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

**PARISH COUNCIL**

**held on 23 October 2024 at 7.30pm in the Parish Hall**

**Present: Chairman: Cllr J Manser**

**Councillors: Cllrs. Bragg, Marks, Bowen, Piper**

**District Councillor Cllr Howe**

**Clerk: Mrs. Cathryn Newbery**

**Members of Public - 1**

1. **Apologies for Absence**: Cllrs Randall Johnson, Stubbs and Ward
2. **Approval of Minutes** – Unanimous approval.
3. **Declaration of Interest –** Cllr Bragg - Item 10;
4. **Open Forum** – none
5. **District Councillor’s Report – having received County Councillor’s Report.**

Cllr Howe reported that there was a further meeting on 29th September for the allocation of sites for the New Local Plan, an addition of 2,500 – 3,000 which is up for discussion in or close to our Parish. Cllr Manser enquired whether he should attend that meeting and put our case. He was requested to attend, unanimously. There were two speakers allowed – one for and one for against. Cllr Howe emphasised that if anyone wished to send in emails then please do so. Member of the Public enquired whether Cllr Manser could object to the Clyst Road plans if that is up for discussion too. Cllr Howe considered it was likely that the Clyst Road application will go ahead, but the one for Land between CSM and CSG is considered to be more worrying. The Addlepool proposals of 800 homes is also on the Agenda. Cllr Manser will attend the meeting. Member of the Public said he considered the Clyst St Mary to Clyst St George is the one to go for. It appears least wrong with it. Cllr Piper said he thought that this may be joined with Greendale which would then be an oversized business park. Member of the Public considered Addlepool was not large enough and having read and listened to report he thought any flood risk was not high on the agenda. Cllr Howe said that it was possible to engineer to relieve the flooding.. He considered that officers wanted the new town to be near Farringdon, as that was the best bet out of a bad hand. Cllr Manser confirmed he will attend the meeting and report back. Cllr Piper enquired what the position would be should there be a legal challenge. Cllr Howe confirmed there cannot be a legal challenge. The results will go to the Planning Inspectorate and the result has to be published within one month of issuing the new MPPF. Cllr Manser enquired whether there was any further news on any Lower Lane development Cllr. Howe said there was not.

Cllr Howe left the meeting at 7.50pm.

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

Several emails from Council re the weather conditions.

Emails regarding the excessive speeding along Clyst Road,

Email re South-West Business Crime Centre Business Crime Exposure

Email from member of the public re East Devon Strategic Planning Meeting on

23rd September and Development in our Parish.

Email re Police Commissioner Seminar on the 11 September 2024 Report.

Email re Rural Services Network with Rural Bulletin

Email from Devon Highways re Snow Warden Winter Messaging.

Email with offer of Sandbags for the Winter

Email with Residents Updates

Email with details of roadworks on A376 towards Clyst St Mary

Email from Cllr Todd EDDC indicating site selection meetings deferred to 1.10.24

Email re New development opportunity between Clyst St George and Clyst St Mary

Email from Exe Estuary re Committee Meeting on 24th September 2024

Email from EDDC enclosing completed Grant Funding Agreement dated 22/10/2024.

This completion follows protracted correspondence between EDDC Planning Solicitor

And the Clerk.

Email from EDDC with Planning Overview.

Email from Devon and Somerset Fire Rescue Precept Consultation.

All these emails have been circulated.

**7. Finance -Clerk to Report**

The up to- date accounts had been circulated. This month, following payments of

the approved accounts at last month’s meeting, there is a balance in hand of £5753.32.

Accounts due for the grass cutting of £259.98 from AB Grounds Maintenance

and the Village Hall Fees of £18 plus the Clerk’s salary of £375.83 and the annual

Microsoft account of £95.88.

The Clerk also reported she had received notification that we can expect payment £750

shortly being the CIL money due to us, and payment of the sum of £24,687.65

which is to fund the purchase and upgrade of the plot of land at the rear of our Parish

Hall for use as Public Open Space. The Grant Funding Agreement had been signed by

the Chairman and the Clerk and this was reported in the Minutes of the Parish Council

Meeting in May 2024. Obviously, this agreement has also been lodged with Cartridges

Law, our Solicitors.

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

**8. Report of Chairman re Attendance at the EDDC Planning Meeting on 23 September.**

Cllr Manser confirmed he had been in attendance at the meeting on the 23 September

and the follow up meeting on the 2October reference the developments in the Parish.

He reported that Darts have a Planning Consultant and are encouraging other people to

come in and set up new business’s at Darts. But they did not need all the land behind   
 them.

**9. Speeding on Clyst Road**

There had been a follow up email, Cllr Manser had asked that dossier be produced ier – four videos had been sent, which did not record the speed but looked that the speed limit was exceeded, Clyst St Mary Speed Watch had got permission to monitor road. Cllr Piper had seen the emails and was unsure what could be done in this matter. Cllr Howe had said that road safety was not the responsibility of the Council. Cllr Piper confirmed he had spoken to Cllr Henry Gent who had been most helpful in the matter. Cllr Manser confirmed he would reply to the email saying it was not a Parish Council responsibility . He said that the Parish Council could hire a counter with speed recorder on it, but it may be expensive – they would analyse data and report back to us.

1**0. 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. We had been informed there was a backlog of registrations at the

Land Registry. The Clerk, meanwhile, would continue to keep in touch with Cartridges

over this.

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

Cllr Marks considered that scalpings would be suitable for the surface of FP10 Cllr Bragg felt it was not ready for the surface to be dealt with as was not level and water pooled.

**10. Planning**

**24/2018/ADV St George and Dragon, Clyst St George**

Cllr Manser reported there was one objection on the website. Cllr Piper felt that some of the lights were high. Cllr Marks considered downlights would be suitable. There were to be nine new lights and a luminated sign.

**Unanimous Decision to raise concerns about lights showing across the road, and to turn off when closing. This would mean the lights would only be on during opening hours of the public house due to the light pollution of the neighbours.**

**24/2136/FUL 24 Seaward Park, Clyst St George**

Cllr Manser reported this application was for Proposed Garden Room. Following discussion.

**Unanimous Decision – No Objection.**

**24/2135/FUL Four Winds, Ebford**

Cllr Manser reported this application was for one double and one single garage and over the garage a room, full bathroom and bedroom. He confirmed he did not object to the initial application for the garage because it was no more than a garage, but effectively it is now an application for a new dwelling. Following discussion

**Unanimous Decision: No Comment.**

**Appeal by P Quincy ref APP/U1106/W/24/3350852 Winslade Park, Clyst St Mary – not discussed.**

**Councillors’ Reports**

**Cllr Bowen** reported that Lady Seawards School (he is on the PTA) were intending for new playground equipment in the main playground and to put down rubberised surface. Fundraising for this would be the next step.

**Cllrs Manser, Marks, Bragg, Piper** had nothing further to report.

The Meeting ended at 9.05pm

The next meeting to be held on Wednesday 13 November 2024.