

Contents

Council Tax Rise.....	1
Development Management Committee Meeting - Land South of King Alfred Way and the doctors surgery	1
Registering with Devon Home Choice.	2
Rental	2
Shared ownership purchases to buy or buy in partnership.....	3
Four Elms Hill	4
Minutes from the East Devon Hatoc Meeting of 12th March 2019.....	5
CIL Consultation – closed on 22 nd March 2019	6
Section 106 funds owed to the parish	7
WC lease agreement.....	7
Devon Air Ambulance night landing site.....	7
Neighbourhood Plan	7
Auction of Goods from the Knowle	7

Council Tax Rise

Your council tax is split 5 ways.

73% to Devon County Council
11% to Devon and Cornwall Police
5% goes to Devon and Somerset Fire and Rescue
4% to town and parish councils.

Band D properties will pay £147.78 to East Devon District Council this year, £5 more than in 2018/2019.

Interestingly Cranbrook pays the highest council tax in East Devon at £2,080.90 for a band D property. Clyst St Lawrence pays the lowest at £1,824.87.

I voted against the £5.00 rise for East Devon District Council at the Full Council meeting on 27th February 2019. I do not feel that EDDC are good custodians of your money (given their plans to invest in the Commercial property, the sale of the Knowle at far less than its developmental value, the new build at Honiton etc).

I was told the press release stating that Full Council had voted to support this rise went out in the morning before the meeting was held.

Development Management Committee Meeting - Land South of King Alfred Way and the doctors surgery

You will be aware that Clinton Devon Estates (CDE) have applied to build 2 ‘four bedroom plus’ houses instead of a new doctors surgery and that planning officers recommended approval prior to the Development Management Committee meeting on Tuesday 5th March 2019. I had asked planning officers why we just had to accept the word of CDE that there is no interest from doctors in

renting new premises in Newton Poppleford. CDE have not had to provide any evidence of their alleged efforts to secure a tenant. The planning officer asked me what evidence I had that there is a demand for new premises. I was surprised at this stage of the process to be expected to be the one to prove this, given how aggressive both CDE and Coleridge Medical Centre were about the desperate need for a doctors surgery in the village when permission for 40 houses was being applied for and was subsequently granted.

I was unable to attend DMC in person but emailed in advance asking councillors to support a deferment of the decision at DMC, (in order to allow research to be carried out about which medical practices had been approached about renting the new centre), and exactly what the evidence was.

Cllr Chris Burhop from the Parish Council and Gill Cameron-Webb attended DMC to speak on our behalf and they made a major impression on those present. Initially two cllrs put forward a proposal in agreement with planning officers to support the application by CDE. However, other cllrs were not prepared to be so hasty and picked up on the numerous points made by Chris Burhop and Gill Cameron-Webb. Some showed themselves very unhappy to have been misled by assurances by CDE that, come what may, the surgery would be built.

DMC (Development Management Committee) members then called for the matter to be deferred, the initial two supporting cllrs revoked their proposal to support the application - by that point being the only ones around the table not to agree that CDE had not been open and transparent about their efforts to secure the doctors surgery, or conditions that were attached to it. The full DMC recording can be heard on the EDDC DMC meetings area of their website.

After the meeting the parish council agreed that Cllr Burhop should contact other medical centres about whether they had ever been approached by CDE to rent a new surgery in NP and organised a survey of the entire parish to find out residents wishes and views on attending a GP practice. A leaflet was delivered to each house in the parish, and then attempts were made to collect them again. There has been a very good response rate. The results will be collated and analysed shortly.

In the meantime it may be worth approaching The Beacon Medical Practise again to ask if they are accepting new residents from Newton Poppleford if that is your preference.

Registering with Devon Home Choice.

I am still hoping that the new affordable housing in Newton Poppleford will actually go to local people, further to writing about this in November 2018, I am repeating the information here and would be grateful if councillors could share this information.

Rental

If you would like to register to rent an 'affordable home' in Newton Poppleford or indeed anywhere in Devon you can use this link to read about Devon Homes Choice. The Devon Homes Choice register actually covers the whole of Devon, not just Newton Poppleford specifically.

https://www.devonhomechoice.com/sites/default/files/DHC/dhc_user_guide_sept_18_web_and_email_version.pdf

Here is the link if you wish to register: <https://www.devonhomechoice.com/>

You will be categorised into a band for housing need:

The five priority bands are:

Band A – Emergency Housing Need

Your application will only be placed in this band if your need for housing is assessed as so exceptional that you must take priority over all other applicants. For example:

- *you have an urgent health or wellbeing need*
- *your home is in a state of emergency disrepair*
- *you need to move to escape violence or the threat of violence, harassment or a traumatic event. Substantial evidence must exist to award this priority.*

(NB it is highly unlikely you will be in this category – VR)

Band B – High Housing Need

Your application will be placed in this band if:

- *a Devon council has accepted that you are statutorily homeless and it is not considered possible and appropriate for you to find private rented accommodation*
- *a Devon council assesses that it will not be possible and appropriate for you to find private rented accommodation, you are subject to the Prevention or Relief duty of the Homelessness Reduction Act, and you are taking the actions set out in your Personalised Plan*
- *you are severely overcrowded*
- *you are a tenant of a Devon Home Choice partner landlord and want to move to a smaller home*
- *you have a high health or wellbeing need*
- *your home is in a state of high disrepair*
- *you are ready to move on from supported housing*

Band C – Medium Housing Need

Your application will be placed in this band if:

- *you are overcrowded and lack 1 bedroom*
- *you have been assessed as having a medium health or wellbeing need*
- *you live on, or above the 4th floor with children under 8*
- *you have served in the armed forces and are assessed to be in urgent housing need*
- *you need to need to move for work, where you would otherwise have to travel more than 30 miles (each way) from home to work*

Band D – Low Housing Need

Your application will be placed in this band if:

- *a Devon council has accepted that you are statutorily homeless but it is considered possible and appropriate for you to find private rented accommodation*
- *you have no permanent home. For example you have been assessed as non priority or intentionally homeless by a Devon local authority, or are 'sofa surfing'*
- *you have been assessed as having a low health or wellbeing need*
- *you share facilities, such as a toilet, bath, shower or kitchen (for example you are living with your parents)*
 - *you meet a local priority agreed by the local authority managing your application*
- *you have a housing need but have no local connection to Devon*
- *you have been assessed as having deliberately worsened your circumstances*

Band E – No Housing Need

From your application it has been assessed that you are adequately housed.

Once you register you will receive a letter telling you what category you come into and you can then 'bid' for properties via Devon Homes Choice.

Shared ownership purchases to buy or buy in partnership

- 1) You MUST register with Help to Buy South West

<https://www.helptobuysw.org.uk/>

Live West Homes are the housing association who will be working on the housing allocation (formerly Devon and Cornwall Housing and then formerly Liberty).

- 2) **Call Live West and speak to Sarah 01752 856037** to register that you are particularly interested in the **Newton Poppleford** development. They will send out details, information and an application form in advance of the homes being officially released.

You will need to be getting your supporting evidence in place such as:

- Credit report
 - Mortgage in principle agreement etc
- 3) Once the houses are released for sale (about 4 months before they are ready) Live West will contact you and tell you to apply officially for a home.
 - 4) You then send in your application together with your supporting evidence and houses will be allocated on a 'first come first served basis'

So it is really important to have all your paperwork ready to go with this process.

But don't be put off!! If you would like to be considered for an affordable home either to rent or buy then please do register!

Four Elms Hill

This matter finally made it onto the agenda for 12th March 2019. The item was listed as a verbal report by DCC officers. I had previously arranged to attend HATOC but the item was postponed many times and on this occasion again I could not attend due to work commitments. The agenda is not published until the week before the meeting (so you can never be sure an item is on the agenda until that point) and anyone who wishes to speak has to register 4 days in advance so the timings are tight.

I emailed a report in advance of the meeting to all those expected to attend outlining our concerns and improvements we would like to see on the hill. The report included the latest official police statistics:

in the last 12 months and according to our logs there were 37 non Road Traffic Collisions (i.e. debris in road or broken down busses etc.) reported and 8 RTC's all non or minor injury of which 3 overturned or rolled. I have no doubt that there have been many more!

The report also included a statement of truth from a local resident who lives alongside the hill and who witnesses numerous accidents throughout the day and night.

Cllr Burhop again attended to speak for us along with PC Steve Lee who attended on his day off. It was my hope that this joined up approach may convince HATOC members of the discrepancy between DCC official figures and reality. Cllr Claire Wright, our DCC representative who is a member of HATOC was there. Our previous DCC councillor Christine Channon also supported our requests for improved safety. The Chairman brought the item to the start of the agenda to accommodate the guest speakers. Cllr Burhop provided this report:

The Chairman summed up saying he supported the call for double white lines and reduced speed limit on four elms hill.

The Highways officers appeared to dismiss the need for action. DCC had commissioned a survey by a contractor, Jacobs, in respect of road safety improvements but as at the date of the meeting, this had still not been undertaken.



He said that a speed study had been undertaken and shown average speeds on the hill had been shown as “27.5mph uphill and 38.3mph downhill”. PC Steve Lee challenged the location of their test and it transpired speeds were taken right at the top of the hill, in the “lay by” by the phone mast.

The chairman said “without this report [from Jacobs] we can’t do anything” (we suspect this is a cost saving exercise and if they so wished they could just get on with it) so consideration was pushed to the next HATOC meeting, scheduled for JULY.

That will be 2 years since the 6– vehicle accident and fatality and the weekly incidents continue. Just this week alone (18-23 March 2019) I witnessed the aftermath of an accident and two more were reported to me.

I have now put in an FoI via What Do They Know website asking for reports on this road since July 2017 to date. There may have been lots of work going on behind the scenes but it would be helpful if this was communicated to explain the long wait.

Minutes from the East Devon Hatoc Meeting of 12th March 2019.

. **A3052 Four Elms Hill, Newton Poppleford: Safety Review (Minute *18/30 November 2017)**

Chief Officer for Highways, Infrastructure Development and Waste to give a verbal update.

Minutes:

(Councillor C Burhop on behalf of Newton Poppleford Parish Council and PC S Lee attended under the Council’s Public Participation Scheme and spoke to this item.)

The Chief Officer for Highways, Infrastructure Development and Waste reported on the review of the double white line system and a reduction of speed limit on Four Elms Hill, Newton Poppleford. He reported that a structural maintenance scheme would be coming forward next year for Four Elms Hill and that Jacobs would shortly be undertaking survey work at the location.

Speed surveys had been undertaken which showed average speeds of 27.5mph (85th percentile speed 40.5mph) and 38.3mph (85th percentile speed 45mph) up and down Four Elms Hill respectively. Handheld speed surveys of free-flowing traffic revealed slightly higher figures. Officers noted that these figures were already consistent with 40mph speed limits.

Discussion points with Members and Officers included:

concern at the time elapsed since the initial report on this matter in November 2017, following the fatality in July 2017;

It was noted that statistics were compiled from Police Collision data that involved injuries only;

The potential for Insurance companies to share data in future;

statistics revealed that the majority of collisions involved local people; (how do they know this since they don't collect data on accidents unless there is serious injury?)

reducing the speed limit on the hill to 40mph;

speed surveys had been undertaken where practicable on the hill.(Note the point made by PC Steve Lee about the siting of this camera)

The Chief Officer for Highways, Infrastructure Development and Waste undertook to report further to the next Committee meeting in July.

CIL Consultation – closed on 22nd March 2019

This was discussed at the parish council. The consultation was open until Friday 22nd March. Developers have to pay CIL generally on new properties that are over 100SqM. The suggestion for Newton Poppleford is £150 per sq Metre.

Here are the main points:

All development at Cranbrook - £0 per sq Metre

General residential development in Sidmouth and Budleigh Salterton - £200 per sq Metre

General residential development in the rest of East Devon - £150 per sq Metre

Sheltered housing, extra care housing and care homes¹ - £0 per sq Metre

Rural Exception Sites - £0 per sq Metre

Retail (out of town centre)³ - £84 per sq Metre

The parish council were unhappy that developers at Cranbrook should not have to pay CIL and Cllr Burhop put comments together with evidence to show that there is plenty of profit for major developers and they should contribute with CIL payments in Cranbrook. Already the affordable housing element has been allowed to fall to 15% in the town, down from 30% previously. Independent research shows that major developers are making a very healthy profit and it seems ludicrous that smaller developers are paying the highest CIL rates whilst the major developers pay nothing. The good news is the schedule for payment of CIL is now clearly defined. I also objected to private care homes being exempt from CIL, though I support council housing, council supported sheltered accommodation and rural exception sites being exempt, though I hope EDDC do not allow exception site development to wriggle out of 66% affordable housing on some other viability grounds.

Section 106 funds owed to the parish

Our clerk has doggedly pursued these funds; no easy task. He is finally winning and the Parish Council has had its S106 funds and plans to improve the playing field with safety fencing and new play equipment approved.

WC lease agreement

Likewise, this has been a hard slog. Getting EDDC to agree to heads of terms and draw up an agreement for our solicitor has been painful. We are now at the stage of signing the 30 year lease. Next comes to battle to have plans approved and a suitable betterment agreement put in place.

Devon Air Ambulance night landing site

Once again thanks to the Clerk for getting the work done to bring this to fruition. Planning permission has now been approved by EDDC for the night landing site which will be situated near to the tennis courts on the playing field. The lights will only be used in the event that a helicopter needs to land and although the light column is tall and somewhat of a concern in the AONB, it is of great community benefit should it be needed. The lights are specifically designed to shine down onto the landing site rather than spill over to more residential areas.

Neighbourhood Plan

I have not written much about this for some time. The process had slowed dramatically due to issues with logistics and getting the steering committee together. We met with Phil Twamley, EDDCs Neighbourhood Planning Officer last November who confirmed we were making good progress and setting out the time-frame going forward. There was a further delay over the xmas period but a smaller steering group is now putting the last of the draft policies together with renewed vigour.

Auction of Goods from the Knowle

Town and Parish councils also received a list of goods for auction/sale from the Knowle offices. 400 office chairs are included amongst other things. I asked why office chairs were not needed at the new premises. The answer was they don't look very nice in a brand new building, don't match and are in various states of repair, though some are clearly perfect. Charities and community groups were able to put in bids for the items, such as tables, desks, chairs, etc over the window of one week, though strangely some goods had already been allocated prior to that. I think there is a particular problem rehoming larger desks. [email:sallchurch@eastdevon.gov.uk](mailto:sallchurch@eastdevon.gov.uk)

Val Ranger

Ward Cllr, Newton Poppleford and Harpford

Tel: 07475 201340 email: vranger@eastdevon.gov.uk