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

**PARISH COUNCIL**

**held on 6 December 2023 at 7.30pm in the Parish Hall**

**Present: Chairman: Cllr J Manser**

 **Councillors: P. Bragg, A Marks, G. Bowen, I. Stubbs,**

 **Clerk: Mrs. Cathryn Newbery**

 **Members of Public - 0**

1. **Apologies for Absence**: Cllrs Randall-Johnson, Howe, Piper and Ward
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 – none**
6. **Emails received –** **Clerk to Report**
* Several emails from Devon County Council with weather warnings for ice and snow (yellow warning) and further emails from them warning of flooding including one received the previous evening for floods for the 6 – 8 December 2023.
* Email with the Rural Services Bulletin.
* Emails from Alison Smith re Footath 10 – adding footpath and concurrently diverting it.
* Email from Devon County Council advising of the possible closure of Clyst Road re airband plans.
* Email from member of the public, together with photographs attached, of the chaos in Ebford Lane following the second flooding in two week period and requesting urgent assistance from both the Parish Council and Devon County Council Highways on this.

 The Clerk confirmed these emails had been distributed.

**7. Finance -Clerk to Report**

 The Clerk reported that the spreadsheets had been circulated, together with supporting

 bank statements. The balance in hand in the Treasurers’ Account is £3087.53 and

 £1201.98 in the CIL account. This month, accounts outstanding received for £1044 for

 Countrywide, £119 for our contribution to Exe Estuary Management, £18 for the Village

 Hall hire, £264 to Devon County Council for the emptying of two dog bins, and the fees

 necessary over and above the £160 payment approved last month for the submission of

 the planning application to East Devon County Council. These additional fees amount to

 £190.93. They consist of £71 additional planning fees, £64 for the Planning Portal and

 plans purchased with the Year 2023 displayed in the sum of £55.93. Plus the Clerk’s

 salary. The Clerk explained that she had paid the additional fees of £190.93 herself to

 allow the planning application to be processed without delay.

 Cllr Manser raised a query regarding the Countrywide account in the sum of £1044, and

 suggested this matter be discussed with Countrywide before settling the account. It

 would appear that they had been paid more than the contract specified.

 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, with the exception of**

 **Countrywide, as outlined.**

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

 Cllr Manser had distributed possible revised figures for the ensuing year. A

 discussion on increasing the cost of insurance and the cost of grass cutting should

 be considered, especially in view of reports on the high rise of insurance costs. The

 possible insurance on the envisaged purchase of the new pieces of land was

 discussed, especially with the need for public liability in this respect. A sum of £550

 was discussed for village maintenance. The replacement of glass at the bus stop was

 discussed. Cllr Bowen reported that the quote from MPS was in the sum of £420,

 inclusive of VAT, and the quote from Roman Glass was £398.56 plus VAT. Both were for

 15mm glass. Following discussion, Cllr Manser agreed that the Parish Council could

 pay up to £500 including VAT. This was agreed unanimously. Cllr Manser will prepare

 an updated schedule for the Precept and this matter will be on the Agenda for

 finalising next month.

**9. Transfer of Land update of current position –**

The Clerk reported that the planning application had now been published online

 under application number 23/2256/PDR. The Solicitors are aware of the current

 situation. Cllr Manser reported that he had had contact with the officer in charge of

 the S106 monies and she had enough information and that we need all the funds.
 She was sent the Minutes confirming the process we had undertaken.
 This has now gone before the committee and we can expect to hear positively from
 them shortly.

**10 PLANNING**

 **23/2348/FUL The Blue Balln, Sandygate, EX2 7JL**

 Cllr Manser reported this application was for a new orangery style restaurant

 extension to the rear of the property to replace an existing external covered area

 Following a discussion

 **Unanimous Vote to support.**

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

Cllr Manser reported 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 proposal for replacement

 windows and doors throughout, reinstatement of 2 doorways in north and south

 elevations and creation of 2 new doorways in 20th century extension. Infil 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. Cllr Manser reported that it was for the

 construction of a new porch to the north elevation. Cllr Manser considered this

 would look more modern than previously. Discussion ensued.

 **Unanimous Vote to support the application.**

 **23/2227/FUL Long Orchard, Old Ebford Lane, Ebford EX3 0QP**

Cllr Manser reported this application was for a single storey rear extension and

 external doors. He considered this was an evolving family house. Cllr Bowen agreed

 saying it was improving the property. After a short discussion

 **Unanimous Vote to Support this Application.**

 **23/2496/VAR Barn adjacent to Barley Way, Ebford LANE, Ebford EX3 0QZ**

Cllr Manser reported this application was for variation of Condition No. 2 (approved

 plans) of planning permission 21/1574/FUL creation of a dwelling and associated

 works as a replacement for the dwelling approved under Class Q previously, includes

 changes in landscaping and fenestration, addition of a chimney and some external

 rendering. Discussion ensued.

 **Unanimous Vote – No comment.**

 **23/2495/FUL Courtbrook Farm, Clyst St George EX3 0NT**

Cllr Manser reported this application was for a proposed roof over existing open feed

 yard. After discussion

 **Unanimous Vote to support.**

 **23/2520/FUL Land North of Barley Way, Ebford Lane, Ebford EX3 0QZ**

Cllr Manser reported this was for a new agricultural track. He confessed

 he had not seen an application of this nature previously. A short discussion ensued.

 **Unanimous Vote – No comment**

**11 Councillors’ Reports**

 **Cllr Marks** reported he had spoken to the owner of the vehicle, the subject of his

 report last month, and the matter was resolved amicably. The owner agreed to park

 elsewhere for the safety of the public.

 **Cllr Bragg** expressed his concern over the recent floods and felt the Parish Council

 should contact Devon County Council about it. Cllr Bowen said that operatives were

 working on the drainage that morning and had cleared it. Cllr Marks said there was

 no problem at the ford then. Cllr Bowen considered it was concerning that no-one

 came initially to rectify the matter, but Cllr Manser said that Devon County Council

 were overwhelmed with calls**.** Cllr Manser had read the letter from the member of

 the public regarding the traffic chaos at Ebford Lane requesting urgent action. He

 was going to write to Devon County Council, with a copy to Cllr Sara Randall-

 Johnson and Helen Selby requesting urgent attention. All agreed this should be

 prioritised. There were problems with the school run traffic in the morning as well

 as the ford being flooded.
 Cllr Manser suggested the following wording for the letter to DCC Highways;

 “Clyst St. George Parish Council request that Devon County Council resolve the
 problem of flooding of the B3179 close to the junction of Woodbury Rd and the
 B3179. The flooding has an adverse effect on access to the village and also the
 Primary School in the village. Ebford residents are also impacted as the local
 avoidance route is via Ebford Lane, which frustrated and delayed drivers are using.
 Ebford Lane which is a narrow, single car width for much of it’s length, and drivers

 are using the verges to try to pass each other, making a mess of mud and blocking
 ditches and gullies”

 **Cllrs agreed with the draft letter.**

 **Cllr Bowen** reported that he had sent emails to Cllr Randall-Johnson regarding the

 problem of graffiti at Ebford traffic lights and was awaiting her response.

 **Cllrs Stubbs** had nothing to report.

There being no further business the meeting ended at 9.05pm
**Next Meeting: Wednesday 10 January 2024**