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

**PARISH COUNCIL**

**held on 10 October 2023 at 7.30pm in the Parish Hall**

**Present: Chairman: Cllr J Manser**

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

**District Councillor: Cllr M. Howe**

**Clerk: Mrs. Cathryn Newbery**

**Members of Public - 2**

1. **Apologies for Absence**: Cllr Randall-Johnson, Cllrs Marks and Ward
2. **Approval of Minutes** – Unanimous approval.
3. **Declaration of Interest –** Cllr Bragg re Item 8 of Agenda
4. **Open Forum**

**Member of the Public 1** expressed concern over the matter of the land transfer and the validity of the use of S106 moneys. He felt that there were other uses for the S106 money that had not been investigated by the Parish Council, and he wished his concerns to be minuted. He was critical of the questionnaire that had been circulated and the replies thereto. He felt not enough had been done to ascertain the feelings of the community. **Member of Public 2** queried the S106 money and why the new guidelines could not be used as they had less conditions than the guideline currently in force. Cllr Howe explained that the use of the S106 funds had been dealt with entirely correctly at the right time. He made the meeting aware that the guidelines of the use of S106 money was in the process of a change, which would be taking effect when the new guidelines were published shortly, but because the Parish Council had commenced the process prior to the new guidelines being published the current guidelines had to be followed. This, the Parish Council, had carried out with complete transparency. The questionnaires were discussed at previous meetings, and the public had sufficient time in which to respond. Those responses were collated and a resume was produced by the Clerk and distributed prior to the meeting so all Councillors were aware of the outcome. Cllr Stubbs explained that the Parish Council were in a unique situation having been offered the land at a very reasonable cost and that the S106 money would be financing the purchase, as well as the legal costs. It was a matter of use the money or lose it. The Parish Council were making every effort that this land be utilised for the community. The plans being put in place at this time would be effective in perpetuity and there were many residents in the area who expressed their gratitude for this to be carried out. Cllr Manser had had discussions with the previous Head of Seaward School, who was particularly interested in this project.

1. **District Councillor’s Report –** Cllr Howe reported that the Chief Executive of East Devon District Council had announced his retirement. Cllr Howe expressed his thanks to him and wished him a wonderful retirement. Cllr Howe reported that planning applications still had a backlog of approximately six months. He said there was more need for housing in the area. With the General Election due next year, the Labour party were promising to build more houses in the new year. He said discussions on the S106 moneys and changes would be announced shortly, with new guidelines to be announced shortly. He was asked about the transfer of land that was presently being dealt with. Cllr Piper said he had read that the housing requirement was now under 400 new homes. Cllr Howe agreed this was the case. Cllr Manser confirmed that the Cyst St George Neighbourhood Plan was still effective. Cllr Manser thanked Cllr Howe for his report.
2. **Emails received –** **Clerk to Report**

* Request for the Parish Council to investigate with Highways the repositioning of lamppost along A376 at Ebford. Cllr Manser confirmed that he had forwarded the request for the repositioning of the lamppost to Cllr Randall-Johnson, who indicated this was a matter for Devon County Council. The Clerk was requested to contact Devon County Council Lighting Departent with the request.
* Email From Devon County Council re Specialist Educational Provision in Local Communities.
* Email from Streetworks with notification of road closure and two Highways temporary traffic notices.
* Several emails re The Rural Bulletin.
* Email from Mike Harding re Higher Bagmore Energy Store Project proposed development development. Cllr Manser Cllr Manser confirmed that the Higher Bagmores Energy Store Project is a matter for Woodbury Parish Council, but that there were a number of houses in the Parish that this may affect, There will be a planning application in due course of which we will have notification of, and it will be discussed at a Parish Council meeting thereafter. Cllr Bragg enquired whether the storage would be near to farm buildings in the area. Cllr Manser’s enquiries had informed him there would be approximately 20 storage containers, the size of shipping containers to be place on the site. There are power lines power lines close by.
* Various emails from residents of Model Cottages, Clyst St George regarding the transfer of land to the Parish Council and the proposed fencing and uses thereof.
* Email with the Rural Services Bulletin.

The Clerk confirmed these emails had been distributed.

1. **Finance Clerk’s Report –** the spreadsheet and bank statements had been circulated**.**

Following payment of the accounts outlined at the last meeting, the balance in the

Treasurers’ Account was £5193.07. and £1200.65 which included £1.10 interest. The

accounts outstanding are Countrywide in the sum of £1044, hire of the Village Hall of

£36, the annual subscription of Microsoft of £95.88, 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. **Transfer of Land, including the result of the Consultation Questionnaire**

Cllr Manser reported that the Parish Council had engaged with the public with the questionnaire, and the resume of the answers had proved very encouraging. There were many encouraging comments received. A discussion ensued regarding the applying for Planning Permission for the change of use from agricultural land wherein it was noted that the map with the enlarged area to be included with the application. The fencing and the height and type thereof was widely discussed. There were many concerns about the height of the fencing and the type of fencing intended to be used. Suggestions were put forward that perhaps a lower picket type fence be erected with a hedge to grow alongside the fence. This was of much interest. Cllr Manser indicated that the public footpath would need to be updated, with this showing on the planning application. We would also need to make an application to Devon County Council. Cllr Howe advised that stiles were no longer allowed, and we would need to consider gate access that is disability proof. We would have to ensure the safety of children if access was directly off the carpark. And access from Seawards Park would be through the car park. Cllr Howe emphasised the need to have the access points clear on the planning application. Cllr Bowen enquired whether it was intended to have the area locked at times. Cllr Manser said it would be open at all times, no locking would be necessary. Cllr Stubbs enquired whether dogs would be allowed, but Cllr Manser said there would be a rule of no dogs.

**Unnimous Vote for Clerk to make application for Planning Permission for Change of Use.**

**Cllr Manser proposed a site meeting for 12noon on Sunday, 15 October** and it was agreed Councillors would attend to discuss the fencing, access points etc. Cllr Stubbs agreed that she would hand deliver invites to all the occupants of Model Cottages in order they could attend if they wished to do so and voice their concerns in order to reach an amicable decision.

**9. Emergency System – discussion on the effectiveness of this System**

Cllr Bowen considered that due to GDPR the system would not be effective, and perhaps the best way would be to continue with the WhatsApp Group he had set up following the last meeting. Cllr Manser agreed. He said that should there be a national disaster and all power was down then there would be no internet in any event. Cllr Stubbs said there was a group for the residents of Seawards Park. Cllr Manser thought such a group could be beneficial for Clyst St George as well.

1. **Ebford Lane Speeding –**

Cllr Manser confirmed he considered that road humps were not a viable proposition. He wrote to Cllr Randall-Johnson requesting an exclamation mark road sign would sufficient to enable a reduction in speed. He confirmed to Cllr Randall-Johnson that the Parish Council were prepared to fund this sign. Cllr Randall-Johnson contacted Helen Selby who considered this was unnecessary, due to the lack of traffic using the road despite the Parish Council offering of funding. The matter would have to be dropped but should there be an accident then it will be taken up again.

1. **PLANNING**

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

Cllr Manser reported 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 Piper said that one unit had already been erected. A short discussion ensued, and it was agreed the objections raised previously still stood the update does not satisfy concerns raised.

**Unanimous vote to object**

**23/1987/FUL and 23/1988/LBC Rose Cottage, Ebford Lane,Ebford. EX3 0QX**

Cllr Manser reported that these applications were for the demolition of single storey garage extension on east elevation, to be replaced with single storey garden room. Construction of new porch to north elevation. And for proposal for replacement windows and doors throughout, reinstatement of two doorways in north and south elevation and creation of 2 new doorways in 20th century extension. Infill existing entrance to west elevation and demolish rear porch and single storey garage extension on east elevation. Including retention of the first floor ceilings, alterations to 20th century partitions and replacement of damaged external cement render with lime as retrospective works. He considered this work would be an improvement with a garage/washroom. Cllr Stubbs and Cllr Bragg both confirmed that all will remain the same with thatching.

**Unanimous Vote to Support.**

**12. Councillors’ Reports**

**Cllr Bowen** reported he had liaised with the school regarding the land to be transferred. No comments had been made to him on this. He reported he was now a member of the Parent Teacher Association. He had had contact regarding the bus stop graffiti. Wales and West were in communication with a firm that could assist and will be reviewing options. The Royal Mail were in the process of the removal of the graffiti on the post box. The graffiti on the grey control box had been reported to Cllr Randall-Johnson in order that Devon County Council would arrange for the cleaning of the box. Cllr Bowen had obtained some substance to clean the graffiti off the bus stop. Unfortunately, he had to report that a pane of glass had been smashed in the bus stop. This may have been caused by grit from a tyre. After discussion, it was agreed that Cllr Bowen should get a quote for the glass to be replaced. Depending on the cost, this may be claimed from our insurance policy.

**Cllr Stubbs** reported the railing at Seawards Park had been replaced. She said they were awaiting the solar bollards which will light up the area. Cllr Stubbs reported that the hedge opposite the George and Dragon still needs to be cut back. Cllr Bragg confirmed this work will be carried out after the maize harvest. She also reported that the full dog bags were being deposited in the hedge at the back of Seaward Park. Cllr Manser confirmed he would include this in the Clyst Valley News report.

**Cllr Piper** reported he was in the process of sending emails regarding the speeding on Woodbury Road, and he would also be looking at the funding for the use of the telephone box.

**Cllr Bragg** reported that he was facing a problem with squirrels and the nuisance they caused..

There being no further business the meeting ended at 9.25pm

**Date of Next Meeting: Wednesday 8 November 2023 at 7.30pm**