

**IDE PARISH COUNCIL**  
**Draft minutes of a meeting of Ide Parish Council held on**  
**Wednesday 17 January 2024 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, Sarah Tiley ST.

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

**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 22 November 2023 were approved and signed. **ACTION ML TO POST ON WEBSITE**

**4. CO-OPTION OF NEW IPC COUNCILLOR**

Patrick Irwin was co-opted on to Ide Parish Council unanimously as a new councillor and joined the Council for the rest of this meeting.

**5. COUNTY AND DISTRICT COUNCILLORS’ REPORTS**

Cllr Alan Connett had submitted a report (Paper 1) in his absence for the Council's information. His main area of concern is the dropping of the Southern Spine road from the Housing Infrastructure Fund, with the expectation that the developers would have to pay without support from the Housing Infrastructure Fund. He is asking for more details of the implications for the development at Matford and surrounding areas.

Councillor Nuttall - a survey about TDC’s draft budget had been circulated to residents and comments are to be made by 2 February 2024. He reported that some changes to Listed Building Consent allowing solar panels and double glazing have been proposed but not yet approved. He serves on the waste and recycling committee and is happy to receive any questions or concerns about this from residents.

Councillor Lake hopes to attend the flood prevention subgroup meeting on 23 January 2024, and he also expressed concerns about the dropping of the Southern Spine Road plans by Devon County Council and has spoken to Mel Stride, MP who is planning to speak with the Transport Minister about this proposal.

Councillor Parrott informed us that Shillingford Abbot had also been affected by severe flooding during Storm Ciarán, they are discussing possible solutions for future flood prevention. He reported that the landfill site application at Lower Brenton is still on hold, as there are many issues still to be resolved including needing more information from the Highways Agency regarding access and a possible footpath diversion.

**6. PLANNING MATTERS:** To receive report from Planning Committee. **BE**

### **6.1 New Applications**

6.1.1 **23/01955/HOU 7 Cross View Terrace Ide EX2 9RZ:** 2 storey rear extension. The planning committee has objected to this application.

6.1.2 **23/01924/OUT Ide - Land North of College Lane, Ide Lane (sic) EX2 9TF**

Outline application for three dwellings and associated works; outline approval sought for access purposes only. The councillors all agreed with the Planning Committee's objections as listed in **Paper 2**

### **6.2 Applications awaiting decision by TDC**

6.2.1 **23/00463/FUL Stevens Farm, Ide EX2 9FB:** Change of use of agricultural building and land to commercial use for the sales and maintenance of tractors.

**Objected to by IPC Planning Committee**

6.2.2 **23/01675/HOU & 23/01676/LBC 44 High Street, Ide, EX2 9RW:** Replacement of corrugated steel roof with slate and replacement of front windows.

**Supported by IPC Planning Committee**

### **6.3 Decided application by TDC**

**23/02053/CAN 4 Old Vicarage Close, Ide** T1 - Lawson Cypress = Fell T2 - Small conifer = Fell T3 - Western Red Cedar = Fell T4 - Palm sp. = Fell. **Approved by TDC**

### **6.4 Exeter Housing Plan**

Exeter City Council sought our views and councillors discussed this plan. The chair of the planning committee has replied on our behalf, highlighting concerns about the lack of a clear infrastructure plan for Marsh Barton, the issues around the building on the flood plains and lack of a public transport plan. We still are waiting for DCC's updated highway proposals to be published. There were concerns about where the units on Marsh Barton could be moved to, if the housing plans for Marsh Barton were implemented. The proposed increases in house building within the Exeter Plan will add even more traffic onto the roads into the city, and there are already worsening problems as a result of the new developments at Alphington and Matford. The proposed housing developments in Teignbridge's Local Plan will exacerbate the traffic conditions even further.

## 6.5 Updates on long running applications to TDC.

### 6.5.1 Enforcement action at Round Field.

#### [Land At Ngr 290858 90284 Ide, Village Road, Ide, Devon 22/00826/FUL](#)

Formation of yard for storage of machinery and construction materials and the siting of 14 secure storage containers and associated landscaping (retrospective). **Current status refused.** BE, chair of planning committee, reported that enforcement action on the refusal of permission is on hold as an appeal has been lodged - see **Paper 3** letter from TDC planning enforcement officer. It took three months for the appeal to be validated by the Planning Inspectorate. The Ide Planning Committee has requested an extension to allow it time to review the details of the appeal and submit its responses.

**ACTION: ML/BE WILL CONVENE THE PLANNING COMMITTEE ON 1 FEBRUARY 2024**

### 6.5.2 Stevens Farm applications (see also 6.2.1 above)

In re application [23/00463/FUL Stevens Farm](#) - Change of use of agricultural building and land to commercial for the sales and maintenance of tractors. **Current status under consideration.**

The enforcement officer's letter **Paper 3** explained that no action has yet been taken on any of the other non compliance matters we have raised about Stevens Farm, as he is waiting for a decision to be made on the application [23/00463/FUL](#) before investigating these measures further.

## 7. FLOOD PREVENTION MEASURES FOR IDE

7.1. Following the events of November 2, 2023 during Storm Ciarán, **Paper 4a** is a progress report from the flood prevention sub-group. The group, with affected residents, met on site with the Church Commissioner's agent, Victoria Leeming, on 19 December 2023; and with the Environment Agency and Devon CC on site with affected residents on 23 January 2024. We await reports and their advice.

7.2 **Paper 4b** is a quote for a full survey and assessment with hydrology reports from Teign Consult. We will wait for the outcome of the EA assessment after the site meeting on 23 January 2024 before progressing this further.

## 8. COMMUNITY INFRASTRUCTURE LEVY (CIL) Consultation

**Paper 5** is the chair's briefing note to councillors on the CIL consultation. A copy of our subsequent post meeting comments in reply to the consultation is below:

*"1. In relation to EE1 Markham Village, we call for a full infrastructure appraisal of the needs of the site, rather than a desk-based assessment. This must include a proper strategic transport network assessment; and proposals for detailed local and internal road and junction facilities, bus stops, cycle and pedestrian routes, bridges, safety installations and signalling.*

*2. A blended approach, mixing Section 106 agreements with CIL. Devon and National Highways should cover roads and transport; National Housing Infrastructure Fund for*

*housing infrastructure; Devon CC to cover schools, flood prevention works, broadband, utilities; 106 agreements to cover additional school items and health facilities; and confine the CIL to sports fields, recreation, shop, allotments, pub, cultural facilities such as village hall, play areas, and cycle routes and pedestrian routes within the parish.*

3. For Teignbridge to seek agreement of this assessment with the relevant authorities.

4. A review of the CIL rate should then take place to see what the overall infrastructure will cost, which will guide TDC in setting its CIL. Since we can only see that leading to a rise in the rate, we do not agree that the CIL rate should or could remain the same as it is now; but we are not in a position to suggest a figure."

## 9. WORKING GROUP REPORTS

**9.1 Ide Community Orchard MG** - The chair thanked Mark Thomas for his report.

A Wassail event will take place on Sunday February 4 2024 at 5pm and several other events planned for later in the year. **Paper 6**

### 9.2 Weir Meadow & Northern Fields WG

9.2.1 The chair thanked Richard Cottle for his report. Richard has now stepped down as chair after two and half years, and will remain as a group member. Peter Skinner was elected unanimously as the new chair of the group. After enquiring into registering with the Environment Bank for Biodiversity Net Gain credits scheme, we have been told they will not consider our application for the Northern Fields to join their scheme because we plan to allow the public onto the land. Their way of using BNG credits is not compatible with community use. The group has applied for a grant from the Forestry Commission woodland creation scheme to cover the costs of commissioning a woodland landscape architect to design a planting scheme for Northern Fields. If this grant application is not successful, there are sufficient funds in the Weir Meadow account to cover the cost of this work. This will, it is hoped, lead to a woodland scheme being planted in Northern Fields within the next two years. **Paper 7**

9.2.2 Councillors considered the draft Head of Terms for a lease of the sports pitch areas to Ide Cricket Club. **Paper 8**, drafted after a series of meetings between David Howe (kindly acting pro bono for the Parish Council as the landowner), chair of IPC and the two sports club representatives. The Councillors raised a number comments about community use of the pitches, insurance and costs. The chair will take these issues back to the next meeting with the clubs on 29 January. A draft of the full lease will be ready to bring to the next IPC meeting. **ACTION: NB**

### **9.3 Joint Projects Fundraising WG**

9.3.1 The chair thanked **Phil Willcock**, hon treasurer to the two working groups, for his report **Paper 9**

#### **9.3.2 Fundraising**

Three events were held in November and December 2023:

1. Bingo Night which raised £499.20
2. Christmas Market which raised £637.07.
3. Ide Aloud Concert donated £500 to Ide Green Spaces.

The chair thanked Councillor Herbert for the hard work she and her fundraising subcommittee had undertaken to raise this remarkable sum of money.

### **9.4 Ide Emergency Planning WG**

9.4.1 P B-P explained there are salt/gritting bins for use by residents around the village for any identified icy patches or snowy roads or paths.

## **10. SCHOOL LIAISON**

10.1 Cllr Thomas reported that the printed leaflet explaining the parking situation in the village for parents of children attending the school has been sent to all parents. It reminds parents of the walking bus initiative and points out the car parking spaces that are available.

10.2 Concerns were also raised about the amount of people still driving along Balls Farm Road, particularly at school drop off times. Balls Farm Road is designated as Access Only for vehicles. Access Only notices are at the top of Little Johns Cross Hill, and at the entrance to Crabb Lane. Additional signs are needed at the west end of Balls Farm Road, and at the junction of Crabb Lane and Balls Farm Road to the east. This would make it unequivocally clear to drivers. We will write to Devon Highway to ask for these to be provided.

**ACTION: NB TO WRITE TO DEVON HIGHWAYS**

10.3 We will also ask Andy Swain for police contact information with a view to asking them about instigating spot checks to help us monitor these illegal actions, as they have done previously. We will also look at undertaking a traffic survey of vehicles using this road.

**ACTION: LJB /MT SET UP TRAFFIC SURVEY**

## **11. PROPOSAL FOR REPLACEMENT ROAD BOLLARDS IN OLD IDE LANE.**

Following a significant event in November involving a prolonged electricity supply failure and obstruction on Ide Village Road, Councillors agreed to ask Devon CC to consider replacing the current fixed bollards at the junction of Pole House Lane and Old Ide Lane with removable bollards. The bollards would only be removed during an emergency situation that blocked the main entrance / exit to the village at the junction of Fore Street and Ide Village Road.

**ACTION: ML/NB TO WRITE TO DEVON HIGHWAYS**

## 12. FINANCE

ML

12.1 Councillors resolved to accept the financial reports, **Papers 10** a,b,c,d,e, for period 11 November 2023 to 11 January 2024, which were approved and adopted along with notifications of payments over £100.

12.2 Councillors resolved to accept and approve the budget proposals, **Paper 11**, for financial year 2024/25, proposed by Cllr Ervine and seconded by Cllr Thomas and unanimously approved by a show of hands.

12.3 Councillors resolved to approve a precept demand of £15,948 (fifteen thousand nine hundred and forty eight pounds) for the financial year 2024/25. Proposed by Cllr Creasy and seconded by Cllr Burton-Perrett and unanimously approved by a show of hands .

**ACTION: ML TO SUBMIT THE PRECEPT DEMAND TO TDC BY 31 JANUARY 2024**

## 13. COUNCILLORS' REPORTS and items for future agenda.

13.1 Cllr Bell LB reported that she had recently been contacted about the section of High Street between the mini roundabout and the 30mph sign by the entrance to Pynes Cottages, and asked to add to the list for making it a safer walk for pedestrians by extending the 20 speed limit area. She has completed the form on the DCC Highways website under the Speeding, Speed Limits and SCARF section and understands that this will be investigated soon.

13.2 Cllr Tiley ST reported that a section of post and rail fence between the Cemetery and the Church has fallen down. ML confirmed that we have funds to repair it.

**ACTION: ST TO GET QUOTES FOR A REPLACEMENT**

13.3 ST also reported that the cycling ramp on the east side of Polehouse Lane has been totally eroded away. She will report this on the Devon Highway website to ask for it to be reinstated.

**ACTION: ST TO REPORT ON WEBSITE**

## 14. CORRESPONDENCE

Letter from Alan Connett – DCC's mobile library service will stop at the end of February, and the library lorry will no longer visit. In its place the County Council is offering grants of between £100 and £300 to support the creation and enhancement of community libraries in rural areas. A copy of the letter will be published in the February Ide Times.

Meeting closed at 9.08pm

## 15. DATE OF NEXT MEETING.

The next meeting of Ide Parish Council is on Wednesday 20 March 2024 at 7.30pm to be held in Ide Memorial Hall.

## CONTACT DETAILS

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