

**Minutes for the meeting of Colyton Parish Council held on Monday 16th
September 2024 at 7.00 pm in the Colyton Town Hall.**

Present: Cllrs K Clifford, G Chesterton, A Stenning, A Parr, G Stephenson, J Hay, J Gardiner, M Mann and R Turner.

Also in attendance: DCC Cllr M Hartnell, EDDC Cllr H Parr and S Haines (clerk)

Members of public: 2.

Cllr Parr commented on what a successful Carnival Day the town has just had and congratulated the Carnival Committee on a job very well done, Clerk to write a letter of thanks.

Also congratulations to Cllr Chesterton who recently got married.

24/09/09 Receipt & Approval of apologies for absence. Cllrs S Real and P Arnott.

24/09/10 Declaration of Interests. None.

24/09/11 Police Report. Total of 7 crimes reported in July 2024 (most recent report) 6 violence and sexual offences, 1 criminal damage and arson. Noted.

24/09/12 Approval of the minutes of Parish Council Meeting held Monday 12th August 2024. Cllr Mann proposed these be approved, seconded by Cllr Stenning and agreed by all.

24/09/13 Matters arising from the Minutes. None.

24/09/14 Public Question time.

The lead for the St Andrew's Eco Group sent in a request to the Parish Council to turn a small section of the church (Lower Church Street side) into a small wild area, this will consist of a couple of native fruit trees and some wild flowers. Cllr Stenning asked if the trees would obscure the view of the church. It was confirmed that they would not. Cllr Parr asked about maintenance of the trees, picking up and dropped fruit, mowing of the grass and tending to the wild flowers. It was confirmed that the Eco Group would take responsibility for all maintenance and the Council's handy man will not need to be involved.

24/09/15 Report from County Councillor. Cllr Hartnell informed the Council that he had received an email this afternoon from DCC School Planning Officer. EDDC Strategic Planning Committee met last week and Cllr Hartnell attended the meeting, he had been contacted prior to the meeting by Cllr Stenning and the Clerk asking for support for the idea to allocate site Coly 06 next to the Reece Strawbridge Centre as a new site for the Primary School at some point in the future. There were very tight controls over who could speak at the meeting so Cllr Hartnell was not able to voice his support but Cllr Stenning spoke well. Cllr Stenning was able to inform EDDC that Cllr Hartnell was in support of this idea. As a result of this, the land was not allocated for housing. Today one of the EDDC planning officers has been in touch with a planning officer at County, they have offered support for identifying the site for a future School. Devon County have put their weight behind this, their exact wording was "The Primary School currently sits on a very constrained site and is undersized when compared to government guidelines and having a site identified in the new Local Plan will be welcomed. There is a community desire to retain this land for a School should there be a funding stream in the future. This is a position that Devon County Council would support giving the constraints of the existing site and the demographics in the area" They have responded informally to EDDC today so that should give the Parish the support it needs to keep this land set aside for a new School. Unfortunately at the moment there is no money available to deliver a new School but when the opportunity does arise, it is great to know there is a site allocated. Other areas in Seaton were discussed and sites on the Green Wedge have been supported by the Committee to be allocated for housing. This was reluctantly supported by Ward members who recognised that if the Local Plan is not completed then our housing allocation may be even greater in the future.

Cllr Hay commented that the Council submitted a list for HATTOC, most of the requests were throw out with various excuses, he also commented that every other local town has a 20mph limit but Colyton keeps getting refused this. Also the missed double yellow lines of South Street have still not been painted on, they are also needed on Dolphin Street just before the bridge as people park right up to the beginning of the bridge making it difficult to see oncoming traffic. Finally, Cownhayne Lane is so badly damaged at the far end that the tankers who come to the sewage works will not come in from the A3052 and instead come all the way in from Colyton end to avoid driving the 200 yards of extremely damaged highway, they are afraid

that their trucks will fall off the edges of the road into the ditch. The majority of the cross drains are blocked and if you look down them you can physically see the damaged pipes.

Cllr Hartnell answered that Cownhayne Lane has been put forward for repairs as part of DCC drainage scheme, this scheme has been allocated a budget this year as opposed to previous years when everything was lumped into one budget. The site has been visited but there is an issue with some of the ditches being the responsibility of land owners not DCC but he confirmed that he will push for this. The double yellow lines issue is very frustrating, the lines men come to do the work but there is always a car parked in the way. The 20mph scheme is done on a points system, the Council has to apply to be put forward and the towns are then looked at and rated on a points system – you get more points for things like having a Primary School on a main road. The points are added up and a list is put together based on priority. Colyton should be on the list and Cllr Hartnell confirmed he would check where Colyton is currently sitting. It may be that this new Government will prioritise this and if that is the case then more funding will be allocated to this.

24/09/16 Report from District Councillors. Cllr H Parr sent a report – see appendix A. Cllr H Parr commented on what good news it was to hear the DCC would support Coly 06 as being a site for a new School, EDDC did say that they would only liaise with DCC if DCC were in support of this idea so to hear the positive news is fantastic. Cllr H Parr stated that unfortunately 02A has been allocated to be built on, site 02B and 06 have been passed on for now but may be considered again if by the end of this string of meetings there has not been enough land allocated elsewhere. Although with the support of DCC, site 06 should be safe. Cllr Mann asked if there was anything the Parish Council should do now to show its support for the site 06 being allocated as a new Primary School, should the clerk write a letter to Strategic Planning Committee. Cllr H Parr stated it would be a good idea.

Cllr Turner informed Cllr H Parr that he has been asked by a couple of Coly Vale residents why their garden is not being tended to. Their garden is usually maintained by EDDC but this has not happened since March and there are a couple other houses in Colyton where this is also the case. Cllr H Parr stated that she would look into this. Cllr Hay asked why other District Councils seem to be able to get 40% affordable housing on new estates but EDDC seem to get nowhere near that amount. Cllr H Parr confirmed that it was all down to negotiation and each site would be different. Cllr Hay then asked about street cleaning, stating Colyton Market Place is covered in weeds. Cllr H Parr stated that work was done on King Street and Rosemary Lane not long ago.

Cllr Arnott also sent a report – see appendix B.

24/09/17 Highway Matters

a) Response from Highways to the letter sent from the Parish Council regarding items for the HATTOC meeting. Noted.

b) Response from DCC to the letter sent from the Parish Council regarding Cownhayne Lane. Noted.

24/09/18 Report from Meetings Attended. Cllr Hay attended a meeting of the Playing Fields Committee, everything is ticking along nicely.

Cllr Stenning attended the Strategic Planning meeting at EDDC Blackdown House and had spoken on behalf of the Parish Council and residents of Colyton. Unfortunately the decision was that the land Coly 02A above Burnards Field Road would be allocated for future development, but Coly 02B and Coly 06 was not so safe for now. Fiona Matthews has informed Cllr Stenning that the skies above Coly 02A and B are a main foraging ground for Grey Long-Eared bats which are on the endangered species red list, this may make development difficult. Cllr Parr thanked Cllr Stenning for attending the meeting.

24/09/19 Email received from Tozers regarding the toilet transfer. Outlining some clauses in the transfer and listing some pre-contract searches that the Council may wish to conduct. Cllr Parr stated that he didn't believe conducting any searches were necessary, the Council know the history of the site and there are no other claims on them, Cllr Gardiner agreed.

24/09/20 St Andrews church Eco-group plans for the churchyard. The Council commented that they would support the proposal as long as no input was required from the handy man and a letter should be sent to the Eco Group to stress this fact.

24/09/21 Email received from a freelance historian who will be writing a paper about civic maces and insignia in heraldry, going back to the 1790s, and wishes to include the arms of Colyton Parish Council. This was agreed.

24/09/22 Correspondence

- a) The Rural Bulletin
- b) EDDC Covid update

c) Rural Funding Digest

24/09/23 Finance

Minutes of the Finance meeting held 27th August 2024 (Appendix M) to be approved for publication. Cllr Mann proposed these be approved, seconded by Cllr Gardiner and agreed by all.

Accounts to be approved for payment.

DD Talktalk phone and broadband 39.17 VAT 7.83. Total 47.00 pounds.

DD British Gas Lite electricity 17.91 VAT .90. Total 18.81 pounds.

DD Biffa waste management 196.19 VAT 39.24. Total 235.43 pounds.

BACS Mr Fitzpatrick toilet caretaker. Total 120.00 pounds.

BACS Halcyon cemetery grounds 526.75 VAT 105.35. Total 632.10 pounds.

BACS Bradfords fence posts and postcrete 29.21 VAT 5.83. Total 35.04 pounds.

BACS Source for business allotment water. Total 180.46 pounds.

BACS Mrs S Haines salary including 4 hours overtime 1259.08 minus pension 30.00. Total 1299.08 pounds.

BACS Mr A Parsons salary including 4 hours overtime 1297.04 mileage 0.45 X 60 27.00 Abbotts DIY 24.97 VAT 4.99. Total 1354.00 pounds.

BACS HMRC PAYE 422.20 NI Employee 76.72 NI Employer 212.39. Total 711.31 pounds.

DD Nest pension Employee 30.00 employer 19.74. Total 49.74 pounds

The above accounts were approved for payment, this was proposed by Cllr Mann, seconded by Cllr Stenning and agreed by all.

a) Balance for the month of August to be approved. Cllr Stenning proposed these be approved, seconded by Cllr Gardiner and agreed by all.

b) Gardener for Green Bridge and St Andrews gardens. Cllr Stenning proposed that St Andrew's Eco Group be offered St Andrew's garden for planting in, the Parish Council would consider a grant to help get set up, this was seconded by Cllr Mann and agreed by all. Cllr Turner stated that the Council needed to be careful with its cash flow as the budget is so tight and it will not get better next year, Cllr Mann agreed and proposed a working party be gathered to help with Green Bridge Gardens and not pay for a gardener this was seconded by Cllr Parr and agreed.

c) Second half of the precept received - £27,379.50. Noted.

d) Investment account options. Clerk to check if the 95 day notice account with Lloyds is fixed term and if the rates are variable, Cllr Mann proposed this account be opened up with £20,000 if the rates are fixed for a year or more. This was seconded by Cllr Gardiner and agreed by all. Clerk to find out.

24/09/24 Planning

Minutes of the meeting held 27th August 2024 – (Appendix N) to be approved for publication.

a) **Planning application from East Devon**b) **Planning decisions from East Devon**

24/0656/FUL 29 Grove Hill Colyton – Mr & Mrs Horne - First floor extension, replacement porch roof and associated works. Refused.

24/0782/VAR Tritchayne Farm Cottages Colyton – Mr Slater - Removal of condition 4 (holiday accommodation restriction) of planning permission 00/P0545 (Conversion of redundant farm buildings to holiday let units) Refused.

24/1066/FUL & 24/1067/LBC Rockerhayne House Northleigh – Mr & Mrs Docherty - Changes to fenestration and new air source heat pump. Approved.

24/1245/FUL De Winton Station Road Colyton – Mr Challis - Demolition of existing garage, proposed 2 storey extension on north/west elevation and changes to external materials. Approved with conditions.

c) Planning correspondence.

24/09/25 Amenities

Minutes of the meeting held 27th August 2024 – (Appendix O) to be approved for publication. Cllr Turner proposed these be approved, seconded by Cllr Parr and agreed by all.

a) Letter received from a member of public regarding concerns over fp9. The clerk has forwarded the concerns over to the DCC footpath warden. Noted.

b) Email received from a member of public asking permission to reinstate a bench on the roadside at the top of Old Sidmouth Road (near the grit bin) The clerk has checked with highways who have sent an application form to be filled out by the applicant, clerk to pass this on. Cllr Gardiner also asked who would be responsible for maintenance and insurance as the Parish Council would not be.

24/09/26 Items brought to the CPC's attention after the agenda had been published to be noted.

Cllr Stenning asked about getting the current School valued so we would know how much could be put forward to build a new School. Cllr Mann stated we could not get it valued as we don't own it and it would come at a cost. No need to do that right now.

24/09/27 Matters to be taken into Committee. None.

A member of public arrived after public question time and was permitted to speak. They asked about any progress made on Cownhayne Lane as the lane is getting much worse. Lorries drive down there with a large amount of their tyres hanging over the edge of the highway. The Council informed them that Cownhayne Lane has been put forward for drainage works and also asked them to submit any photos of damage and flooding to the clerk, including the issues with the sewage system.

24/09/28 Dates of future meetings

Committee meetings – No committees in September

Full meeting – Monday 14th October.

Meeting closed: 20:10.

Appendix A

Sept 2024 Report, District Cllr Helen Parr

1. New Local Plan

The Strategic Planning Committee met Tues 3 Sept. to determine Strategic development sites for the Exmouth area. This was the first of a series of all-day meetings to decide on Strategic sites for development in the district, to be included in the new Local Plan.

See <https://democracy.eastdevon.gov.uk/ieListDocuments.aspx?Mid=2358&x=1>

SPC Meeting Weds 11 Sept. to determine sites for Seaton area,

20 Sept. Honiton area,

23 Sept. West End area

EDDC must find sites for 946 houses to be built every year, 20,812 in total over the plan period to 2042-

Officers also recommend 10% headroom on top of those figures.

To be examined under existing regulations, including current housing numbers, ED Local Plan needs to be consulted on and ready to go to Inspection early in 2025, otherwise, new

government regulations will come into force. These will mean the council has to plan for a higher housing requirement, and carry out a partial rewrite of our plan.

2. Housing

As an absolute priority, the council must provide safe, warm, and decent homes for its tenants. Our residents deserve this.

However, a recent internal audit found the Housing Revenue Account [HRA] is underfunded, it will not be able to finance minimum standards required by regulations.

The HRA is a ring-fenced account funded mainly by Tenants' rent moneys, with a Revenue Account which covers maintenance and general running costs, and a Capital Account which funds major repairs, new kitchens, bathrooms, replacement for Right to Buy stock lost etc.

Reasons for budget being overspent-

Under investment over the last 10 years

Much council housing is old stock

Higher standards required by regulation, and demanded by tenants eg Damp and Mould regs, Fire, Gas and Electricity Risk Assessments,

Inflation, higher cost of repairs

Restricted rents

Net Zero/ Climate Change requirements eg insulation, double glazing, air source heat pumps etc.

Disrepair claims

High no. of voids, some with major repairs needed before reletting

'Decant' costs [re-homing of tenants whilst work being done]

Many other LA's which own housing are in the same position.

The 2023/24 HRA Overspend is being funded by the HRA reserves + some borrowing.

The 2024/25 Revenue Budget is predicted to be overspent- cost of day-to-day repairs and maintenance.

The Capital Budget will need to borrow over £7m to carry out works to make homes compliant with regulations eg. New doors, windows, boilers etc. buy more stock to replace homes sold under Right to Buy.

A Stock Condition Survey was agreed 4 years ago, report still awaited. All 4000 + properties have been surveyed, over 80% complete, photos and survey reports are being loaded onto a data base. Unfortunately, court orders needed to gain access to some properties.

It is predicted the results will show a significant level of investment required.

Full report

<https://democracy.eastdevon.gov.uk/documents/s24321/Paper%20A.HRAFinanceReport.pdf>

Appendix B

District Councillor Report

Paul Arnott: Coly Valley

September 2024

Management at East Devon

I am delighted to be able to report that in the last eighteen months we have enacted a refresh and a restructure of our senior management. Tracy Hendren has taken the helm as the new Chief Executive. Melanie Wellman is our Director of Legal and Monitoring Officer. Andy Wood takes on the new Director of Place (& Planning) role. Catrin Stark takes on the new role of Director of Housing. With Simon Davey remaining in post as our Director of Finance.

These changes are very important. We are aware of great challenges in our social housing, both the overall strategy towards them in the national context of changed legislation and requirements, and in the ensuring we are satisfying residents with our maintenance. The **Housing** Department, of some 200 staff, has been completely restructured, and with Catrin in post and a new commitment to best practice accountability and reporting, we will see improvements. However, we will also be facing over the next six months huge questions which can not be ducked about the housing stock itself after years of under-investment prior to our becoming the administration during Covid.

The changes will also enable a One Council approach to all our activities, a long-hoped for goal, seeing the end of silo working and prioritising cross-team collaboration in a council of over 500 FTEs.

The New Settlement

As part of our Plan making process to take us up to 2042, it has been agreed that a new community will be created between the A3052 above Crealy, running north to the west of Farringdon and the east of Clyst St Mary to the A30 just south of Exeter Airport. At the moment, this new settlement has been identified as suitable for 8,000 homes.

As an administration we are resolutely committed not to allow this to roll out under the “developer-led” model favoured previously at Cranbrook. I have spent much of the last four years with other councillors and officers trying to deliver the long-promised town centre and new supermarket, which I am pleased to report will open later this year as a Morrisons. To unlock the impasse, however, we had to acquire land ourselves.

At present we are taking advice as how best to lead on the new community via a more corporate and public interest-led model. This is a long-term project, with 2,500 homes expected to be built by 2042 then a further 5,500 up to 2051.

It is worth noting that without EDDC being able to prove the intention to provide these numbers for our Local Plan period up to 2042, other communities, including in the lower Axe Valley, would be required to accept even greater numbers than at present.

Devolution

With the new government, there is a pause on making further substantive progress with the Combined County Authority idea, which was in fact never signed off on when Mr Sunak called the election. It is not yet clear which model, if any, of Devolution in Devon the new government will direct. The early impression is that their in-tray is full with more pressing issues, but I'd expect more news soon. From the districts' perspective, we are all fully committed to retaining local district and town and parish councils, though are open-minded on more collaborative working in a federal structure.

South West Water

Space does not permit a full account of my own dealings with South West Water and the many grave failings in sewage systems across the district. At EDDC we have responsibility for beach safety and this has taken thousands of hours of officer and member time. This year, I hold the chair of the Devon District Councils' Forum, and EDDC is leading in mounting a key gathering of all stakeholders later this year to deal with the present and future problems. My personal view is that the government will need to take a tougher stance on restructuring the corporate structures of the water companies and to make them public rather than shareholder benefit.

Seaton Wetlands

I am delighted to report that East Devon has now completed the purchase of a key parcel of land north of the playpark near Seaton Jurassic, with the tramway

running along its southern and eastern boundary. This will near-complete our ownership of the Seaton Wetlands, and enable more walking trails and much better public access from the Seaton end, taking pressure from Colyford. I am pleased that this has been paid for in part from funds we received when disposing of the freehold of Seaton Jurassic to the Tramway, which is already making a great job of providing a greatly improved offer. Strategically, we hope this joined up thinking will enhance tourism across the district, with an excellent whole day in Seaton and the locality to be experienced.