, and payment of the accounts as submitted.**

1. **Transfer of Land**

The Clerk reported that an email had been received from Cartridges requesting the Parish Council take a vote on the application for searches in this matter. A short discussion ensued wherein it was deemed unnecessary in the circumstances to have searches carried out and this this would save the Parish Council in unnecessary costs. Cartridges will be informed of this.

**UNANIMOUS Vote to dispense with the necessity for searches to be carried out.**

1. **Councillors’ Reports**

**Cllr Marks** confirmed he was awaiting hearing from the Dog Warden for additional signage.

**Cllr Bowen** mentioned the poor state of the three bus stops and asked whether he could commission quotes for them to be cleaned. Cllr Manser agreed this would be good. Cllr Bowen will acquire quotes and this matter will be on next month’s Agenda.

**Cllr Piper** suggested that there be a reminder put forward regarding the T Bus running from Clyst St George to Exeter.

**Cllr Bragg** enquired whether it would be possible to paint the telephone box. All thought this would be good. Cllr Marks said it still had not been decommissioned. This would be looked into as well. The matter to be an Agenda item next month.

**Cllr Manser** commented road signs were still missing at the George and Dragon.

Cllr Manser also commented on the financial situation at Clyst Valley News. They were setting up a Management Team as their production was now in excess of 1100 copies each month, and two thirds went to Bishops Clyst and one third to our Parish. There had been a huge increase in the printing costs which are now in the region of £3,948. Bishops Clyst have suggested the two Parishes help with the costs of this on a 2/3 payment by Bishops Clyst of £200 and one third payment by our Parish £100. This being a one off payment to the Clyst Valley News in order to support them. A short discussion ensued, and it was agreed we would support Clyst Valley News with this payment of £100.

**Member of the Public** commented on the state of the road surface of Ebford Lane, and the amount of water now running down the lane. It was suggested that there was very little maintenance carried out by Highways and the A376 got more attention. Cllr Manser will contact the road engineer at Devon County Council and ask this work be carried out. He also suggested this be reported on the website, together with photographs of the area.

**Member of the Public** commented on the overgrown hedge on the narrow pavement leading down to the traffic lights on the A376 at Lower Lane and the state of the pavement. Cllr Manser confirmed that Highways can be contacted to assist with this due to the pavement being covered in earth. The owner of the property have, in the past, trimmed back the hedge.

**The Meeting ended at 8.40pm**

**Date of Next Meeting: 10 May 2023. 7.30pm at Clyst St George Parish Hall.**