

COLYTON PARISH COUNCIL
Feoffees Town Hall, Colyton
EX24 6JR
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**Minutes for the Colyton Parish Council meeting held on Monday 13th November 2017
in the Mortimer Room of the Town Hall at 7pm.**

Present: Cllrs A Parr (Chairman) C Collier (for part of the meeting), B Collier, S Real, K Clifford, J Hay, R Turner, P Gibbins, A Jarman, R Tattershall, C Pady, Dist Cllr H Parr, Cty Cllr M Shaw (for part of the meeting) PC Adam Speers (for part of the meeting), 5 members of the public, Sue Southwell - Rural Housing Enabler, (part of the meeting) and E Berry (Clerk).

The Chairman welcomed everyone to the meeting and congratulated Colyton Football Club on a very successful Bonfire and Fireworks display.

17/11/100 Receipt & Approval of apologies for absence - Cllr G Stephens

17/11/101 Police Report - PC Adam Speer briefly introduced himself as the new Neighbourhood Beat manager who has been in post for about a month. He went through the police report – see below.

- 5 x Domestic incidences (3 for the same caller)
- 9 x concerns for welfare
- 2 x ASB (one being abandoned vehicle on A3052)
- 1 x Theft of Motor vehicle (a family member actually moved it/scrapped it!)
- 1 x Theft of a horse box trailer (similar to one in Branscombe & Sidford)
- 3 x Criminal damage (bench thrown into river, damage to information board)

17/11/102 Public Question time (maximum 15 minutes)

The applicant of the planning application under discussion later introduced herself. She explained what she was trying to create at Tritchayne Cottages – a glamping site that would create an oasis of tranquillity and be environmentally friendly with little impact. She owns two fields which would be used and had taken advice on both the accommodation and the parking for clients to minimise impact on the surroundings. Water and electricity would be provided down the centre of the field to minimise any disruption to trees and shrubs. The idea was to enhance the holiday facility that already exists with the holiday cottages, bring more visitors into Colyton and employ local people. She apologised as she had to leave to meet a train in Axminster.

Her closest neighbour, explained their objection to the proposal. The land has been a farm until 2000 and was sold in 2005. It is a green field site in the Area of Outstanding Natural Beauty and is good farm land. The benefits it could bring to the area are sketchy and he has taken professional advice and strongly objects to the proposal and a letter has been sent to EDDC (*also emailed to Councillors that day*).

17/11/103 Housing needs Assessment

The Chairman with agreement from council, brought this forward from later in the meeting. Sue Southwell briefed the meeting on the results of the survey. 422 survey forms were returned, that was 28% of those distributed and was a good return. The mean price of a house in Colyton Parish is £302,000 in the last two years. There had been 109 sales in that time and currently there are 2 properties to rent online. The parish has 52 affordable homes. From the returns 87% were in favour of development with 13% against. 92 households didn't respond. 290 household favoured work/live units and 100 household did not support them. 21 households had a personal interest in such units. Reasons for wanting to move were varied; people wanted to downsize, be closer to the shops and on the level. Of the 43 households that completed section 3 many of them had health & mobility issues and many were looking to downsize.

The full report will be published on the CPC website when ratified by the Parish Council.

The conclusion was that Colyton Parish requires 36 affordable homes of various sizes within the next 5 years.

Questions were asked at this point and discussion took place about allocation and the desirability of these homes bring for local people with a local connection.

Sue explained the procedure, homes cannot be kept empty if there are no locals to rent them, they are then offered on a much wider scale to those in need.

She explained what could be done in the future.

Setting up a Community Land Trust – this gives more control to the community.

Currently this is operating very successfully in Dalwood, Northleigh and Southleigh and Beer.

Beer's is run by local people whereas the rest are partnered with the Wessex Community Land Trust and a Housing Association. The Community is involved at the very beginning with the pre-planning design and consultation. The Housing Association does the planning and builds and managed the houses with the community. The Community owns the houses with the Housing Association leasing them long term – usually 120 years. There is no financial outlay, the Housing Association applies for grants. This is one way of retaining control over a development.

Having talked to the Homes and Community Agency (who have bought the Ceramtech site) other options for Colyton are:

1. Let a developer take on the brownfield old factory site and develop it. The Homes and Community Agency have bought the site and work closely with local partners to create a positive vision for redevelopment. A mixed use scheme is considered offering both employment and residential. They hope to consult in December. This gives little control to the community and would contain open market housing which may be of a greater proportion than wanted.
2. Form a Community Land Trust.
Work with developers of the factory site to provide the affordable homes required for the community. The disadvantage to the partnership is that although we'd be partners in the site we would not have a lot to offer and would have little control. The Devon Community trust would support this and a similar partnership is going on in Chagford with over 100 houses being built with 40% of them affordable.
3. Form a CLT and look at finding an exception site and provide just affordable housing or just a few open market housing with the affordables. This involves the community which should mean less opposition as the community has a far greater say in site numbers, design and layout. The houses would be owned in perpetuity as a community asset. There is funding available from EDDC. This option is time consuming and a lot of work. It needs very strong leadership and initially an exception site will need to be found.
4. Work with a Housing Association on an exception site as we have done in the past. There is limited input and less control.
5. Do nothing.

This will be on the next Planning agenda for discussion and the Housing Needs Report ratified.

17/11/104 Approval of the minutes of Parish Council Meeting held on 9th October 2017 – these were approved and signed as being a true record of that meeting.

17/11/105 Matters arising from the Minutes - none

17/11/106 Co-option application – Mr Brian Norris – *application and info sent to Councillors.*

Cllr Gibbins proposed Mr Norris is co-opted onto the Parish Council, seconded by Cllr Clifford and agreed by all. Mr Norris signed his acceptance of office and joined the councillors.

17/11/107 Report from County Councillor – *sent to Councillors.* Report given later in the meeting but reported here in agenda order. Report attached as Appendix 1.

Cllr Shaw reported that it had been a busy month. The Hospital/Health hubs proposals are under discussion with a decision being made before Christmas.

Local road repairs are in hand.

There are talks at County level on the devolution proposal but personally he doesn't feel there is a need for Devon to be combined with Somerset and is asking questions of the committee.

A national review of the effectiveness of 20mph zones is expected to report in February which will then lead to a policy review in Devon.

The Colyford VAS funding has been authorised and there is still money in the Locality Budget for further projects.

Cllr Pady queried if 'quiet roads' had been looked into? This scheme works in the Channel Islands and the Isle of Wight. Certain lanes are designated 'quiet roads' and the speed limits in them cut to 15 – 20mph which benefit walkers, cyclist and horse riders. Cllr Shaw said he was unaware of any dissuasion but it was an interesting idea and something to look at.

17/11/108 Report from District Councillors

Cllr Parr commented on the very interesting Housing needs presentation and offered her help if any information was needed from EDDC.

A report had been made to Cabinet recommending a joint committee to revive the devolution idea that had previously been under discussion but stalled. It would involve all Devon and Somerset councils, all Health authorities and the City of Plymouth working together as one unit to improve the economy for the area and improve the SW infrastructure. It would give a far stronger voice for the SW when dealing with Central Government. The biggest difference to this proposal is that the new minister is not going to require a Mayor of the new area (this was a sticking point the last time around). There are tentative discussion and she will keep the Parish Council updated.

Seaton Tramway are well on the way to building their new terminus in Seaton and this project along with the Jurassic Centre will complete the redevelopment and regeneration of that area.

EDDC have bid for £10m from the Homes and Community agency to support Axminster in their call for N to S relief road.

She encouraged everyone to get a copy of the latest events guide for the Seaton Wetlands.

17/11/109 Highway Matters

- a) Disabled Parking Bay – Highways suggest 60 minutes parking with no return within 2 hours. This will need to be re-advertised which would be April/May 2018. (*sent to councillors*)
Cllr Real proposed this be accepted, seconded by Cllr Clifford and agreed by all.
- b) TTRO - 6th December 2017 1200 – 2030 – Silver Street and Market Place Closed – CHRISTMAS FAYRE - noted
- c) Email from Cllr Shaw re road repairs in Parish. Ridgeway Lane – patching/ Kingsdon pothole recovery fund programme – resurfacing/ Downshayne – patching.
- d) Email from Tom Vaughan via John Vanderwolf re dissatisfaction with DCC's Highways Service – *emailed to councillors*.
- e) The councillors requested that the owner of Meadowcroft is asked to cut back the hedge on Sidmouth Road which is overgrown and pushing traffic across the road towards pedestrians. The Clerk will speak to the owner.
- f) Cllr Pady commented on the effectiveness of the cross drain clearing in Whitwell Lane. A good job had been done which was much appreciated by the residents.
- g) Ridgeway Lane and the repair of the collapsed side of the road is still ongoing.

17/11/110 Report from Meetings Attended

Cllr Pady gave a comprehensive briefing on a very interesting P3 meeting that he attended in Crediton. There were various presentations and workshops which he found useful and informative. A briefing was given at the meeting by Highways on the Road Warden Scheme and the benefit it can offer a community. The P3 wardens will get notes on the meeting.

17/11/111 Correspondence

- a) Publications e-mailed to councillors – Intouch/RSN etc
- b) Gas main repair in Hillhead delayed until next year. Replacement main to Westaway Road will be done prior to 21.3.18. *Dates received – 19th – 26th February 2018.*
- c) Devon & Somerset Fire & Rescue Service Draft Integrated Risk Management Plan (2018 - 2022) Consultation - <http://www.dsfire.gov.uk/consultation>.
- d) Response from EDDC Parking re request for wavering of parking charges for afternoon of Christmas Fayre as has happened in previous years – no concessions offered but a winter scheme allows parking all afternoon for £2. *Forwarded to organisers of the Fayre.*
- e) Draft NP for Beer – *circulated to Cllrs*

- f) E mail invitation to United Against Alzheimer's Event – 5th December (am) at the Beehive – *circulated to Cllrs*. Cllrs Norris and Clifford will attend.
- g) Email Devon Communities Together Annual Review 2016-2017 – *circulated to Cllrs*.
- h) Results of Housing needs assessment survey – *sent to Cllrs.. Reported elsewhere in this meeting*.
- i) Email - Devon Local Flood Risk Management Strategy – *circulated to Cllrs*
- j) Email – EDDC Infrastructure Delivery Plan – *circulated to Councillors*.

17/11/112 Finance

Minutes of the meeting held 23rd October 2017 (Appendix O) to be noted

Accounts to be approved for payment – Cllr Real proposed payment, seconded by Cllr Turner and agreed by all.

Cllrs Collier declared an interest in cheque #3944 as this is their son.

Cheque	Payee			VAT	Total
DD	Opus Energy	Electricity – Rosemary Lane	£7.13	£0.37	£7.74
DD	Tiscali	Telephone & Broadband	£24.61	£4.92	£29.53
3943	P A Weston	NP Consultation – Invoice 1359			£2700
3944	Mr R H Collier	Cemetery Grass cutting 1 st July – 30 th September			£1490
3945	BT Business Direct	Data Traveller USB Drives x 2	£45.08	£9.01	£54.09
3946	Mr P Gibbins	Ditch clearing – PT Project	160	32	£192
3947	CASH	Toilet Caretaker – October Invoice			£100
3948	Viridor	Waste Management	£141.95	£28.39	£170.34
3949	Grant Thornton	2017 Annual Return/Audit	£400	£80	£480
3950	Mole Avon	Stain & Bolts for seat repair	£17.49	£3.49	£20.98

- a) Letter from Cambridge Building Society – interest will now be variable as opposed to base rate tracker - noted
- b) Allotment rent to be charged in 2018/19 – comparisons and NAA guidance sent to councillors. After discussion Cllr Real proposed the rent for a half and full allotment is increased by £2 to £20 and £32 respectively. The quarter rent remains £14. Seconded by Cllr Pady and agreed by all.
- c) Letter of thanks from Axe Valley & West Dorset Ring & Ride Service Ltd.
- d) Quote from Jason Muir re tree work in the cemetery - £250 (providing he can, as before, burn on site). Cllr Pady proposed this is accepted, seconded by Cllr Clifford and agreed by all.
- e) Clerk request the following time off as leave – Friday 17th November and Monday 20th November and Friday 8th December – noted.
- f) PT application with Northleigh submitted. Nothing heard from Seaton.

17/11/113 Planning

- Minutes of the meeting held Monday 23rd October 2017 – (Appendix P) to be noted
- Archival records – is there a need keep them? Currently we have 10 years' worth and space is at a premium. After discussion Cllr Gibbins proposed that only 5 years' worth are kept and the rest are recycled, seconded by Cllr Clifford and agreed by all.

a Planning Applications

17/2181/FUL Tritchayne Farm Holiday Cottages – Mrs Urquhart

Change of use of land for the stationing of a static caravan and lodge/pod for holiday purposes and the creation of 5 no. pitches for the stationing of shepherds huts and/or bell tents for holiday/tourism use and manoeuvring area.

NOT SUPPORTED. Cllr C Collier proposed this application is not supported, this eclectic mixture of holiday units are an unsuitable permanent development for the AONB. It is not in keeping with the rural character of the area and there were concerns about additional vehicular traffic on what is a very busy stretch of road which is used by residents to visit the Sutton tip. The benefits to the community were questionable and the thought was that allowing this development in the AONB could open up further development which would not be in keeping with the area or its needs. Seconded by Cllr Parr and agreed by all.

b Planning Decisions

Ref. No: 17/2239/FUL Alterations and enlargements to proposed garage (amendment to 17/1006/FUL). - Quest Whitwell Lane Colyford Colyton EX24 6HS

Approval with conditions - The building hereby permitted shall be used only in conjunction with, and ancillary to, the use of Quest as a single dwelling house and shall not be used as a separate dwelling or for any commercial, industrial or business purpose. (Reason - The building is in an unsustainable/inaccessible location where a separate unit of accommodation would not be adequately served by a range of service and facilities and a commercial use could cause undue noise in accordance with the requirements of Policy D1 - Design and Local Distinctiveness and Strategy 3 - Sustainable Development of the Adopted East Devon Local Plan 2013-2031.)

17/2339/AGR Agricultural track. - **Road Green Farm Colyton EX24 6DS - Approval**

17/1988/TRE Oak: Crown lift to give a 2m clearance at ground level. Cuts to be made at 30mm diameter. - **17 Old Manor Gardens Colyford Colyton EX24 6TZ Approval with conditions**

1. The works hereby consented to shall be carried out in accordance with British Standard 3998: 2010 (Tree Work - Recommendations). (Reason - In the interests of amenity and to ensure the works are carried out in a satisfactory manner.)
2. The works hereby consented to shall be carried out within a period of 2 years from the date of this decision notice. (Reason - To ensure that the works are carried out within a reasonable period of time)

17/2017/TCA T1 - To dismantle in a controlled manner 1 x multi-stemmed Horse Chestnut tree cutting as close to ground level as possible. - **21 Old Manor Gardens Colyford Colyton EX24 6TZ - Withdrawn**

17/2060/GPD Construction of a single storey rear extension measuring 5m in depth, with a maximum height of 3.6m and eaves height of 2.6m. - **10 Old Manor Gardens Colyford Colyton EX24 6TZ - Prior approval not required**

17/1401/FUL Construction of manege - **Land at Tritchmarsh Farm Colyton EX24 6SP - Approval with conditions**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved. (Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice. (Reason - For the avoidance of doubt.)
3. The manege hereby permitted shall not be used for any commercial or business purpose. (Reason - The proposal was for the exercise and schooling of the occupier's horses only, which is considered to be acceptable in relation to impacts on the character and appearance of the AONB, amenity, need to travel and highway safety, in accordance with Strategy 46 (Landscape Conservation and Enhancement and AONBs), RC4 (Recreation Facilities in the Countryside and on the Coast) and TC7 (Adequacy of Road Network and Site Access) of the East Devon Local Plan 2013-20131, whereas the impacts of a commercial or business use have not been assessed.

17/1577/FUL Installation of 2 no. pole mounted CCTV cameras - **Colyford Level Crossing Colyford Approval - standard time limit**

1014.9.01 REV A & B - Whitwell Farm, Whitwell Lane, Colyford – Retrospective application for the importation, processing and storage of waste electrical cables and carpets within existing barns and retention of the existing track – **Planning Permission granted by DCC.**

c Planning Correspondence

a) **APP/U1105/C/17/3186236** - Notice of Appeal received - **The Cabin, Land north of Every Hill, Shells Lane, Colyford – Mr T Palmer.**

Cllr Real proposed our previous comments are reiterated, seconded by Cllr Turner and agreed by all.

b) **Housing Needs Assessment Survey** (sent to Councillors) Summary - 36 affordable homes required for Colyton within the next 5 years – as below.

Type of Property	Affordable Rent	Shared Ownership	Totals
1 or 2 bedroom property for single people	10	1	11
1 or 2 bedroom property for couples	8	1	9
2 bedroom property for families	7	1	8
3 bedroom property for families	5	2	7

4 bedroom property for families	1	0	1
Totals	31	5	36

3 of these would require level access.

Distributed to EDDC Planning and District councillors.

17/11/114 Amenities

- a) Permissive path – Cllr Pady declared an interest as the land was previously in his ownership prior to being sold 3 years ago.
Cllr Parr proposed a letter is written to the land owner asking him what his intentions are for the much used permissive path, seconded by Cllr Real and agreed by 7 of the councillors with 3 abstentions.
- b) Update DAA Night Landing site – work will start on the 29th November. No formal opening ceremony will be held but thanks to the community will be put in the local press and social media.
- c) Additional Inscription request – Raymond Perry - **APPROVED**
June Zealley (also names on rear of headstone) - **APPROVED**
- c) Allotment update.
One tenant of a half plot has yet to pay the rent which is now overdue. (*Paid in cash on Tuesday*)
One quarter plot remains unallocated despite attempts to advertise it as being available.

Cllr Turner commented on the Toilet door on the Pavilion building. He was unaware of it being taken to the Pavilion Committee but knew their response. He felt they would agree to pay for the repair of the light and proposed that the clerk be asked to get three quoted for a replacement door to open inwards. Seconded by Cllr Gibbins and agreed by all.

17/11/115 Neighbourhood Plan for Colyton Parish – update

Grant of £5400 received.

Public exhibition & Consultation days – 9am – 2pm

Colyford – Sat 9th December

Colyton 16th December

17/11/116 Colyton Memorial Social Club – minutes of last meeting circulated to councillors. There is a meeting later this week. No CPC issues.

17/11/117 Reece Strawbridge Centre

The steps have now been guarded and the green hoop barrier has been put in place. The RSC are willing to clear and reinstate the sign on the Fire Assembly area but want the CPC to take on the maintenance. Cllr Parr requested that the area be looked at before any agreement is made.

Cllr Pady was thanked for cutting the entrance splays before the Bonfire evening. In future this will be scheduled into the handyman's workload.

Cllr Real reported that a resident was concerned about the rumour that the clock was to be moved, there followed some discussion with no resolution being made as the decision has to come from the Reece Strawbridge committee.

17/11/118 Library update.

- Letter from Solicitor with points raised – the procedural questions had been answered by the Clerk and the Chairman but permission was requested for a photocell power supply and a bench on the West side. Cllr Real proposed this be accepted, seconded by Cllr Gibbins and agreed by all.
- Copy of Land Registration document received from Solicitor,

17/11/118 Items brought to the CPC's attention after the agenda had been published – to be noted

17/11/119 Matters to be taken into Committee

17/11/120 Dates of future meetings

Finance & Planning – November 27th – Board Room, Town Hall

Colyton Parish Council Meeting – Monday December 11th

Finance & Planning – December meeting – TBC

There being no other business the meeting closed at 9.06pm.

Appendix 1.

County Councillor's Report, November 2017.

Hospitals update

1. At Devon County Council on 5 October, I made a final attempt to get the Seaton and Honiton bed closures decision scrutinised properly and sent to the Secretary of State. It was voted down by 40 (all Conservatives) to 16 (Independents, Liberal Democrats, Labour, Green and one Conservative, Ian Hall of Axminster).
2. The proposed steering committee for a Health Hub based on Seaton and Axminster hospitals is due to meet shortly, and the RD&E has agreed to appoint to a Project Officer to develop it, which is a positive sign.
3. I called a meeting of hospital campaigners in Seaton on 24 October, which set up a new Axe Valley Hospitals Campaign, to support bringing new services into Seaton and Axminster and to oppose any proposals to sell off the sites.

Highways issues

1. On 27 October, I joined Neil Parish MP, district and parish councillors at a meeting called by the A35 Action Group with Highways England, to discuss remedial measures on the A35 in Wilmington. Some progress was made and I shall continue to press strongly on the dreadful situation faced by Wilmington residents.
2. On 25 October, I joined residents in meeting the acting manager of Tesco, Seaton, to discuss traffic calming and safety measures and other improvements to improve the quality of life of people living in Swan Road and Royal Observer Way. I also brought the harm caused by 'boy racers' at a meeting of the Axe Valley Local Action Group attended by the new Neighbourhood Beat Manager, PC Adam Speers.
3. I have authorised funding from my Locality Budget for the erection of a Vehicle Activated Sign (VAS) at the western entrance to Colyford, which will flash up '30, Slow Down' to anyone driving over the speed limit. We have agreed in principle that it is desirable to erect a second VAS at the other end of the village. I am paying in full for the first VAS in order to make progress in the current financial year, on the understanding that funding for a second sign will be a matter for Colyton Parish Council to consider in budgeting for 2018-19.
4. I met with Highways to discuss reducing the speed limit on Seaton Down Hill to 40
5. I am still negotiating with Highways about how the additional funds for road patching which were recently made available should be used. Some roads have been confirmed for the programme and parishes have been informed, but others remain under discussion.
6. I am also working to ensure that repairs on several roads agreed before I was elected, but which have not yet been completed as promised, get done.
7. New waiting restrictions in Beer and in Beer Road, Seaton, are included in the new Traffic Order which is out for consultation. After discussions with Colyton Parish Council, I agreed that proposed yellow lines at Prospect Terrace should not be included.

Reports from Devon County Council meetings

1. Locality budget. Most of my £10,000 budget for 2017-18 is still uncommitted so new applications from parish/town councils and community organisations are welcome.
2. Rural broadband coverage. This is a big issue for our rural areas. The Corporate Infrastructure and Regulatory Services Scrutiny Committee (CIRS), on which I sit, has set up a standing Task Group to monitor this issue. Roll-out of broadband by Connecting Devon and Somerset (CDS), which has public funds to fill the gaps where commercial providers will not go, has been slow, they say because of the providers. At the 26 September meeting, East Devon broadband campaigner, Graham Long, complained about the issue being dealt with by a task group which meets in private. I urged the committee to be aware of the frustration felt by those still without access to reliable broadband and the need to be seen to be urgently seeking progress.
3. Mobile phone coverage. This is also of great concern in rural areas of the division. Following complaints by constituents in Branscombe, I protested to O2 about the withdrawal of their TuGo services which enabled people to make mobile calls and send texts via WiFi; people will now be forced to upgrade their phones to get a similar service. O2 has declined to postpone the change. (CIRS was told that mobile phone providers would not agree to talk to us. However it emerged that the Heart of the South West Local Economic Partnership, LEP, has earmarked £2.5m to address phone coverage issues, although they have not yet decided how.)
4. Schools funding cuts. The County Council meeting heard that Devon schools are losing £33 per pupil this year owing to cuts in Government funding. I supported a Liberal Democrat proposal to restore this funding from Council reserves, but this was defeated by the Conservative majority. On top of this, it has been confirmed that under the

Government's new funding formula, local schools will see under-inflation rises: Seaton Primary, the worst hit, will get only a 1 per cent cash rise over two years (inflation is currently 3 per cent p.a. = 6 per cent over 2 years).

5. Reductions in Police Community Support Officers (PCSOs). I attended a Local Policing Spotlight Review at which speakers included the Chief Constable. The police said that, although they didn't wish to cut neighbourhood police, like other forces they are reducing the numbers of PCSOs because of funding cuts. They are switching from 'neighbourhood' to 'local' policing, with more staff supporting local policing based in HQ. They have a 'rural policing engagement group' which is looking at measures like recruiting Special Constables to maintain the neighbourhood presence.

6. Urban congestion and air pollution task group. I am a member of this group which CIRS has set up. I will emphasise that centralising services in Exeter contributes to congestion; we need to retain facilities in towns and villages.

7. EU workers in Devon's health and care services. Following concerns by Council officers about the loss of EU workers in health and care services, I asked a question in Council as to whether figures were available. I was told the Council does not collect them; in response, I suggested they should do so, and in the meanwhile should also reassure EU citizens working in Devon that their presence is valued.