

MINUTES OF A MEETING OF CLYST ST GEORGE
PARISH COUNCIL

held on 13 March 2024 at 7.30pm in the Parish Hall

Present: **Chairman:** **Cllr J Manser**
Councillors: **Bragg, Marks, Bowen, Piper, Stubbs, Ward**
Clerk: **Mrs. Cathryn Newbery**
Members of Public - **0**

- 1. Apologies for Absence:** None
- 2. Approval of Minutes** – Unanimous approval.
- 3. Declaration of Interest** – Cllr Bragg - Item 8 of Agenda
- 4. Open Forum** – none
- 5. District Councillor’s Report** –

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

Cllr Howe reported that the “Green Wedges” proposal had the day before been agreed to. More building sites – one at Hillside (Darts land) where there could be problems with access and at Martins Caravans at Clyst Road, had been proposed for the new Local Plan. It was hoped this will go out on a Section 18 Consultation in April. Cllr Manser enquired who would be consulted. Cllr Howe confirmed it would be a public consultation but more limited.

6. Emails received – Clerk to Report

- Several emails with weather warnings from EDDC
- Email from EDDC re flood alert.
- Email from Exe Estuary re the Winter Forum 2024
- Email from EDDC re Town and Parish Council Newsletter
- Email from EDDC re Dogbin charges.
- Email from EDDCwith Rural Bulletin
- Email from EDDC re East Devon District Council Consultations March 2024

The Clerk confirmed these emails had been distributed.

7. Finance -Clerk to Report

The accounts had been circulated for review. The credit balance of £13,271.49 includes the sum held in respect of the purchase of land that is currently in the hands of our Solicitors. Completion is expected imminently, and the money will be called for from our Solicitors. Outstanding accounts include £18 for the Village Hall and the Clerk’s salary.

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, as well as the £11,300 to Cartridges Law in respect of the transfer of land.

Unanimous Vote on acceptance of the accounts as distributed and payments as listed to be made.

8. Transfer of Land – update of current position

The Clerk reported that completion was imminent, and the completion funds were to be sent to the Solicitors in order to effect this.

9. New Open Space: Fencing & Footpath Diversion

Cllr Manser reported he had spoken to Devon County Council re F.P. diversion they indicated fees to pay were £800- this would be advertised in the London Gazette – but consultation fees could be waived and suggested we display plans on the notice boards saying we will be applying for a diversion to footpath 1, the hedges would be cut and the area tidied up, laying aggregate – any objections to be made within a month to the Parish Clerk. It was suggested the S106 money or the CIL money could be utilised for this purpose. Cllr Manser will include this in his report in the Clyst Valley News that the footpath is to be diverted.

Cllr Manser had obtained information on galvanised fencing which would be concreted into the ground, similar to the welded mesh at the school. Suggested wooden posts with green or black mesh to stop dogs. A discussion ensued on the colour. Cllr Marks indicated that composite or green fencing was discussed previously and he considered that Model Cottages residents would prefer that. Cllr Manser will continue to source fencing and will obtain some quotes. More discussion on security and whether the gates should be locked. Cllr Bowen thought the school may prefer the gates locked, but Cllr Manser confirmed it may be sufficient to have notices on the gates showing when the school would be using the space, and the school could lock themselves in with padlocks supplied by the Parish Council. This matter to be an Agenda item next month.

10. Planning

24/0108/FUL Oak Tree House, Old Ebford Lane, Ebford. Demolish existing house – 1 no replacement dwelling. Cllr Manser reported this application was for demolishing the large house and replacing it with a larger house. There were public comments regarding the proximity to Mount Ebford which is a listed property, and there were two previous applications which the Parish Council objected to. Short discussion ensued on the height and proximity to Mount Ebford.

Unanimous Vote to object on scale and height, noting the comments raised by local residents who are concerned at the impact on the area and Mount Ebford (G2 listed).

24/0333/VAR Barn Adjacent to Barley Way. Cllr Manser reported this application was for variation of condition no 2 (approved plans) of planning permission 21/1574/FUL.

Unanimous – No comment.

23/2661/LBC The Stables, Winslade House, Manor Drive, Clyst St Mary. Cllr Manser reported this application was for refurbishment including partial demolition, conversion and extension of building for leisure (Use Class F2) and apart hotel (Use Class C1) This application was not in our Parish. Cllr Howe added that a bat survey was to be carried out over the summer months.

11. Councillors' Reports

Cllr Piper reported on the severity of the potholes along the A376 dual carriageway. He also reported on the lighting at HKM Sales at Redlands Garage and effect on drivers on the A376 dual carriageway. Cllr Howe suggested Highways be contacted by anyone who is affected by these lights. Cllr Piper also commented on safety at the Courtbrook Farm turning. Cllr Manser confirmed the speeding limit was 50mph along the dual carriageway. Cllr Howe suggested that Councillors be approached with a view to having a meeting on site and obtaining their support. He confirmed that Cllr Gent sits on the Highways Committee.

Cllr Manser reported that he had a poster for the consultation on Clyst Valley cycling and walking, part of which would be the Clyst Valley Trail. He said this was on the East Devon District Council and Devon County Council websites. He will put it on the Parish Council Facebook page. Cllr Manser also reported that he was pleased that the potholes had been marked up in Ebford Lane, so hoped they would be filled in soon.

Cllr Stubbs confirmed she felt that if there was a speed limit and a crossing on the A376 it would be of great benefit.

Cllr Bowen requested that the bus stop be cleaned up again, and suggested we employ the same firm to do this work. Cllr Manser agreed this could be done after 1st April 2024.

Cllr Marks confirmed he had applied for the P3 grant and he anticipated we should receive the £300 shortly.

Cllr Bragg reported that the crossing at Pytte had very bad pot holes but considered they would have to wait until the summer months to be repaired. Cllr Manser agreed but suggested it could be reported.

There being no further business the meeting ended at 8.50pm

Date of next Meeting: 10th April 2024 following the Annual Parish Meeting commencing at 7.30pm