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

**PARISH COUNCIL**

**held on 8 November 2023 at 7.30pm in the Parish Hall**

**Present: Chairman: Cllr J Manser**

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

**District Councillor: Cllr M. Howe**

**Clerk: Mrs. Cathryn Newbery**

**Members of Public - 0**

1. **Apologies for Absence**: Cllr Randall-Johnson,
2. **Approval of Minutes** – Unanimous approval.
3. **Declaration of Interest –** Cllr Bragg re Item 9 of Agenda
4. **Open Forum** – none
5. **District Councillor’s Report –**

Cllr Howe reported that there was still pressure with the planning department to get houses built. There was a delay in the passing of a planning application for the development of houses to the actual building that could be up to five years. A large proportion of applications from developers were now being passed to attempt to alleviate the situation. He said there was a desperate need for housing in the area. He was asked if there were significant NPFF changes, and he said not at this time. He reported that the Local Plan was progressing slowly. Cllr Piper enquired about the situation with the site in Ebford. Cllr Howe confirmed it was still in abeyance. Cllr Manser thanked Cllr Howe for his report, and our County Councillor who had sent an update by email, which had been distributed to Cllr’s.

1. **Emails received –** **Clerk to Report**

* Several emails from Devon County Council re the storm Cerian.
* Email with the Rural Services Bulletin.
* Two further emails reporting of the glass damage to the bus stop
* Emails from Exe Estuary with updates.
* Email from Andrew Hopkins of EDDC reporting that Jaimie Buckley would no longer be working at EDDC due to a serious ongoing health issue.

The Clerk confirmed these emails had been distributed.

**Cllr Manser** reported he had received an email regarding the S106 moneys which would

be discussed at Agenda item 9.

1. **Finance Clerk’s Report –**

The spreadsheet and bank statements had been circulated**.** Following payment of the

accounts outlined at the last meeting, and the payment of £160 for the issue of the

Planning Application (for discussion at Item 9) the balance in the Treasurers’ Account is

£3481.36 and £1200.65 in the CIL account. The accounts outstanding are hire of the

Village Hall of £18 and the Clerk’s salary.

The Clerk requested a vote on the acceptance of the accounts as submitted, together

with a vote for the payment of the accounts detailed above.

**Unanimous Vote on the Accounts as distributed and payments as outlined.**

1. **Precept – Discussion of 2023/24 Precept**

Cllr Manser suggested that the grass cutting fees would be increased for the next

year. There was a discussion about this, and it was agreed it would be best

to request Ben Murphy of Exmouth to provide a quote if he was interested in

taking on the contract for the ensuing year. This matter to be an Agenda item for

next month’s meeting.

1. **Transfer of Land update of current position - Cllr Bragg left the Meeting**

The Clerk reported that the Planning Application had been returned by EDDC as the

maps provided had the 2019 year and not 2023 on them and the wrong form had

been sent in. Cllr Howe suggested the Clerk write to the sender of the letter from

EDDC querying why the Parish Council was being charged for this application and

whether the maps provided could be acceptable. A discussion ensued about the

situation regarding the fencing of the area, especially behind Model Cottages. Cllr

Bragg had previously expressed his concern over the height of the fence behind

Model Cottages and had reiterated his wish for that fence be 7 foot high. He did not

wish to continue with this transaction unless this matter be clarified. A discussion

ensued regarding the type of fencing, noise levels and disturbance this may cause

residents of Model Cottages. Cllr Manser stated he was confident the fence he had

chosen of welded mesh would be sufficient for the needs. Cllr Manser would

amend his Design Statement accordingly in order it could include sufficient

information to satisfy the needs. Cllr Howe considered this was sufficient. In order

to satisfy Cllr Bragg’s wishes, it was agreed there be an acceptable covenant in the

Transfer Deed showing the height of the fence requested, which would make the

situation clear to all.

**Unanimous Vote in favour of 7ft Fencing as suggested by Cllr Manser and the**

**Planning Application be dealt with as suggested by Cllr Howe.**

Cllr Manser reported that he would welcome the offer of a face to face meeting with

the Officer at EDDC on the S106 moneys.

**All were in favour of Cllr Manser attending a meeting regarding the S106 money**

**Cllr Bragg returned to the Meeting.**

**10 PLANNING**

**23/2235TRE Tanglewood Clyst St George**.

Cllr Manser reported this application was for the removal of a Swamp Cypress.

Short discussion ensued.

**Unanimous Vote to leave the decision to the Tree Officer**

**23/2274/TCA Churchside, Clyst St George**

Cllr Manser reported this application was for the removal of a heavily weighted

primary limb connected onto the main tree stem – a Scots Pine. Discussion ensued

wherein Cllr Manser considered the Tree Officer will require a health check on the

tree.

**Unanimous Vote to leave the decision on the Tree Officer.**

**23/2200/FUL Workforce Development Redwood Devon & Somerset Fire & Rescue**

**Service HQ**

Cllr Manser reported this application was for a change of use from office to dwelling

with associated works and landscaping. After a short discussion

**Unanimous Vote to Support this Application.**

**11 Councillors’ Reports**

**Cllr Marks** was concerned at the safety of pedestrians and drivers alike in the poor

parking of a vehicle on the corner. It was in a dangerous position. After discussion,

Cllr Marks agreed he would speak to the owner of the vehicle in an effort to

amicably sort the parking out.

**Cllr Piper** commented on the poplar trees that had been taken down near Grindle

Brook.

**Cllr Bragg** had nothing to report.

**Cllr Bowen** reported that he had consulted three suppliers for the glass

replacementat the Bus Stop:

**Cornwall Glass** had been and fitted plastic glass for the interim period.They

considered replacement glass should be fitted from the roadside which would

require Devon County Highways approval and their cost in supplying the necessary

road signs and the supply and fitting of the glass was awaited.

**Roman Glass** quoted £183 plus VAT (no mention of roadside fitting)

**MDF** quoted £145.00 inclusive of VAT (no mention of roadside fitting)

After discussion

**UNANIMOUS VOTE to approve Roman Glass at cost of £183 + VAT**

**Cllr Bowen**  also reported that he was continuing to work with Cllr Randall Johnson

regarding the removal of the graffiti at the bus stop. He was hopeful of a resolution

of this shortly. He reported that it appears that Royal Mail have repainted the post

box,

**Cllrs Stubbs and Cllr Ward** had nothing to report.

**Cllr Manser** reported that shrubs were very much out of control at a property on  
 Old Ebford Lane and need trimming back as a matter of urgency. They were  
 approximately a metre out of the wall at Old Ebford Lane. It was agreed Cllr Bowen  
 would speak to the owners.

There being no further business the meeting ended at 9.50pm  
**Next Meeting: Wednesday 13th December** **2023**