

**GITTISHAM PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING
HELD ON 15TH NOVEMBER 2017**

Present:

Gittisham Village Ward

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

Gittisham Vale Ward

Cllr R Pratt
Cllr D Valentine
Cllr E Underdown

In attendance: Cllr Susie Bond (EDDC), Cllr Phil Twiss (DCC), Ms Fiona Clampin (clerk), John Adamson (member of the public), Graham Hutton (Baker Estates), Tom Biddle (Baker Estates), Ian Baker (Baker Estates)

Apologies for absence: PCSO Phil Anning

103/17 To accept and approve apologies

Apologies were received and accepted.

104/17 To confirm the minutes of the meeting held on 2nd October 2017

The Minutes of the meeting held on 2nd October 2017 were confirmed and signed by the Chairman.

105/17 To receive the Beat Manager's Report

No crimes reported.

106/17 To receive declarations of interest

Cllr Hayman declared an interest in item 9b as his is the neighbouring property.

107/17 Reports from County Council and District Council representatives

School Transport: Cllr Twiss said there had been some confusion at Stagecoach in October regarding roadworks on Hayne Lane. Consequently for several days the company said it would not be serving Gittisham village, even though the roadworks did not affect the bus route. This caused problems for King's School pupils and their parents, with Stagecoach dropping Gittisham children in unsafe locations. Cllr Twiss said he had spoken to the relevant people to ensure this does not happen again. The Chair added that DCC's School Transport team now had a Plan B in place.

Old Elm Road gate: Cllr Twiss said he had met Mike Brown and been assured that a new lock was now in place and there is a key in DCC's offices. If the lock needs to be opened, the Fire & Rescue Service have the correct equipment. Cllr Pratt suggested a combination lock would be a better solution, which Cllr Twiss agreed to mention to Mike Brown.

Speed limits: Research is being carried out regarding speed limits of 20mph in certain areas, Cllr Twiss reported. He added that Gittisham Hill House had started a petition to install warning signs outside the residential home, following several accidents. Cllr Bond agreed to speak to Combe Estate about this.

Rights of Way: Cllr Twiss said an appeal elsewhere in the county had been kicked out, and he would be attending a meeting on Rights of Way in the future to see if what emerged could affect Gittisham parish.

DCC Health Scrutiny Standing Committee: Cllr Twiss said he had attended the first meeting of this, which discussed how the new model of care is performing. He will report back at future parish council meetings.

Cllr Bond said she attended the Devon Villages Development Plan Document hearing sessions last week, and was pleased to report that as Feniton doesn't have any allocated developments this will not impact on

school places for Gittisham children. Members noted that the Feniton Neighbourhood Plan is out for consultation.

108/17 To receive an update on the housing development west of Hayne Lane

Graham Hutton reported that there had been a reasonable amount of activity on the site, with work starting on the culvert. Western Power have also been involved. A Section 278 agreement will appear shortly, which will allow roadworks to be carried out over the course of 2018. The house construction will begin in the new year. The Chair asked that the tenant farmer be kept informed at all stages.

Tom Biddle said a reserve matters application had been submitted for Phases 2, 3 and 4 and was awaiting validation. It has the same design principles as Phase 1. Mr Biddle said the number of trees on the western edge had been increased, and a footpath added to connect parts of the site. There is now a storey height plan, and the number of multi-storey units has been scaled back, especially on the western edge. The plans so far presented are based on 40 per cent affordable housing.

Graham Hutton and Ian Baker discussed with members BE's proposal to amend the S106 agreement. Mr Hutton said Baker Estates believed the existing consent for 40 per cent was wrong, and that the latest proposal of 30 per cent represented a better mix of contributions. He felt that while it was difficult to satisfy all parties, this went some way to addressing some of the criticisms about the distribution of affordable housing.

Cllr Valentine urged caution however, and said that it was important to remember that the development was approved largely on the understanding that it would offer 40 per cent affordable housing, for which there is an urgent need across the district. Cllr Bond echoed this, saying that for EDDC it was an important policy and a review panel had been set up to look at developments in this context. Cllr Valentine reminded Baker Estates that ground rules had been established as to what can be done through a S106 agreement, to avoid developers offering sweeteners to councils in return for more open market housing. He said this should only include items which mitigate the adverse impacts arising from any development. Cllr Valentine asked Baker Estates to reflect on what the impacts were and how their proposals would mitigate them; members agreed that the parish council was not in a position to support a resolution backing a reduction.

However, Graham Hutton and Ian Baker encouraged the parish council to create a list of needs for this new community, and argued that by doing so the parish council's opinion would carry weight in any decision-making process at district level. Members discussed transport, healthcare provision, broadband, play areas and capital improvement to the village hall.

Members thanked Baker Estates for their desire to communicate with the parish and update them on progress on the site.

Cllr Twiss, Graham Hutton, Tom Biddle and Ian Baker left the meeting.

109/17 To approve the November payments and to note the current bank balance

It was resolved to approve the following payments:

0840	M Poll	£60	Grass cutting, (invoice ref. 452/17/9)
0842	M Poll	£60	Grass cutting, (invoice ref. 454/17/10)
0843	F J Clampin	£28.58	Clerk's expenses
0844	Len Abbott	£102	Lengthsman work in Oct 2017
0845	Len Abbott	£5.49	Lengthsman expenses in Oct 2017

Members were informed that the current bank balance stands at £20,004.23 (which includes the £7,000 in the business reserve account).

110/17 To note the latest planning decision notices:

- a) 17/0238/FUL Honiton Show Ground Nags Head Road Gittisham - Construction of steel framed timber clad building (to house machinery and equipment) together with the provision of 545m of

reclaimed tarmac roadway. **Approved with conditions.**

b) 17/0022/FUL Nags Head Farm Nags Head Road Gittisham EX14 3AW - Proposed conversion of barn into two residential units. **Withdrawn.**

111/17 To consider the following planning applications:

- a) 17/2241/FUL Hamlet Lodge Weston Honiton EX14 3PB - Extension to garage to provide workshop and alterations to access
- c) 17/2530/TRE - 7 Honeysuckle Drive Honiton EX14 2YL Oak: Removal of branches overhanging 7 Honeysuckle Drive back to previous approved lopping

Members had no objections in principle; however they agreed with Cllr Pratt's suggestion that the amount of pruning involved in b) should be brought to the tree officer's attention, and they would like to be reassured it follows best practice guidelines.

Cllr Hayman left the meeting.

- b) 17/2560/VAR Blamphayne Sawmill Gittisham Honiton EX14 3AN - Variation of condition 2 (approved plans) of planning permission 15/1172/MFUL (construction of workshops, stores and office/shop with associated landscaping and parking to allow for repositioning and re-profiling)

Members had no objections. Cllr Hayman returned to the meeting.

112/17 To consider limited residential development in the parish

Cllr Valentine said Wessex Community Land Trust had the right staffing levels to undertake this project. Funding to move this forward (and support things such as planning applications) is now available, so Cllr Valentine said he would be seeking urgent dialogue with Combe Estate.

113/17 To consider the provision of superfast broadband for Gittisham village

Cllr Twiss said he had met Paul Coles, BT's South West Regional Partnership Director, but there appeared to be no specific news for Gittisham. Cllr Twiss is meeting DCC's Economy team at the end of the month, and will ask how the council is planning to spend the Gainshare money. There appears to be a lack of clarity over how much is actually available. Cllr Twiss encouraged the parish council to write to Connecting Devon & Somerset again to ask for an update and when the village might be included.

114/17 To consider the Honiton Neighbourhood Plan

Cllr Pratt said another councillor had been appointed to the committee.

115/17 To consider progress on the modernisation of the play area, including regular safety inspections

There was no update on this.

116/17 To consider work to be carried out by the lengthsman to maintain drains and ditches in the parish

Cllr Walker agreed to ask Len Abbott if he could keep a watching eye on Dark Lane.

117/17 To adopt co-option procedures for filling a casual vacancy

The procedures were adopted (attached to these minutes). Members agreed a deadline of 22nd December for expressions of interest, with a decision made at the parish council meeting in January 2018.

Cllr Bond left the meeting.

118/17 To complete the annual review of effectiveness of internal control and risk assessment

Members adopted the risk assessment, which now includes a section on the defibrillator.

119/17 To complete the annual review of standing orders and financial regulations

Members adopted the standing orders and financial regulations.

120/17 To consider any late entry correspondence

Members approved the design of the Vale noticeboard, which the clerk will now source from Creative Solutions in Axminster. The Chair reminded members that roadworks on Parsonage Lane would start on Monday 20th November for four days.

121/17 Matters to be reported to DCC / EDDC

As above.

122/17 Matters for the forward agenda

It was agreed to include Hayne Lane, limited residential development, lengthsman work, play area and Honiton Neighbourhood Plan on the next agenda.

123/17 Clerk's Report

The clerk confirmed that Cllr Fallows is the snow warden; Cllrs Hayman and Walker have been trained as volunteers. She promised to forward an email to councillors which shows how to report empty or damaged grit bins.

124/17 Date of next two meetings. Wednesday 6th December 2017 and Wednesday 3rd January 2018 at 7.30pm in the parish room.

There being no further business the meeting closed at 2140 hrs.

Chairman.....

6th December 2017