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

**PARISH COUNCIL**

**held on 14 February 2024 at 7.30pm in the Parish Hall**

**Present: Chairman: Cllr J Manser**

**Councillors: P. Bragg, I. Stubbs, E.Ward**

**Clerk: Mrs. Cathryn Newbery**

**Members of Public - 5**

1. **Apologies for Absence**: Cllrs Randall-Johnson, Marks, Piper and Bowen
2. **Approval of Minutes** – Unanimous approval.
3. **Declaration of Interest –** Cllr Bragg and Item 9 of Agenda
4. **Open Forum** – An Ebford resident wished to comment on the Planning No. 24/0110/FUL Branscombe Farm, Ebford Lane. He said that Cllrs Bragg and Manser were Councillors in 2015 when an application for planning failed and subsequent appeal was lost for a number of reasons. He said the current proposal is for two large houses, each of some 4,500square metres with triple garages, and each with a large area of land. He went into some detail as to why this application should, again, be refused through lack of infrastructure, extra flooding problems would occur and the loss of hedges and scrub land would affect the wildlife greatly. He considered the proposed homes would not fit in with the local housing in Ebford Lane. Cllr Manser thanked him for his comments.

Ms Helen Zealewished to highlight a problem at Marsh Lane at the junction of the A376. The visibility was extremely poor on leaving the private road especially at the curvature. She had been in contact with Devon Highways and East Devon District Council but had received no assistance from either. She questioned why the speed limit cannot be reduced as she was fearful there would be a serious accident if no action was taken. Cllr Manser considered this matter should be highlighted to Cllr Sara Randall Johnson and to Devon Highways and he will write to both.

**Unanimous Vote to support this action.**

1. **District Councillor’s Report –**

Cllr Randall Johnson had circulated her report prior to the meeting.

Cllr Howe reported that the Strategic planning Committee had refused to reduce the “Green Wedges” in our area. There was a need to look at a green belt around Exeter. He felt that not only the flood plain should be protected, and it was essential to have a visual break from the built up area of the City,

Cllr Howe also reported he had looked into the excess flood lights at Redlands Garage. He had been informed the lighting had been put in place for insurance purposes, this had been reported to Highways and a number of Cllrs. Had also note this problem.

**10. Planning** – (heard earlier to accommodate Cllr Howe’s timetable)

**24/0110/FUL Branscombe Farm, Ebford Lane, Ebford EX 3 0QX** Proposed demolition of existing structures and erection of two dwellings, garages, improvements to existing vehicular access, hardstanding, landscaping and all associated development.

Cllr Manser confirmed this was an application was on a site that had been refused previously. He said that Ebford had no facilities. The bus service was infrequent, the school is more than a ten minute walk away and the road is unsafe, with a narrow path and difficult to the cross the road to Woodbury. He considered the proposed properties were out of character. Cllr Bragg agreed and out of keeping with the Neighbourhood Plan.

**Unanimous Vote to Object noting all points raised in 2014/15.**

**23/2506/MFUL Winslade Park, Clyst St Mary** Installation of solar array with associated infrastructure, access and landscaping.

Cllr Manser confirmed he had discussed this application with Bishops Clyst, About one third was in our Parish and two thirds in Clyst St Mary Parish. He said that the difficulty was the footpath that runs down past the church and Grindle Brook, and the putting in of a high fence would block the footpath. He considered that any humming noise would not cause problems as there were no houses nearby. Cllr Bragg considered this was not an attractive plan as the field at the bottom was prone to flood. Cllr Howe said that he believed that Bishops Clyst were putting in an objection, and Cllr Manser considered that would be the best solution, considering the access and the flood zone.

**Unanimous Vote to support Bishops Clyst and object on the same grounds.**

**24/0046/FUL New Farm Buildings, Woodbury Road, Clyst St George** – Extension to agricultural/livestock building.

Cllr Manser reported that this application was to extend the existing building, same height. Cllr Bragg considered this application should not be a cause for concern.

**Unanimous Vote to Support.**

**Cllr Howe left the Meeting.**

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

* Four emails warning of Yellow Weather from EDDC
* Email from Exe Estuary re the Winter Forum 2024
* Email from Annabelle Miller of Boyer Planning on current position with the NP
* Email re the Overgrown trees, brambles and curvature of A376.
* Email from Alison Smith re Public Right of Way -Diversion of Footpath 10
* Notification by phone re the strong floodlights at HKM Sales at Redlands Filling Station – too strong, too high and on throughout dusk until dawn. Following visit from EDDC the lights appear to have been lowered, and explanation given that they were on site for security and insurance purposes.

The Clerk confirmed these emails had been distributed.

**7. Finance -Clerk to Report**

The accounts had been circulated for review. The VAT repayment had been received in the sum of £1076.98 as detailed at last month’s meeting, together with the sum of £11,300 from East Devon District Council. This sum represents the moneys for the payment of the land that is in the course of being purchased, together with £1200 legal fees and £300 Land Registry fees. The Transfer form would be signed by Cllrs Manser and Marks and delivered to Cartridges confirming that we are now in funds, The Clerk confirmed that she anticipated completion would take place shortly. The Clerk called for a vote to support the transfer of the funds of £11,300 to Cartridges to enable completion.

**Unanimous Vote to support payment to Cartridges of the sum of £11,300.**

The Clerk then called for a vote for acceptance of the distributed accounts and to pay the Village Hall accounts in the sum of £18 and the Clerk’s salary.

**Unanimous Vote on acceptance of the accounts as distributed and payments to be**

**made.**

**8. Award of Grass Cutting Contract – Cllr Manser to Report:**

Cllr Manser confirmed that he had not approached Countrywide for a quote. He had received a quote from Aggett Bros in the sum of £3,120 plus £520 VAT. He met with David Aggett who was sincere in his abilities to carry out the work, which included the verges on the A376 and B3179 and the Rd. past Darts.

**Unanimous Vote to employ Aggett Brothers. For the grass cutting contract.**

**9. Transfer of Land update**

As completion was imminent, Cllr Manser would get quotes for 2m fencing etc.

**10. see Planning on 1st page.**

**11. Councillors’ Reports**

**Cllr Ward** expressed her support in the complaint of the lighting at Redlands Garage

**Cllr Bragg** had nothing to report

**Cllr Stubbs** (for Cllr Bowen) indicated the school were excited about further space.

**Cllr Manser** reported that Cllr Marks requested he raise the Redlands Garage lights too.

There being no further business the meeting ended at 8.25pm  
**Next Meeting: Wednesday 13 March 2024 at 7.30pm.**