**MINUTES OF A MEETING OF CLYST ST GEORGE**

**PARISH COUNCIL**

**held on 11 September 2024 at 7.30pm in the Parish Hall**

**Present: Chairman: Cllr J Manser**

**Councillors: Cllrs. Bragg, Marks, Bowen, Stubbs, Ward**

**District Councillor Cllr Howe**

**Clerk: Mrs. Cathryn Newbery**

**Members of Public - 26**

1. **Apologies for Absence**: Cllrs Randall Johnson and Piper
2. **Approval of Minutes** – Unanimous approval.
3. **Declaration of Interest –** Cllr Bragg - Item 8; Cllr Ward - Item 10
4. **Open Forum** –

**Member of Public** expressed much concern over the proposed development of some 2000 houses partially in the Parish and would like to know what could or should be done with regard to the potential threat of this. Cllr Manser replied saying that as there was no information received about this there was little he could say but he would ask Cllr Howe for information. Cllr Howe explained there was a meeting at the East Devon District Council Offices in Honiton on the 23rd September 2024 when the Planning Committee will be discussing this along with the the 800 homes proposal at Ebford. All will be discussed and speakers will be welcome – two protests allowed, and the Agenda would be produced on Friday, 13th September 2024.

**Member of Public (2)** asked whether the Parish Council would be allowed to speak before then. Cllr Howe explained that not until the Agenda is public on the 13th September.

**Member of Public (3)** explained that had never attended a Parish Council meeting before, but felt that if a representative of the Parish Council was attending, then it should be thought about and considered what was going to be said. Cllr Howe replied that the same format followed everywhere else. We were no different. Cllr Manser said that it was obvious all who were attending this evening had come to object to this proposal and wished to get that in early, but an opinion cannot be expressed at the moment as no information was to hand. One of the Parish Councillors will be in attendance at the meeting on the 23rd September.

**Member of Public (2)** responded indicating that they needed to know now what is going to happen and not in the future. Cllr Manser replied that that is what the Environmental are going to do.

**Member of Public (1)** thought the EIA are missing some information.

**Member of Public (2)** pointed out the lack of pavement facilities along Clyst Road and highlighted the problems of pedestrians leaping into private gardens to escape the speed of ongoing traffic along the road. It was described as a dangerous situation for the occupants of the houses there and the safety of their families. Every week there were problems and cars were scratched and mirrors damaged by speeding vehicles. It was suggested that seed humps could be put down but this had not happened. Cllr Howe reminded the meeting that this was a Devon County Highways matter.

Cllr Manser said that the Parish Council will support the residents of Clyst Road on this issue and added that speeding could be reported on-line at Vision Zero South West, and that he had already emailed them concerning this problem. They have replied saying they   
are asking the Police to asses a site for a Community Speedwatch to use.

**Member of Public (3)** confirmed that they had joined Clyst St Mary Speedwatch and it had been checked that 80%$ of the drivers were driving over the speed limit. This has been reported. Cllr Manser said that the Parish Council used a 40 mph pole and sign. The Member of the Public confirmed the information gathered by local members and would be happy to feed this information back to the Parish Council. Cllr Manser considered that was good and the information could then be passed on to Devon County Council. Member of the Public said that there are some who slow down, but not all of them. Cllr Manser said that sometimes a Police Officer could be present and he would speak to them about this.

**Member of Public (4)** said her family lived in Clyst Road and asked whether the new estate would be made for traffic to flow one way, with Clyst Road effectively be one way for a short distance where the new estate was or would Clyst Road become a cycle lane.

**Cllr Howe** suggested a meeting be reconvened with Devon County Officers present for this purpose only.

**Member of Public (5)** thought that with 1200 more homes on Clyst Road with traffic running through those houses and it was felt that nothing had been done about a footpath being put there. Cllr Howe said that money from the development would be allocated to a footpath. Member of the Public asked what would happen if someone was killed before this came into effect. There was a danger of vehicles pulling out from Old Rydon Lane causing more challenges.

**Cllr Manser** confirmed that the Parish Council would do all that can be done to support this matter and he would be emailing the County Councillors again to see whether either or both of them would come to Clyst St George for a meeting. He would let the outcome of this known.

1. **District Councillor’s Report – having received County Councillor’s Report.**

Cllr Howe reported that there was a meeting on 16th September relating to the new town being considered at Farringdon and on 23rd September there was a meeting to discuss The new Local Plan. Cllr Howe considered the Neighbourhood Plan is cancelled. Cllr Manser said that comfort should be taken that the maximum development will be infill under the new Draft Local Plan.

Cllr Bragg reminded the meeting that the Addlepool Village application is to be heard on the 23rd September as well.

Councillor Howe said the meeting was an open public meeting and the more people there the better. Only two people were allowed to object as well as the Parish Council. Cllr Bowen asked whether we were going to rule in favour or not. Cllr Howe replied it is not a planning application, it is an EIA and whether it would be good to our local area.  
Cllr Howe reported the application for the land adjacent to Shepherds Court had been refused and that the Branscombe application had gone to Appeal.

Councillor called for a vote, asking whether the Parish Council were negative on all three matters.

**Unanimous Vote on negative.**

Cllr Howe advised to watch U Tube to see what happens in the meeting.

**6. Emails received –** **Clerk to Report**

* Newsletter re Local Flood Risk Management Strategy Newsletter
* Devon Community Resilience Forum 2024
* Public Spaces Protection Orders.
* Town and Country Newsletter – 3
* Temporary Traffic Order email from Highways
* Three emails from members of the public re Speeding along Clyst Road
* Email from member of the public asking whether traffic calming humps could be put on Clyst Road
* Rural Bulletins – three – from DALC
* Email with Community News
* Several emails with Yellow Warnings of thunderstorms.
* Several emails from Matthew re the Local Plan Membership /working /group.
* Email from Colin Trudgeon re the Clyst St Mary and Sowton Neighbourhood Plan
* Email re the Local Authority Forecast Summit
* Email attaching letter from Cllr Todd Olive of EDDC Portfolio Holding re Strategic Planning
* Email advising of Sandbags availability
* Devon Climate Emergency Newsletter for September
* Email from Highways re Temporary Traffic Order at Clyst Road.
* All these emails have been circulated.

**7. Finance -Clerk to Report**

The Clerk confirmed the current financial position had been circulated. Following

payments authorised at our meeting in July, and the receipt of the second Precept

payment of EDDC of £4779, we presently have the sum of £6667.11 in our Treasurers

Account and £1214.54 in our CIL account after the interest payments of £1.20 in August

and £1.03 in September. Country wide had confirmed that their erroneous invoice

£1111.50 had been cancelled. The following payments were due to be paid:

AB Grounds Maintenance x 2 £519.96

Village Hall £ 18.00

Clerk’s salary and expenses in the sum of £375.83

Total accounts to be paid £913.79

**Unanimous Vote on acceptance of the accounts and settlement of the said accounts.**

**8. Transfer of Land – update of current position**

The Clerk reported that the registration of the transfer is with the Land Registry and we

await that formality. The Clerk was requested to speak with Cartridges to ascertain the

delay in completion as Cllr Bragg had not received the funds from the sale.

**9. New Open Space: Fencing & Footpath Diversion**

Cllr Manser reported that the diversion of the footpath had been allowed and will put in an application to Devon County Council, which will take a while. The payment for this would be £500.

**Unanimous Vote to pay Devon County Council £500 for the application to divert.**

**10. Planning**

**24/1540/PDQ Courtbrook Farm, Clyst St George**

Cllr Manser reported Prior approval (Class Q) for a change of use of agricultural buildings to 10no dwellinghouses (Use Class C3) and for building operations reasonably necessary for conversion. there was a comment from East Devon District Council that no affordable housing was included. Cllr Howe considered there were limited grounds on which to object to this application.

**24/1516/PDR Courtbrook Farm, Clyst St George**

Cllr Manser reported this application had prior approval for the conversion of 2 no agricultural barns to create five commercial units for Class E purposes under Class R. Cllr Bowen considered this was not supported due to the location not good and unsuitable for traffic.   
**Unanimous Vote to object on grounds of access**.

**24/1356/FUL Newcourt Barton, Clyst Road, Clyst St George**

Cllr Manser reported this application was for change of use of land and a building from agricultural to industrial storage (B8) and associated development, retrospective. It was noted that East Devon District Council had been looking at this matter for several years.

**2418/77 AGR Newcourt Barton, Clyst Road, Clyst St George**

Cllr Manser reported that this was for the construction of two composite roads for the safer movement of cattle. After discussion, it was agreed there could be no objection on a track, that it is not a road.

**Unanimous Decision – No Comment.**

**Councillors Reports**

Cllr Marks was concerned about the trees around the school and asked that Cllr Bowen arrange for them to be lopped. Cllr Bowen will do this as the School liaison Cllr. He also enquired whether Cllr Manser was prepared to go to the meeting on the 23rd. Cllr Manser agreed he was going, and said that it would also be on U Tube.

Cllr Bragg confirmed that two members had been working on the telephone box library and children’s toys.

Cllrs Ward, Stubbs and Bowen had nothing to report.

The Meeting ended at 8.40pm

The next meeting to be held on Wednesday 9th October 2024.