

GITTISHAM PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING
HELD ON 6TH NOVEMBER 2013

Present:

Gittisham Village Ward

Cllr D Fallows (chairman)

Cllr R Hayman

Cllr Ms S Trumper

Cllr Ms Maggie Walker

Cllr E Underdown

Gittisham Vale Ward

Cllr D Valentine

In attendance: Cllr Sara Randall-Johnson (DCC), Cllr Claire Wright (DCC), Ms Fiona Clampin (clerk), Ed Heynes (Ed Heynes Planning for item 90/13), Charlotte Robinson (Welbeck Strategic Land for item 90/13), Jeremy Penfold (WSP Engineering & Environmental Consultants for item 90/13), Barbara Mullett (member of public), Sue Fallows (member of public)

Apologies for absence: Cllr M Edmonds, Susie Bond (EDDC)

84/13 To receive and accept apologies

Apologies were received and accepted.

85/13 Minutes

The Minutes of the meeting held on 2nd October 2013 were confirmed and signed by the Chairman.

86/13 To receive the Beat Manager's Report

The police did not provide a report this month.

87/13 To receive declarations of interest

None.

88/13 Reports from County Council and District Council representatives

Cllr Bond sent a report in her absence, as outlined below:

- The **Local Plan** is currently with the Planning Inspectorate and the Examination in Public is scheduled to start on 11 February 2014.
- The latest report on figures for the **5-year land supply** is that EDDC can currently (September 2013) demonstrate a 5.19 year land supply. A report on this will be presented to Development Management Committee on 12 November 2013. However, because of persistent under-delivery, EDDC now has to demonstrate a 6-year land supply and because of this under-supply is at risk of inappropriate development. The Planning Inspector will report back to EDDC and at that point EDDC will re-assess their housing figures. At the moment, EDDC is confident that the 5.19 year figure is sound and can be defended at appeal. However, the 6-year land supply figure requires a further 1000 houses to be built in the next 5 years.
- I attended the **Welbeck exhibition** at Honiton Business Centre. This site, for 300 houses, is a reserve site and as such should not be considered until all housing options have been exhausted up to the end of the plan period (2026). However, there are risks given the lack of a Local Plan and the housing figures. The houses would form part of the Honiton housing allocation (450 houses), of which about 120 have already been built within the town's Built-Up Area Boundary. This site

would take up most of the rest of Honiton's allocation. I look forward to hearing the views of the Parish Council on this site, when any application is put in to EDDC.

- The police investigation into the activities of former **Councillor Graham Brown** is continuing. A report by EDDC's internal auditors on governance of councillors has been published which assesses whether systems were in place to counteract any possibility of bribery and corruption. The report concludes that EDDC's systems and processes are adequate, and that councillors' declarations of interest are in place. It can demonstrate that exempt and sensitive information is well managed and that a robust complaints procedure is in operation. The report is being presented to the Audit and Governance meeting on Thursday 14 November.

Cllr Wright said she would be providing strongly-worded statements from the heads of Feniton and Ottery primary schools, and King's School at DCC's cabinet meeting the following week regarding development in their area which could put pressure on school facilities. She also said DCC's youth services consultation was now being scrutinized by the UK Youth Parliament and she would report back with its response.

Cllr Randall-Johnson provided figures on how school applications had been carried out in the last round of admissions. Of 20,000 placements for secondary education, 97% of applicants were given their first choice, 99% were awarded their first, second or third choice, and a total of 93% did the whole process online, cutting down on admin costs. For primary school admissions, 95% were given their first choice, 98% were awarded their first, second or third choice, and a total of 96% completed the application online. She also explained that DCC is reviewing its provision for care homes. There is a high percentage of people with dementia, which requires a different form of support in a care home or nursing home.

Cllr Randall-Johnson left the meeting.

89/13 To approve the November payments and to note the current bank balance

It was resolved to approve the following payments:

0604	Honiton PCC	£80	Gazette printing costs
0605	HMRC	£31.20	PAYE
0606	F J Clampin	£176.79	Clerk's fee and expenses

Members were informed that the current bank balance stands at £9,995.74.

The Chair said he'd intended to buy the village telephone box for £1 under BT's Adopt scheme, following last month's meeting. However this would involve BT removing the working apparatus. Members resolved to support this action and the Chair said he would now proceed to purchase it on behalf of the parish council.

Barbara Mullett said the total cost of printing the Gittisham Gazette for the year was £296.58, of which £240 is actual printing, and £56.58 is paper and one black ink cartridge. The remaining amount owed by the parish council will be settled at a later date.

90/13 To discuss with representatives of Welbeck Strategic Land the proposal to develop a site west of Hayne Lane in Gittisham parish

The Chair told those representing the consortium planning to develop a site at Hayne Lane that the council would like to reserve its position until a formal planning application is submitted. Most members had been to see the public consultations held in Honiton in October and Gittisham village hall on 5th November, and understood the outline of the proposals.

Cllr Trumper asked the three present to explain their relationship to one another and also to Savills and the Marker estate. Ed Heynes is a planning consultant, Jeremy Penfold is an engineering consultant, and both are instructed by Welbeck Strategic Land. Welbeck manages the site on behalf of the landowner. It is not paid by the landowner, but will take a share of any eventual profits, should the development go ahead. Charlotte Robinson said Welbeck has a working relationship with Savills, who are managers of the estate.

The Chair asked if any research had been done into the target market for the development. Charlotte Robinson replied that housebuilders had expressed an interest in the site, and there would be an indicative mix of affordable housing and open market with a minimum of 25 per cent affordable in line with EDDC's emerging local plan. Cllr Randall-Johnson asked if they had carried out a needs assessment. Ed Heynes said they hadn't, but EDDC had provided them with information as to the type of tenure and mix of properties it would like to see. Ed Heynes said the consortium was aware that affordable housing was a priority. In response to the Chair's question about housing density, Ed Heynes said this had not yet been finalised.

There was much discussion between members and the consortium regarding highways infrastructure. Jeremy Penfold said they would be considering changing priorities on Hayne Lane, and providing an additional pedestrian footway along the side of the road with a defined narrowing under the railway bridge. Cllr Valentine suggested that management of traffic under the bridge could pose problems, and asked for a figure for traffic generated by 300 houses. Mr Penfold replied there would be 7-8 movements per house per day, and explained there was good visibility and as a professional highway engineer he could not foresee an issue. This was also, he added, the view of DCC. There have been discussions with DCC about a range of access issues to the proposed site, including cycle access and going through the adjacent housing estate. Mr Penfold added there would be no intention to open up Old Elm Road permanently, though this could be used temporarily during the construction process. Members expressed concern over the possible impact on Turks Head junction. Mr Penfold explained that he was confident a solution could be found to accommodate existing and future traffic.

Sue Fallows asked why this site was being considered under Honiton's housing allocation, although it is in Gittisham parish. Cllr Randall-Johnson explained it was due to old boundaries.

Members agreed that the agricultural land was not grade 1. Cllr Hayman asked about the impact on Hayne Farm; Charlotte Robinson replied that EDDC's Environmental Health officers were content with the distance of the proposed development from the farm. Barbara Mullett said the farm tenancy was due to run until 2019, and asked how much the farmer would be compensated. Charlotte Robinson replied this was a matter for the farmer and landowner to discuss.

Cllr Valentine asked for an explanation of the timetable of this development, suggesting that any application would be premature pending the local plan enquiry. He said the outcome of the application may not be determined before the enquiry. Ed Heynes said they would be looking to submit the planning application by the end of this year, and everything seemed to indicate that a scheme of this nature should be acceptable to the local authority at this time. He would not be drawn on why this proposal should come forward now, as he felt this could prejudice the outcome of the planning application.

Ed Heynes, Charlotte Robinson, Jeremy Penfold and Sue Fallows left the meeting.

91/13 To consider parish involvement in the Active Villages project

Cllr Trumper reported that the village hall committee was considering having a regular evening or afternoon of table tennis, with a responsible adult in charge on a rota basis.

92/13 To consider limited residential development in the parish

The Chair reported there had been no movement on this.

93/13 To consider progress on the modernisation of the play area, including safety inspections

Cllr Valentine passed the completed safety inspection sheet to Cllr Hayman. The loose concrete manhole cap on the drain still needs attention, and the wall that was exposed needs some repair work. The Chair agreed to ask Rufus Lyle for a quote for pointing it up.

94/13 To consider the provision of broadband in the parish.

The Chair reported there had been no movement on this.

95/13 To consider any late entry correspondence

The clerk read out a letter from parish resident Ken Joy. He requested once again that a sign be installed to

mark the parish boundary in Gittisham Vale. The clerk had investigated this before with DCC highways, which would not support a sign on the verge (which they own). EDDC, which owns the rest of the land, had not previously made encouraging noises as regards a sign, so members agreed not to pursue it further. The salt bin in the Vale reported as empty by Mr Joy has since been filled.

The Chair said he had provided the Express & Echo with a quote for an article regarding development west of Honiton.

Cllr Valentine asked members to reflect on whether they would wish the parish council to provide input to the Feniton super enquiry which begins on 7th January 2014. The PC's interest is primarily an educational one; Cllr Valentine will be meeting Cllrs Bond and Wright imminently about this and will report back at the December meeting.

Cllr Walker said construction of the railway station at Cranbrook had been delayed by 12 months, as contractors have to install an underground pump to overcome potential flooding.

96/13 Matters to be reported to DCC / EDDC

Continuing confusion over the bus timetable among certain Stagecoach drivers has been reported to Cllr Wright.

97/13 Matters for the forward agenda

It was agreed to include planning enquiries, play area, broadband connection and residential development on the next agenda.

98/13 Clerk's Report

None.

99/13 Date of next two meetings. Wednesday 4th December and Tuesday 7th January at 7.30pm.

There being no further business the meeting closed at 2110 hrs.

Chairman.....

4th December 2013