

**GITTISHAM PARISH COUNCIL  
MINUTES OF THE PARISH COUNCIL MEETING  
HELD ON 1<sup>ST</sup> FEBRUARY 2017**

**Present:**

**Gittisham Village Ward**

Cllr D Fallows (Chair)  
Cllr R Hayman (Vice Chair)  
Cllr M Walker

**Gittisham Vale Ward**

Cllr D Valentine  
Cllr R Pratt  
Cllr E Underdown

**In attendance:** Cllr Susie Bond (EDDC), Cllr Claire Wright (DCC), Cllr Sara Randall Johnson (DCC), Ms Fiona Clampin (clerk), John Adamson (member of the public), Stella Adamson (member of the public)

**Apologies for absence:** Cllr S Trumper, Cllr PC Clive Vickery, PCSO Phil Anning

Prior to the start of the meeting, John Adamson and Stella Adamson exercised their rights as parish residents to speak regarding a proposed footpath between the new Hayne Lane development and Gittisham village. Drawing on his many years of experience as a police officer, Mr Adamson commented that links such as these can encourage crime and anti-social behaviour. The Chair thanked Mr Adamson for this comment. Stella Adamson spoke regarding fund-raising for a defibrillator. She is a first-aid instructor and said she could offer training in the use of the device for no charge. Cllr Wright added that there could be some money available from the county if an application went in before the end of March. Members welcomed Mrs Adamson's offer to investigate further funding sources.

**PART I – NON-CONFIDENTIAL INFORMATION**

**158/16 To accept and approve apologies**

Apologies were received and accepted.

**159/16 To confirm the minutes of the meeting held on 4<sup>th</sup> January 2017**

The Minutes of the meeting held on 4<sup>th</sup> January 2017 were confirmed and signed by the Chairman.

**160/16 To receive the Beat Manager's Report**

The police did not send a report. The clerk agreed to get in touch with them for an update.

**161/16 To receive declarations of interest**

Cllr Underdown declared an interest in item 164/16 as his is the neighbouring property. Cllr Hayman declared an interest in item 166/16 as public rights of way cross the land he farms.

**162/16 Reports from County Council and District Council representatives**

Cllr Bond said EDDC is waiting for more information from the applicant as regards the Estate Yard and bridge applications.

Cllr Wright said there was still time to respond to the public consultation on schools funding. The address for responding is: [HighNeedsFundingReform.CONSULTATION@education.gov.uk](mailto:HighNeedsFundingReform.CONSULTATION@education.gov.uk) The Chair agreed to write on the parish council's behalf to local MP Neil Parrish and Hugo Swire with concerns over the formula used to calculate funding. At King's School for instance, said Cllr Wright, it could mean bigger class sizes and fewer subjects available at A-level in future.

Cllr Wright said she would invite Tom Vaughan from DCC to see what possibilities exist for reducing the speed of traffic through Gittisham village. Cllr Pratt raised a question about the future of Otter Rotters; Cllr Wright responded that the funding for community composting was still under review.

Cllr Randall Johnson said money was available from the county for footpaths and bridleways. She directed members towards the 10-point plan on the website <https://new.devon.gov.uk/prow/rights-of-way-improvement-plan/>. She explained that this meant the parish would have control over how the funding was spent, and said this had worked well in Colyford.

Cllr Randall Johnson left the meeting.

**163/16 To approve the February payments and to note the current bank balance**

It was resolved to approve the following payments:

0785	HMRC	£40.95	PAYE (Month 9)
0786	F J Clampin	£163.80	Clerk's salary and expenses
0787	P Sellick	£60	Gittisham Gazette distribution

The clerk left the meeting.

0788	F Clampin	£1,441.68	Income tax refund
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The clerk returned to the meeting.

Members were informed that the current bank balance stands at £17,124.77 (which includes the £7,000 in the business reserve account for contingency & depreciation).

Cllr Underdown left the meeting.

**164/16 To consider the following planning applications:**

a) Nags Head Farm Nags Head Road Gittisham EX14 3AW - proposed conversion of barn into two residential units

Members had no objections.

Cllr Underdown returned to the meeting.

**165/16 To note the latest planning decision notices**

There were no planning decision notices to report.

Cllr Hayman left the meeting.

**166/16 To consider public Rights of Way**

Members agreed to hold a public meeting on 25<sup>th</sup> February, 10.30am-12pm, to discuss definitive footpaths and bridleways. Cllr Pratt asked if a form could be produced asking members of the public about the existing network and other paths in use not marked on any map. This form is available from the DCC website.

Cllr Hayman returned to the meeting.

**167/16 Report from meeting with Baker Estates re Hayne Lane, 23.01.17, and to discuss further action**

Members noted Cllr Valentine's report, which is attached to these minutes. Cllr Valentine said he, Cllr Pratt and Cllr Bond met representatives from Baker Estates, who are developing the site west of Hayne Lane. They asked about the possibility of a pedestrian link between the new development and Gittisham village, but the developer said they would not be responsible for taking anything beyond the boundary of the site. Cllr Valentine told members that with significant development costs in the first few phases, the developer has negotiated a concession within the S106 agreement to provide 23 affordable homes in phase 1. Baker Estates has said it will exceed this and provide 27. Members expressed concern that this would mean affordable homes built on site in subsequent phases would be further away from any amenities in Honiton. The development is expected to take 6-7 years to complete.

**168/16 To consider limited residential development in the parish**

Cllr Valentine circulated a report to members regarding next steps for limited residential development within the village. He is due to meet Combe Estate to find out whether they would be willing to enter into a land sale to a Community Land Trust /Housing Association partnership, which parish council members support. The Chair thanked Cllr Valentine for his continuing work in this area.

Cllr Wright left the meeting.

**169/16 To consider the Honiton Neighbourhood Plan**

Cllr Pratt said the public consultation had gone out in the Midweek Herald last month; he promised to circulate the email link to the online version. Honiton Town Council is asking people to return their comments by 10<sup>th</sup> February.

**170/16 To consider progress on the modernisation of the play area, including regular safety inspections**

Cllr Walker agreed to speak to Len Abbott as regards molehills. Members heard that the anti-dog fouling signs had been installed.

**171/16 To consider work to be carried out by the lengthsman to maintain drains and ditches in the parish**

The clerk reported that she had purchased public liability insurance for the lengthsman from Arthur J Gallagher Insurers. Cllr Valentine said he would speak to Len Abbott about areas which need work.

**172/16 To consider future projects to be led by the parish council**

Members agreed to support fund-raising for a defibrillator. Stella Adamson said she would look at funding sources, including the charity Heartswell, which has provided equipment in Feniton. The clerk said Payhembury had secured a grant from Awards for All for its defibrillator.

**173/16 To approve a supplier for the parish amenity area maintenance contract, 2017-18**

The clerk said she had approached four contractors to invite them to bid for the annual maintenance contract, but had received two bids. Members resolved to appoint Michael Poll for another year.

**174/16 To discuss S106 grants**

The clerk admitted the title of this item should be S137 grants. The Chair said the parish council was empowered to make small donations to local charities. In the past organisations such as the Citizens Advice Bureau and transport provider TRIP (whose objectives have a direct benefit to residents) have benefited. Members agreed to invite suggestions from parishioners for charities in the area which would fit these criteria.

**175/16 To consider any late entry correspondence**

The Chair reported he and Cllr Wright were due to meet BT and Combe Estate on Friday 3<sup>rd</sup> February to discuss the location of a fibre-enabled box.

**176/16 Matters to be reported to DCC / EDDC**

Cllr Wright reference 162/16 traffic calming.

**177/16 Matters for the forward agenda**

It was agreed to include footpaths, employee and contractor pay, S137 grants, limited residential development, lengthsman work, play area, and Honiton Neighbourhood Plan on the next agenda.

**178/16 Clerk's Report**

None.

**179/16 Date of next two meetings. Wednesday 1<sup>st</sup> March and Wednesday 5<sup>th</sup> April 2017 at 7.30pm.**

Cllr Bond and members of the public left the meeting.

**PART II – CONFIDENTIAL INFORMATION**

**180/16 To consider excluding the public from the remainder of the meeting having regard to the nature of the business to be discussed.**

Resolved.

There being no further business the meeting closed at 2105 hrs.

## Notes of Meeting held 23<sup>rd</sup> January 2017 in The Parish Room, Gittisham

### Present :

Cllr David Valentine	Gittisham PC
Cllr Richard Pratt	Gittisham PC
Cllr Susie Bond	EDDC – Ward Member
Ian Baker	Managing Director, Baker Estates Ltd
Graham Hutton	Baker Estates Ltd
Steve Jolly	PPS Group

Following general introductions IB gave details of Baker Estates which was incorporated in 2015. IB had many years experience in house building having formerly been employed with MIDAS. It is a “family” business with access to significant funding. The company currently have 7 sites across Devon and West Dorset with developments ranging from 20 units to 300 units (Hayne Lane).

The Hayne Lane site was acquired in October 2016 and anticipate submitting a “Reserved Matters” application for phase 1 to EDDC in March 2017. Phase 1 will provide around 100 homes and will be a mixture of 1,2,3 and 4 bedroom homes. GH /IB emphasised their wish to undertake extensive public consultation prior to submitting the “Reserved Matters” application. They have already been in consultation with HonitonTC and have met a number of residents living in the Vale, in particular those residents whose properties have a boundary onto Hayne Lane. They are in regular discussions with the tenant farmer and officers at EDDC. They have also circulated a consultation notification inviting comments to Vale and village residents.

DV commented on the sensitive issues surrounding the site but emphasised that the Gittisham PC was keen to embrace and seek to integrate this new community into Gittisham village life.

GH advised that the initial infrastructure works would be in accordance with the conditions of the Outline Planning Permission and include the formation of the access to the site, including the realignment of Hayne Lane, the carriageway works under the railway bridge, the pedestrian links to Devonshire Road (the industrial estate) and the foul and surface water drainage including attenuation tanks as required by the drainage authority (DCC/EA). Existing culverts in Hayne Lane will be diverted to the SUDS proposals as part of this sites infrastructure works. No construction traffic will be allowed to access the site through Old Elm Road except in exceptional circumstances. As part of the submissions to EDDC a Construction Travel Plan will be presented which will include appropriate guidance for deliveries and signing etc.. No parking in the Vale will be permitted and suitable parking compounds at the site entrance will be provided.

The relationship with the farm was commented upon recognising that farms can be both noisy and smelly. Assurances have been given that access to the farm and farm shop will be maintained at all times. The southern boundary of the site with the farm buildings will be provided with mature landscaping.

All areas not under the control of residents will be managed by a Management Company. DV suggested that details of these areas be clearly delineated on a plan as part of the RM application.

The affordable Housing provision in Phase 1 is currently proposed to meet 23% (approx. 23 units). The balance to meet the 40% requirement to be met in the following phases. The S106 agreement did not require any affordable units until 75 units had been completed. The provision in Phase 1 exceeds the requirements of the S106 agreement. The affordable units will be “pepperpotted” throughout the site. The details are still to be confirmed. Cllr SB emphasised the need to ensure that groups of affordable housing should be avoided. There will be no differentiation in the designs for affordable and market housing.

The design concept has been the subject of considerable debate and will be fully documented in the RM submissions. The layout proposed is not one which is dominated by highway authority requirements and seeks to ensure that a more informal road layout is provided. The units will be predominantly 2 storey with some 2 ½ and 3 storey features. Cross sections will be provided to help with understanding the impacts of the 3 storey units. It is not anticipated that further 3 storey elements will be promoted in any of the later phases (3 and 4). A mixture of traditional designs with local materials will be used where possible. 2 car park spaces will be provided and all garages will be 6m X 3m to encourage use of garages for cars to minimise the need for on- street parking.

A significant proportion of open space/wildlife corridors including an equipped play area is included in the layout design and linked with a network of footpaths. Considerable discussion has taken place with EDDC and detailed proposals will be presented in the RM application.

DV/RP and Cllr SB drew attention to the importance of encouraging this new community to access the established village life in Gittisham and highlighted the wish to achieve a footpath link direct from the site to the village. IB/GH were happy to ensure a footpath link to the western boundary of the site but did not feel that they could take the footpath further. It was accepted that the PC should discuss this further with Combe Estate and be raised as part of the current footpath review.

It is anticipated that the development will commence in summer 2017 and is planned as a 6 to 7 year project. Consideration is currently being given to an appropriate name for the estate.

David Valentine  
Cllr for Gittisham PC