

**GITTISHAM PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING
HELD ON 5TH SEPTEMBER 2018
in the Parish Room, Gittisham**

Present:

Gittisham Village Ward

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

Gittisham Vale Ward

Cllr R Pratt
Cllr D Valentine
Cllr A Wilkins

In attendance: Cllr Susie Bond (EDDC), Graham Hutton (Baker Estates), one member of the public, Fiona Clampin (clerk)

Apologies for absence: Cllr Phil Twiss (DCC), PCSO Darren England

68/18 To accept and approve apologies

Apologies were received and accepted.

69/18 To confirm the minutes of the meeting held on 18th July 2018

The minutes of the meeting held on 18th July 2018 were confirmed and signed by the Chair.

70/18 To receive the Beat Manager's Report

The police did not send a report.

71/18 To receive declarations of interest

Cllr Hayman declared an interest in minute ref 74 a, b & c, as his is the neighbouring property of Blamphayne Sawmill and also tenant of landowner Combe Estate.

72/18 Reports from County Council and District Council representatives

Roads & Bridges

In his report sent prior to the meeting, Cllr Twiss reminded members of the process of reporting a pothole, surface defect or any other kind of problem to DCC. He said the simplest and quickest way is to go online at <https://new.devon.gov.uk/roadsandtransport/report-a-problem/> where uploading a picture of the problem and pinpointing the exact location on the interactive map really does help.

Cllr Bond said that after pushing continuously for an update on the Greater Exeter Strategic Plan (GESP), the joint plan with Exeter City Council, East Devon District Council, Mid-Devon District Council, Teignmouth District Council and Devon County Council, a report finally came to Strategic Planning on 4th September. It proposed a consultation exercise (Our New Vision and How We Make It Real) to run for 6 weeks from 5 October. The consultation document had to be approved by all the councils for it to go ahead. Cllr Bond said as a committee, several concerns were expressed about the tone of the document which would make analysis of the resulting responses almost impossible. The document asks four questions:

- Do you have any comments to make on the vision?
- Do you have any comments to make on the key part of the transport strategy?
- What is the most important issue you would like to see tackled or infrastructure project you would like to see happen in Greater Exeter and why?
- Do you have any comments to make on the idea of an infrastructure deal with the Government?

The last question refers to the aspiration for a Growth Deal with the Government which would provide upfront money for infrastructure in exchange for higher than currently anticipated levels of housing development. The report was thrown out by the committee with a request that the consultation document should be rewritten to genuinely intend to secure quantifiable results.

National Planning Policy Framework

Cllr Bond explained that the new NPPF was published in July 2018 and district councillors were getting to grips with it. East Devon has been ordered by the Government to build 844 houses per year. For Gittisham, probably the most radical change is that subdivision of rural properties is now permissible.

73/18 To receive an update on the Hayne Lane development

Graham Hutton from Baker Estates said construction of the affordable homes was well underway. He reported that 25-30 homes would be occupied before the end of the year. As regards confusion over traffic signage, Mr Hutton said this was being investigated. He added that he had been in contact with DCC to find out if the speed limit, at least on part of Hayne Lane, could be reduced.

Members discussed with Mr Hutton the travellers who had occupied the patch of land at the end of Old Elm Road for one night during the summer. The clerk agreed to contact Cllr Twiss to find out whether anything could be done to prevent this from happening again.

Graham Hutton proposed devising a welcome pack for new residents, to include a note from the parish council and a copy of the Gittisham Gazette. This was welcomed by councillors. Cllr Hall added that the parish council should remind local businesses, especially new ones, of the talent pool on their doorstep.

Cllr Wilkins said he would contact Cllr Twiss to enquire whether a new bus stop next to the gate at the end of Old Elm Road could be installed.

In response to Cllr Valentine's request, Graham Hutton agreed to forward details of the management company which will be looking after the Hayne Lane site once it has been incorporated.

Graham Hutton and Cllr Hayman left the meeting.

74/18 To consider the following planning applications:

- a) a) 18/1155/FUL - Rapshayes Farm Gittisham EX14 3AB - Conversion of barn to holiday accommodation
- b) b) 18/1156/LBC - Rapshayes Farm Gittisham EX14 3AB - Conversion of barn to holiday accommodation

Members agreed to have no objection to this application, providing it meets with the approval of the conservation officer (LBC). There was some disappointment however that another holiday cottage was proposed for the village.

- c) 18/1745/VAR - Blamphayne Sawmill Gittisham Honiton EX14 3AN - Variation of Condition 6 (use condition) of planning permission 17/2560/VAR (variation of original permission for construction of workshops, stores and office/shop) to allow the entire building to be used for B2 or B8 uses

Members agreed they did not object to the original application to site a new unit at Blamphayne Sawmills, trusting that the purpose of the new unit was to be used for the expansion of the existing business (as stated at the time). The Parish Council is disappointed to note that the new unit is already being lined up for use by other businesses and that the new unit may create a mini business park in a rural location, when there are vacant units on the Heathpark estate. The Council also has concerns over whether the insurance and Health & Safety issues mentioned in application 15/1172/MFUL have been or will be fully mitigated. Council wishes to reserve its position regarding this application until further clarification is provided.

Cllr Hayman returned to the meeting.

- d) 18/1161/COU - Meriden House Nags Head Road Gittisham Honiton EX14 3AW - Subdivision of existing dwelling to create two dwellings

Members agreed to have no objection to this application, providing it meets with the approval of the conservation officer.

75/18 To note the latest planning decision notices

- 18/0637/OUT 1 Hamlet Cottages Weston Honiton EX14 3PB - Removal of workshops and construction of detached two storey dwelling and detached garage (outline application with all matters reserved) - **Refusal.**
- 18/0781/CPE Weston Nags Head Road Gittisham EX14 3AW - Certificate of lawfulness for the established use (in excess of 4 years) for occupation of the dwelling in breach of the use of the property solely for holiday accommodation - **Approval.**
- 18/0864/FUL Rapshayes Farm Gittisham EX14 3AB - Extension to agricultural yard to provide parking and storage for agricultural machinery and equipment - **Approval with conditions.**

76/18 To consider the provision of superfast broadband for Gittisham village

In his report sent prior to the meeting, Cllr Twiss said he was continuing to push Connecting Devon & Somerset (CDS) for a definitive timeline for delivery of superfast broadband to central Gittisham and outlying properties in the parish not currently in plan. Any roll-out, he explained is linked to the build of the "Farway packet", which is already in the CDS programme reaching as far as Coign/Rectory Cottage area). He said if there are no major obstacles in physically building the network, the extension in to Gittisham village may be sooner than at the end of the Farway packet build out. However, this will not become clear until the end of March 2019 as the Farway packet build progresses. Matters have not helped Gigaclear to build the physical network due to the financial failure of their main contractor Carillion and there is certainly some catching up on network build taking place. Cllr Twiss said the latest news was a big step in the right direction. He added that he was discussing the Gittisham position with another fibre provider who may be able to offer an alternative fibre solution as well. Cllr Hall agreed to contact Cllr Twiss to discuss further.

77/18 To consider measures to reduce traffic speeds in Gittisham village

Cllr Wilkins said DCC had replied to his second message to explain that an assessment was due to be carried out before 3rd September. He circulated a draft letter to The Pig, which members approved.

78/18 To consider fundraising for a defibrillator in Gittisham Vale

The clerk said the Parishes Together funding from EDDC had been received, totalling £1,586.50. Cllr Pratt said the final preparations were being made for the plant sale on 8th September. Cllr Bond agreed to publicise this on the Feniton Facebook page. The Chair said the Beaumont Trust could potentially offer to fund a contribution towards the defibrillator.

79/18 To consider limited residential development in the parish

Cllr Valentine reported that the steering group to establish a Community Land Trust (CLT) had agreed on a legal model for the CLT. This will take the shape of a Community Benefit Society (CBS), which offers a number of benefits including open membership and a democratic structure of one member, one vote. The community can purchase shares, and these shares (costing £1 each) can be used for the management of the CLT. Cllr Valentine added that the CBS needed to be registered with the Financial Conduct Authority, and this would cost £40. Members resolved to approve funding for this, which will be issued at the next parish council meeting. Cllr Valentine said honorary roles had been agreed at the meeting, with himself as Chair, Helen Hayman as Secretary and Damian Furniss as Treasurer.

80/18 To consider progress on the modernisation of the play area, including fundraising and regular safety inspections

The clerk reported that DCC's Investing in Devon had donated £2,000 towards the play area equipment. Councillors expressed thanks for the generous donation, and to Cllr Hall for preparing the application. Cllr Hall agreed to speak to Len Abbott about the bolts on the bird's nest swing, and also concerning cutting the hedge. Cllr Hayman said his new machine was now too wide to fit through the gate. Cllr Hall agreed to contact Safe and Sound Playgrounds about the small roundabout, which no longer rotates. She said she would also investigate a new slide, ideally before the weather gets too cold.

81/18 To consider work to be carried out by the lengthsman to maintain drains and ditches in the parish
None.

82/18 To consider S137 charitable donations
Members agreed to support Hospiscare with a donation of £100.

83/18 To approve the September payments and to note the current bank balance
It was resolved to approve the following payments:

0897	HMRC	£41.46	PAYE
0898	F J Clampin	£165.15	Clerk's salary & expenses
0899	P Sellick	£60	Gazette printing and distribution (Vale)
0900	Michael Poll	£60	Grass cutting, ref. 504/18/7
0901	Michael Poll	£60	Grass cutting, ref. 509/18/8
0902	Hospiscare	£100	S137 donation
0903	Len Abbott	£165.75	Lengthsman work, June 2018
0904	Len Abbott	£165.75	Lengthsman work, June 2018
DD	NEST	£11.19	Clerk's pension (£6.22 employer monthly contribution and £4.97 employee contribution)

Members were informed that the current bank balance stands at £17,300.68 (which includes the £7,000 in the business reserve account). Members thanked the village fete committee for its donation of £160 towards the play area. The clerk agreed to present a half-yearly budget review at the next meeting.

84/18 To consider any late entry correspondence
Cllr Walker proposed an event in the parish to mark the centenary of WWI. Members agreed to support a tea party in the village hall. Cllr Hall said she would take this forward.

85/18 Matters to be reported to DCC / EDDC
None.

86/18 Matters for the forward agenda
It was agreed to include Vale defibrillator fundraising, Hayne Lane, limited residential development, broadband, lengthsman work, speed limits for Gittisham village and play area on the next agenda.

87/18 Clerk's Report
None.

88/18 Date of next two meetings. Wednesday 7th November and Wednesday 5th December 2018 at 7.30pm in the parish room.

There being no further business the meeting closed at 2100 hrs.

Chairman.....

3rd October 2018