

IDE PARISH COUNCIL

Draft minutes of a meeting of Ide Parish Council held on Wednesday 22 November 2023 at 7.30pm, in Ide Memorial Hall

This meeting was audio recorded.

Present: Councillors Nick Bradley (chair) NB, Mark Thomas (vice chair) MT, Paula Burton Perrett PB-P, Ben Ervine BE, Nick Creasy NC Laura Bell LJB.

At item 4, Sarah Tiley ST was co-opted as a parish councillor and joined the meeting.

In attendance: Mel Liversage (clerk), Councillors Charles Nuttall TDC, Kevin Lake TDC and John Parrott TDC; five members of the public.

Public participation: Two residents raised the problems experienced when the electricity supply to the village failed over the weekend of November 17-19. Installing emergency generators caused long traffic holdups into and out of the village. It was suggested that if the bollards at the end of Old Ide Lane by Pole House were removable, this might have eased the access problems. The chair undertook to add this to the agenda for the next meeting.

A resident raised the problems caused by cars parked on pavements by the entrance to the village at the junction with Ide Village Road. The chair explained that IPC have been trying to get yellow lines painted in that area for some 12 years and that we are awaiting the sanctioning of a new application for them to be painted on both sides of the splayed entrance to the village. There was also a suggestion that residents parking could also be investigated further. **ACTION NB/PB-P/ML**

- 1. APOLOGIES:** Cllr Rachel Herbert due to work commitments – apologies accepted.
- 2. DECLARATIONS OF INTEREST:** None declared
- 3. THE DRAFT MINUTES** of Ide Parish Council's meeting held on 20 September 2023 were approved and signed. **ACTION ML TO POST ON WEBSITE**
- 4. CO-OPTION OF NEW IPC COUNCILLOR.** Sarah Tiley was unanimously co-opted as a new parish councillor and joined the Council for the rest of this meeting.

5. COUNTY AND DISTRICT COUNCILLORS' REPORTS (written or verbal)

Cllr Charles Nuttall reminded councillors that comments on the new addendum to the Teignbridge Local Plan should be submitted by 22 December 2023.

Cllr John Parrott reported that TDC are working on the finances for the coming year. Nationally local councils are underfunded by 4 billion pounds, and TDC is looking at ways of saving money without cutting services.

Cllr Kevin Lake reported that he has provided the name of a consultant engineer who might be commissioned to give advice to alleviate flooding in the village. He has also

been in contact with the Environmental Agency, Devon Highways, the Church Commissioners' agents, Strutt and Parker, trying to get all interested parties to a joint meeting to discuss implementing further flood preventative measures

6. FLOODING IN IDE DURING STORM CIARÁN, 2 NOVEMBER 2023: REPORTS AND REVIEW OF FLOOD PREVENTION

6.1 Cllr PB-P summarised the effects of two storms. Storm Babet, two weeks previous to Storm Ciarán, had already left the ground around the village sodden. It caused "near misses" and showed that surface drains are insufficient. Storm Ciarán then arrived and caused an overwhelmingly amount of flood damage at the lower end of the village, flooding houses 1 and 3 Fore Street, the village hall, Sculpher's Studio, The Huntsman pub, and 13 The Hams. She explained she had already met up with DCC Highways to discuss possible prevention measures in the week before storm Ciarán hit.

6.2 Ian Campbell was invited to present his report (Paper 1) in which he outlined some possible causes of the flooding. He summarised his suggestions that may help prevent further damage as climate change looms heavily with the threat of more storms and flooding. He explained that he had suffered similar flooding 30 years earlier and told of the remedial actions that had been taken since in an effort to prevent further damage. He suggests that a substantial steel plate could be fitted across the railway culvert, to slow down the flow and allow rain water to back up behind the railway embankment, creating a storm lagoon to the east adjacent to Pynes Farm. He also suggests a review of agricultural practices in the valley above Fore Street, involving the owners and tenants of the land, Devon County Council Highways and the Environment Agency. The chair thanked Ian Campbell for his work on the parish's behalf in producing such a prompt, objective and clear report.

Action: see 6.5 below

6.3 Culvert clearance by contractor. The clerk had instructed Bob Lowton, contractor, to clear the storm drain, our usual practice in the autumn. He had been unable to do so in October as the ground was so wet. After the flooding event on November 2 and with further rains forecast, he went ahead and cleared the drain. The clerk received a written complaint from the tenant of the field, which is owned by the Church Commissioners, about damage to his crop when this work was undertaken. The clerk has replied, explaining the severity of the flood and the damage to properties; and the need to balance the risk to people and property from further flooding with the risk of damage to crops.

6.4 We fell short of the threshold for Emergency Flood Relief Funding by two households. However, the Environment Agency are willing to look at our flooding issues, and will help applying for support from the National Flood Management Funding scheme. At the meeting the householders of 1 & 3 Fore Street, Ide gave their permission for Cllr Burton Perrett to forward pictures and videos to the EA as evidence of the damage suffered and she will present them with a full account of the events.

6.5 The proposal that the Parish Council resolve to seek funding to commission an expert's report on prevention and mitigation of future flooding was proposed by Cllr Irvine and seconded by Cllr Creasy and was agreed unanimously. NB undertook to form a sub-committee to proceed with this action. **ACTION NB/PB-P**

7. PLANNING MATTERS: To receive report from Planning Committee. BE

7.1

<p>NEW APPLICATIONS 23/01675/HOU & 23/01676/LBC 44 High Street, Ide Replacement of corrugated steel roof with slate and replacement of front windows. The committee felt that the suggested new roof and windows fit better with the houses nearby and the architectural character of the village. The integration of a bat entrance into the roof design was a significant improvement. Supported by IPC planning committee</p>
<p>APPLICATIONS AWAITING A DECISION BY TDC</p>
<p>23/00463 Stevens Farm Ide: Proposal: Change of use of agricultural building and land to commercial use for the sales and maintenance of tractors. Objected to by Ide Parish Council Planning Committee (IPC)</p>
<p>APPLICATIONS DECIDED BY TDC</p>
<p>23/00250/HOU - 2 Fore Street, Ide: Retention of boundary wall and fence. Permission granted by TDC</p>
<p>22/01511/HOU IDE - 4 Crossview Terrace, Ide Proposal: Non-material amendment (enlargement of extension) to planning permission for single storey rear extension Permission granted by TDC</p>

7.2 Update on planning permission and enforcement at Round Field, this has still not been served by TDC and we will continue to press with the need for enforcement action
ACTION BE

7.3 Update on TDC progress on planning permission at Stevens Farm no new information

7.4 Affordable Housing Survey <https://www.surveymonkey.co.uk/r/37ZJBBB>
 Survey Monkey Questionnaire on Affordable Housing. This questionnaire was discussed and completed at the Planning meeting on 25 October 2023 by the Councillors present.

8. TEIGNBRIDGE LOCAL PLAN 2020-2040 – Proposed Submission addendum (Regulation 19) – consultation until 22 December 2023.

www.teignbridge.gov.uk/localplanaddendum

NB reported that the parish council and residents have until 22 December to comment further on recent changes, published as an “addendum”, to the proposed Local Plan - the plan that would create a 900 house development called Markham Village on agricultural farmland in the eastern half of the parish. These changes result from the comments and objections raised at the first consultation in March 2023. They are, bar one, relatively minor: Teignbridge could only accommodate the major objections we lodged on landscape, environment, flooding and transport infrastructure by abandoning whole policies in the plan, such as Markham Village. NB emphasised that the major objections IPC raised in March 2023 still stand, and will form the main part of any representations we make at the Public Examination.

NB briefed councillors on the substance of the new addendum changes, highlighted red in the plan document (see link at top), and summarised here:

- Delaying Markham Village start date till c.2036, to give time for Teignbridge, Devon County, National Highways and Exeter City to come up with an acceptable, safe, sustainable, strategic transport infrastructure solution to answer the objections that we and others (notably Alphington Forum) have already lodged about congestion and safety at Alphington Junction (aka Ide Roundabout), A377 spur into Exeter, Ide Village Road and roads through Alphington.
- Markham Village site area reduced from 74 to 60 hectares by building less close to Polehouse Lane
- Still planning total of 900 houses, on a smaller site, but, with backlogging as above, possibly only building 575 houses by 2040 (the end of this planning period), with the rest coming in early 2040's.
- Providing land on which the education authority can build a new primary school and early years learning centre. [Ide primary school will be protected].
- Upgrading of mobility hub to include 125 car Park & Switch, bus stop, e-bike hire, secure bike parking.
- Investigate downgrading of local lanes (eg Markham Lane) to prevent new rat runs used by private vehicles, and attract cyclists and pedestrians.
- Landscape buffering between A30 and new village.
- Provide sustainable walking and cycle route into Exeter from Markham Village.

Comments made by councillors:

- Would the 125 space Park and Switch/ Change facility be for all comers?
- Why was a strategic transport infrastructure plan not designed before putting forward plans for new villages?
- How will the acceptability of a strategic transport infrastructure plan be judged?
- How will National Highways and Exeter City be involved in the design of a Strategic Transport infrastructure plan, given that they are the two authorities who will have to implement it?
- Blocking off the western segment of Markham Lane to daily private traffic will be necessary to protect Ide High Street from traffic in and out of Markham Village; but it will need to be serviceable to use from time to time for diverted traffic, up Pole House Lane

and west along Markham Lane, when Ide High Street is blocked- as happens inevitably by planned intent or accident.

- Councillors remain highly sceptical of the aspiration that significant numbers of residents in a new Markham Village will walk or cycle into Exeter, given the inadequate option of a track using Crabb Lane, and the topography of the site.

ACTION NB/ML to log our comments

9. THE EXETER PLAN

Exeter City Council is seeking our views on this plan Paper 2 by 15 January 2024.

Go to <https://exeterplan.commonplace.is/> The chair invited the planning committee to consider the implications of the plan for Ide; and to respond on the Council's behalf. **ACTION BE to add to the next planning meeting agenda**

10. DUNCHIDEOCK PARISH COUNCIL

Teignbridge District Council are running a Community Governance Review (CGR) for the parish of Dunchideock who have been petitioned by Dunchideock residents to consider abolishing the parish council and to explore what options are available for replacing it, see Paper 3 .

Full details can be viewed at <https://www.teignbridge.gov.uk/council-and-democracy/elections/community-governance-review-for-the-parish-of-dunchideock/>

Councillors discussed the difficulties that Dunchideock PC is faced with. Whilst willing to help with support or advice, Ide parish councillors could see no benefits, only difficulties, for our own village community from merging or combining parishes with Dunchideock. We will, therefore, not be offering to do this. **ACTION ML TO REPORT BACK TO TDC**

11. WORKING GROUP REPORTS

11.1 Ide Community Orchard MG The chair thanked Mark Thomas, chair of the working group, for his report Paper 4. A volunteer working party will be held on Sunday 26 November 10am to 1pm, with decoration of trees in preparation for Christmas.. Volunteers will mulch young trees, and clear thorn and brambles choking mature trees, along with strategic pruning. Lighting up of the decorated trees will be held at 5pm on 2 December.

11.2 Weir Meadow & Northern Fields WG

11.2.1 The chair thanked Richard Cottle, chair of the working group, for his report, Paper 6.

11.2.2 Councillors discussed the WMWG sub-committee proposals for leasing and management of the playing fields, with the options as set out in Paper 7. Councillors were keen to strike the right balance between control and protection of the sports playing surfaces and making the playing field available to all. Councillors unanimously agreed that Option 4 is their preferred option. This will allow the cricket club to proceed in choosing a preferred contractor to lay an artificial wicket in July or August 2024, commissioned by the Parish Council who can recover VAT, using Recreation Ground IPC Funds generated by the Cricket Club. A draft lease will be presented for approval at the January meeting.

ACTION WMWG to prepare draft lease

11.3. Joint Projects Fundraising WG

11.3.1 The chair thanked **Phil Willcock**, hon treasurer for his reports in Papers 8 & 9

12. ALLOTMENTS - The clerk reported that Plot 7 is now let – to Rosa Quinn wef 4 November 2023

13. SCHOOL LIAISON

12.1 MT reported that a leaflet for parents explaining the parking issues and the walking bus, is now in final draft, to be agreed in readiness to be circulated to all parents.

14. FINANCE

14.1 The financial reports Papers 10 a,b,c,d,e for period 14 September 2023 to 16 November 2023 were approved and adopted along with the notification of any payments over £100.

14.2 The draft budget paper 11 for IPC precept demand for 2024/25 was presented and discussed. No amendments were suggested. A final proposed budget will be presented for approval at the January 2024 IPC meeting.

ACTION ML

14.3 The NALC Local Government Services 2023 Pay Agreement Paper 12 for the clerk was discussed and approved. Her pay will increase to £16.67 per hour, back dated to 1 April 2023. This is already factored in to the 2024/2025 budget proposals.

15. TRAINING FOR COUNCILLORS – Update on information and access to courses, see DALC website devonalc.org.uk

Courses for Councillors coming up:

Responding to Planning Applications on 27 November 2023 - BE attending

16. COUNCILLORS' REPORTS

NC reported a dead tree and an unstable post and rail fence along the footpath from The College to Ide Village Road.

ACTION NC will report on DCC website

17. CORRESPONDENCE

Letter see paper 13 from Devon County Council re Primary Schools Provision at Markham Farm Development, was discussed and the contents were noted.

18. The next meeting of Ide Parish Council is on Wednesday 17 January 2024 at 7.30pm to be held in Ide Memorial Hall.

The meeting closed at 9.05 pm.

CONTACT DETAILS

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