

**GITTISHAM PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING
HELD ON 2ND AUGUST 2017**

Present:

Gittisham Village Ward

Cllr D Fallows (chairman)
Cllr S Trumper

Gittisham Vale Ward

Cllr D Valentine
Cllr R Pratt

In attendance: Cllr Susie Bond (EDDC), Cllr Phil Twiss (DCC), Ms Fiona Clampin (clerk), John Adamson (member of the public), Stella Adamson (member of the public), Tom Biddle (Baker Estates), Steve Jolly (Newgate Communications), Matt Barrow (Connecting Devon & Somerset), Tom Dodd (Economy team, DCC), Justin Lascelles (Combe Estate)

Apologies for absence: Cllr M Walker, Cllr R Hayman, Cllr E Underdown, PCSO Phil Anning

39/17 To accept and approve apologies

Apologies were received and accepted.

40/17 To confirm the minutes of the meeting held on 13th June 2017

The Minutes of the meeting held on 13th June 2017 were confirmed and signed by the Chairman.

41/17 To receive the Beat Manager's Report

The police did not send a report this month.

42/17 To receive declarations of interest

None.

43/17 Reports from County Council and District Council representatives

The Chair welcomed Cllr Twiss to his first meeting in his new role as county councillor for Feniton & Honiton. Cllr Twiss said although his DCC E Mail account, phil.twiss@devon.gov.uk is now live and working, he is required for compliance of PSN (Public Services Network) security of data to access them on a dedicated DCC laptop. It might speed up responses in some instances with a cc to his private address, which is philtwiss@btopenworld.com. He is meeting the head of IT in the near future, in order to find a more workable solution.

Highways: the new Highways contractor Skansa are settling in to their role and Cllr Twiss said he had raised concerns with both them and DCC at the backlog of jobs clearing drains and ditches. They now have the correct equipment to undertake both tasks and he will keep on the case with DCC Highways neighbourhood Officer Mike Brown to ensure the backlog is cleared.

Honiton Hospital: the local Clinical Commissioning Group has taken a decision to close in-patient beds in Honiton (as well as the maternity unit currently closed for three months due to lack of staff to run the unit safely). The hospital minor injuries unit and other out-patient clinics and services provided at the hospital are not affected at this time.

Cllr Twiss explained that he sits on the DCC Health and Adult care scrutiny committee and at its meeting on the 25th of July asked a series of questions (as attached) to representatives of the CCG, R, D & E and others, concerning the proposed closure of in-patient hospital beds at Honiton Community Hospital. The committee had the option of referring the proposals to the Secretary of State for review. Cllr Twiss was unhappy with the replies he received and not satisfied that the consultation was conducted fairly or correctly or how the new service could work without some sort of interim stage between acute hospital and home, disadvantaging people in our area. He voted to refer; however the vote was lost by seven votes to six.

Cllr Bond requested that residents contact csc@eastdevon.gov.uk or telephone 01395 571515 to report problems with recycling. Alternatively, she suggested downloading EDDC's app (for those with a smart phone) and sending complaints through the 'Report It' tab.

44/17 To approve the August payments and to note the current bank balance

It was resolved to approve the following payments:

0818	HMRC	£41.46	PAYE (Month 4)
0819	F J Clampin	£174.44	Clerk's salary and expenses
0820	M Poll	£60	Grass cutting, (inv. ref. 430/17/6)
0821	M Poll	£60	Grass cutting, (inv. ref. 425/17/5)
0822	P Sellick	£60	Gazette distribution
0823	Len Abbott	£255	Lengthsman work in June 2017
0824	Len Abbott	£6.08	Lengthsman expenses in June 2017
0825	Len Abbott	£102	Lengthsman work in July 2017
0826	Len Abbott	£22.35	Lengthsman expenses in July 2017

Members were informed that the current bank balance stands at £19,169.36 (which includes the £7,000 in the business reserve account). The clerk said a donation from the Gittisham fete for the defibrillator had been received of £350.

45/17 To note the latest planning decision notices

- a) 17/0931 1 Mitchell Cottages Gittisham Honiton EX14 3AF
External and internal alterations to existing utility and new window to existing first floor bathroom. **Approved.**
- b) 17/0899 2 Riverside Cottages Gittisham Honiton EX14 3AE
Replace existing roof and window and addition of new rainwater goods and fascia to bathroom extension on rear (north west) elevation. **Approved.**

46/17 To consider the following planning applications:

- a) 17/1053/MFUL Land At Meadow View Nursery Honiton - Proposed development of garden centre, incorporating new building, covered sales area, outdoor sales area, storage and car parking and widening of the access

Members had no objection in principle to this application. However, parish councillors said they would like the following concerns to be noted:

The application site lies within the 15 ha employment allocation (Strategy 23) which was clearly identified as being for B Class use only. The introduction of a significant retail use is clearly contrary to this policy. The previous nursery use was minor and did not involve any indirect retail sales. It is clear that the application proposal will intensify significantly the use of the site and will provide a range of retail goods which will undermine the viability of existing traders both in the town centre and on the Heathpark Estate. The Parish Council accepts that a Certificate of Lawfulness has been issued for the use of the site as a nursery but this proposal is for a Garden Centre and will introduce a wide range of goods both directly and indirectly associated with a traditional nursery use. Traditionally it has been extremely difficult to control the growth of a garden centre once it has been established on a site. The land owner owns adjoining land which could provide for significant further growth.

The PC considers that a "Design Statement" for the 15 ha employment allocation providing detailed guidance including access arrangements and design concepts should be prepared prior to the granting of any development within the Employment Allocation. In the absence of such a statement a development in isolation will lead to a multiplicity of design concepts being put forward which will be to the detriment of the visual qualities of this countryside location and highly visible from the Blackdown Hills AONB. The two storey building proposed will be, in isolation, highly visible and the proposed development is considered to be premature until an adopted Design Statement is in place. The access to the application site is along a single carriageway width road without any parking restrictions and footpaths. The provision of 43 car park spaces is considered to insufficient to meets the requirements of this proposed development and

will lead to off site parking which will be detrimental to the road users and pedestrians. There are also concerns regarding localized surface water flooding and drainage issues in the vicinity of the application site.

- b) 17/0942/MRES Land West Of Hayne Lane Gittisham - Reserved matters application in respect of matters of appearance, landscaping, layout and scale for the construction of 85 no. residential dwellings and associated garages, infrastructure and landscaping together with discharge of condition 4 (Construction Management Plan) all in association with outline permission 13/2744/MOUT

Gittisham Parish Council welcomes the amendments made to this Reserved Matter application. The amendments, in general, provide positive improvements to the original submission; however, the fundamental objections raised by the Gittisham PC have not been addressed and the following OBJECTIONS still remain.

1. The Parish Council OBJECTS strongly to the intensive urbanisation as presented in the street scenes and in particular, to the use of 3 storey developments which are totally alien and out of character with the countryside location of this site which is in close proximity to an AONB and do not relate architecturally to any residential development in the immediate area. It is noted the sections across the site have confirmed that the 3 storey residential block to the south of the application site is considerably higher than the adjoining farm buildings and will be an unwelcomed intrusion in the countryside. The design concepts used in the layout lack any form of local distinctiveness and fail to reflect building forms (e.g. groups of farm buildings) typical of a countryside location and rely solely on urban concepts.

2. The Parish Council also OBJECTS to the lack of a substantial landscape corridor along the southern boundary (abutting the farm buildings of the adjacent farm) of the site. The addition in the amended plans of a small number of trees is welcomed but it is considered that the provision of a more substantial landscape corridor along the southern boundary would help to mitigate against the impacts (noise, smell, flies, etc.) of farm activities on the amenities of the new residents. .

3. The Parish Council supports the statements made in the original supporting documentation, that except for exceptional circumstances, there are no proposals to open up Old Elm Road. The Gittisham Parish Council would OBJECT strongly to any reversal of this position.

Other Matters

1. The provision of “affordable housing” in 3 apartment blocks will not provide the level of integration with other housing that had been previously envisaged.

2. The inclusion of 2 shared ownership properties in this phase is noted.

3. The landscaping provisions along the Hayne Lane frontage are welcomed.

4. It is regrettable that there is no proposal to provide for any renewable energy features in the design of dwellings.

5. The Parish Council would wish to seek assurances that:

(i) The footpath provisions along Hayne Lane to Devonshire Road, including suitable crossing points, are provided prior to occupation of any residential unit.

(ii) That appropriate signage is provided at junctions with the Sidmouth Road to ensure that construction traffic is prohibited from using Hayne Lane to the south of the site.

(iii) That in accordance with the conditions of the Outline planning permission, plans for nesting and roosting boxes for wildlife (bats, swifts, house martins ,dormice etc.) will be forthcoming and provided.

(iv) That, at all times, vehicular and pedestrian access will be maintained to Bartletts Farm, shop and coffee shop.

Cllr Valentine said it was unfortunate that the parish council had not been consulted in any way regarding the design code for the site. Tom Biddle and Steve Jolly defended Baker Estates' approach to the site and said it would successfully incorporate local styles. They explained that the affordable housing element would be peppered throughout the development and would include more housing in Phase 1 than originally thought. Cllr Trumper asked for reassurances over the quality of the new build, following recent reports in the press. This is the company's biggest site, and therefore Baker Estates is keen to get this right, said Tom Biddle. Members heard that there would be a pedestrian link to Old Elm Road, and a footpath underneath the railway bridge. The Chair urged Baker Estates to make it clear in its literature to future residents that the development is in Gittisham parish.

Tom Biddle and Steve Jolly left the meeting.

- c) 17/1605/FUL Kings Cottage Gittisham EX14 3AS - Construction of two storey rear extension and alterations to landscaping
- d) 17/1606/LBC Kings Cottage Gittisham EX14 3AS - Construction of two storey rear extension including alterations to existing building to form internal connection

Members had no objection in principle to the above applications, subject to satisfactory outcome of consultation with conservation officer. However, concerns were noted on the pressure placed on capacity of the sewers.

John and Stella Adamson left the meeting.

- e) 17/1441/LBC 2 Drillers Cottages Gittisham EX14 3AQ - Internal alterations and insertion of rooflight and vent on north elevation of main cottage; elevation of main cottage and the conversion of outbuilding
- f) 17/1654/FUL 2 Drillers Cottages Gittisham EX14 3AQ - Conversion of outbuilding

Members had no objections to the above applications. John and Stella Adamson returned to the meeting.

47/17 To receive an update on the provision of superfast broadband for Gittisham village

The Chair provided the following summary of the situation to date: the parish is connected to two exchanges - the Eastern portion and a few of the village's outliers, to the Honiton Exchange, the Western to Feniton. Honiton and Feniton exchanges have been 'Fibre Enabled'. This summary is concerned with the service provided to the historic village.

The nearest fibre-enabled cabinet is 1.5 miles from the centre of the village. Broadband speeds for most residents are below 1Mbs except during the rare occurrences when traffic is light. This service is unacceptable and is materially hindering the professional, business, educational and social activities of the residents.

Connecting Devon and Somerset (CDS) have a multi-phase approach to the provision of High Speed Broadband. The Village was originally not in phase 1 of the project (due to end Dec 2016), but was added with the agreement of the contractor, BT Openreach (BTO) as an extension of the phase towards the end of 2016. BTO proposed providing a fibre-connected cabinet 0.3 miles to the West of the centre of the village. The fibre was to be connected to the Feniton exchange via a new 0.8 miles line of poles. Early in 2017 work began, but BTO had not consulted with the landowners and tenant farmers on the route or the provision of poles. Those affected were unwilling to provide a wayleave for the poles, so the work ceased, as did BTO's involvement. The village is not in phase 2 of the CDS project. However it is proposed that a few outlying properties, on the borders of Honiton, are to be connected with fibre to property by the Phase 2 provider (Gigaclear). It is not clear to us whether the residents concerned have to make a financial contribution for this service. Our County Councillor is trying to negotiate an extension west of the phase 2 provision to the village residents and has secured the promise of permission from the landowner for mini-trenching a fibre cable.

What now? Village residents are stuck with a 20th-century broadband provision for the foreseeable future. We are not a large community, but neither are we scattered or remote: the main fibre superhighway to the SW passes through the parish. Our councillor (only recently elected to represent us) has promised to help, but we will have to see what the terms and conditions of any offer are. It seems to us that High Speed Broadband provision is a total post-code lottery.

Matt Barrow from CDS said this was an accurate summary of the situation to date. He explained that CDS had made it clear to Gigaclear they should consider as a priority the remaining communities with low broadband speed. However, it appeared that the final selection would fall to the service provider, and therefore the possibility still exists that the village may be overlooked. Those properties serviced by Gigaclear would pay a connection fee (of around £120) and then around £45 / £50 a month for superfast broadband. Phil Twiss said the potential fly in the ointment remains the cost of installation of such services, which falls to the owner of the premises, if there is no support to cover the costs.

However, it emerged that under a different funding mechanism called Gainshare, there was the possibility of using money raised by BT's involvement in phase 1 to fund cabling to the village. Justin Lascelles said Combe Estate's offer to fund the excavation work still stands. However, Matt Barrow said the parish would have to wait for the outcome of various meetings in September to see if Gigaclear had decided to include more of the village in the Phase 2 roll-out. Cllr Twiss said he would speak to Paul Coles at BT about the ducting option.

Matt Barrow, Tom Dodd, Cllr Phil Twiss and Justin Lascelles left the meeting.

48/17 To consider limited residential development in the parish

Cllr Valentine told members he would report back at the next meeting when he had spoken to Combe Estate about the outcome of the trustees meeting on 12th July.

49/17 To consider fund-raising for a defibrillator in Gittisham village

The Chair said there would be a first aid / CPR event in the village hall on 9th September, run by Stella Adamson. He agreed to complete an application form with the clerk for the defibrillator from the Community Heart Trust, as well as considering applying to other fundraising sources. The clerk said the insurance policy would require an additional £16 to cover the equipment, based on a £2,000 cost. She agreed to draft a press release for the September event and to alert The Pig to the defibrillator's presence once it has been purchased.

John and Stella Adamson and Cllr Susie Bond left the meeting.

50/17 To consider the Honiton Neighbourhood Plan

Cllr Pratt reported that the number of steering group members is too small and that funding is needed for analysis of the questionnaire and the possible payment of a consultant to progress this project. There is slow progress at present and a feeling of frustration within the group.

51/17 To consider progress on the modernisation of the play area, including regular safety inspections

Members heard that action had been taken to carry out minor maintenance work as outlined in the annual safety inspection.

52/17 To consider work to be carried out by the lengthsman to maintain drains and ditches in the parish

Cllr Pratt said notices have been placed in the Vale to request volunteers to help out with weed clearance. Sessions in association with the lengthsman to be notified in due course.

53/17 To consider any late entry correspondence

The clerk agreed to investigate availability of the village hall on a different evening, following a request from the Folk Dance group to book the hall on the first Wednesday of every month from January 2018.

54/17 Matters to be reported to DCC / EDDC

The clerk agreed to let Cllr Twiss know about the missing finger post on the Honiton-Sidmouth road, as well as the deteriorating state of the road along Parsonage Lane towards the Sidmouth Road. The Chair said part of the bridge in the centre of the village had been taped off, following a collision with a vehicle. This will need to be repaired.

55/17 Matters for the forward agenda

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

56/17 Clerk's Report

None.

57/17 Date of next two meetings. Wednesday 6th September and Wednesday 4th October at 7.30pm

There being no further business the meeting closed at 2150 hrs.

Chairman.....

6th September 2017