

WOODBURY PARISH COUNCIL
MINUTES OF THE MEETING HELD IN THE CHURCH ROOMS, WOODBURY ON
14 September 2015 @ 7.00pm

Present: Cllrs Mrs C McGauley (Chair), R Bartlett, Mrs J Best, P Bricknell, Mrs M Edwards, B Jones, G Jung, G Murrin, T Pattison & J Pyne

Also present: District Cllrs G Jung (Parish & District) & B Ingham: Mrs B Price (Clerk), Mrs M Westlake (Assistant Clerk) and 4 members of the public

PUBLIC SPEAKING: One member of the public drew Councillors' attention to the fact that two mature trees had already been cut down on the site of application 15/1433/FUL. It was agreed that this should be mentioned to the Planning Authority in the response to the application

15/145 MINUTES: The Minutes of the proceedings of the Parish Council meeting held on 24 August 2015 were received and confirmed as an accurate record (P/S: Pattison/Bricknell - AIF)

15/146 APOLOGIES FOR ABSENCE: Apologies for absence were received from Cllrs Atkins (sick), Burgess (holiday) & Mayo (holiday).

15/147 DECLARATIONS OF INTEREST: Declarations of personal and/or prejudicial interest were received as follows. Councillors declaring prejudicial interests left the room and took no part in the discussions or votes.

There were no declarations of interest

15/148 DECLARATIONS BY DISTRICT COUNCILLORS: It was formally noted that the participation of Cllr Jung (who is also a Member of East Devon District Council) in both the debates and subsequent votes was on the basis that the views expressed were his preliminary views taking account of the information presently available to the Parish Council. He reserved his final views on the applications until he was in full possession of all the relevant arguments, both for and against them.

15/149 ACCOUNTS & FINANCES:

1. An amended schedule of expenditure (app A yellow) was received and authorised (P/S: Bricknell/Jung – AIF)
2. The Spend to Date to 31 July 2015 (app Ai) was received with the Clerk explaining its content and answering questions.
3. The External Auditor's certificate and opinion relating to the accounts year 2014/15 confirming that there are no matters within the accounts giving cause for concern (app Aii) was received. The Clerk confirmed that she had displayed the Notice of Conclusion of Audit and Right to Inspect the Annual Return in compliance with the exercise of Electors' rights and Cllr Mrs McGauley advised that she had checked the current year's accounts to date against the bank statements and professed herself satisfied that they are in order.

15/150 CORRESPONDENCE: No correspondence had been received that was not reflected elsewhere on the agenda.

15/151 CHAIRMAN'S REPORT: The Chairman reminded Councillors that the Clerk had given notice of her intention to retire on 31 December 2015 and suggested that the PC gave delegated authority to the Chair, Vice Chair and one other Councillor to source and appoint both a successor for the Clerk and the Clerk's Assistant. It is important that the post is filled as soon as practically possible as there is a lot for the new Clerk to learn. This was agreed.

15/152 PLANNING:

The following applications were discussed and responses agreed as follows:

WOODBURY

15/1874/FUL Higher Bagmores Farm – Proposed agricultural building to be used as a grain store

15/1959/FUL Higher Bagmores Farm – Construction of agricultural storage building to house biomass boiler to provide heat to underfloor grain dryer

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NB: both applications were taken together

Response: *Support but concerns were raised if grain was coming in from other sites which was not being utilised within the existing farm business.
(P/S: Edwards/Bartlett – vote AIF)*

15/1948/LBC **White Hart Inn, Church Stile Lane** – Re-configuration of customer toilets and beer cellar, relocation of cellar condenser unit, removal of internal wall and installation of glass screen, new floor finishes and decoration, new boiler and flue

Response: *Support all proposals with the exception of the new boiler flue which would require re-siting due to its height and it would also detract from the attractiveness of the listed building. In addition, all flues to be dark in colour so as to be sympathetic with the existing building.
(P/S: Edwards/Bartlett – vote: AIF)*

15/1433/FUL **4 Park View, Broadway** – Sub division of existing dwelling to create two dwellings and extension of terrace to create an additional two dwellings

Response: *Objection on the following grounds:*

- (a) Overdevelopment/overcrowding of a small site*
- (b) Overlooking into the rear of a neighbouring property*
- (c) Intrusion of privacy to a neighbouring property if trees and hedgerows were removed*
- (d) Insufficient parking provision creating a danger when reversing in and out onto a busy main road*
- (e) The feature Popple wall as described in the Village Design Statement should be retained and could be achieved if the parking areas was redesigned*

(P/S: Edwards/Best – vote: AIF)

Disappointment was expressed by all Councillors that 2 mature trees had already been felled on site.

AMENDED PLANS

15/1470/VAR **Elmside, Town Lane** – Variation of condition 9 (plans condition) of planning permission 14/1281/RES (for the construction of 2no. detached dwellings) to allow for the utilisation of the site access, the addition of a new garage and a revision to the ground floor layout of plot 2

Amendments relate to: *Revised plan to show garage moved outside root protection area of tree*

ADDITIONAL PLANS – *Arboricultural Method Statement*

Response: *Support amended plans which show garage moved outside root protection area of tree. The Arboricultural Method Statement was noted but the detail was felt to be beyond the scope of Parish Councillors.
A request was made for the EDDC Tree Officer to monitor trees on site.
(P/S: Edwards/Bartlett – vote: AIF)*

AMENDED PLANS

15/1370/MRES **Land to South of Broadway** – Reserved matters application for the erection of 20no dwellings (approval of appearance, landscaping, layout & scale)

Amendments relate to: *Additional Plans – Elevation levels and garden cross sections*

Response: *Support (P/S: Edwards/Best – vote: AIF)*

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EXTON

15/1836/VAR Land at Exton Park Farm – Variation of condition 2 of the application 12/2101/MFUL to vary the design, layout and appearance of the approved building

Response: *Support in accordance with the Design & Access Statement provided and based on the original planning consent condition, in particular relating to numbers of pigs.*
(P/S: Murrin/Pattison – vote: AIF)

15/1619/FUL Foye, River Front – Alterations of existing bungalow to form 4no new dwellings

Response: *Objection on the following grounds:*

- (a) Overdevelopment of the site*
- (b) Probable flood risk to nearby access road when flooding occurs in the area*
- (c) Lack of/no amenity space*

A request was made to retain hedgerows and trees to the East of the parking area which provide screening for nearby properties. (P/S: Pattison/Murrin – vote: AIF)

WOODBURY SALTERTON

15/1936/COU Units 7-9 Hogsbrook Units – Retention of conversion of building to 3no industrial units (use class B8 Warehouse & Distribution)

15/1950/FUL 1-5 Hogsbrook Units – Retention of conversion of building to 5no industrial units (use Class B2 General Industry, B8 Warehouse and Distribution and B1 Office and Light Industry)

NB: both applications were taken together

Response: *Parish Council does not support intensification of industrial use in an agricultural setting nor extension of industrial use close to Greendale Business Park which is contrary to the Emerging Local Plan in the open countryside.*
(P/S: Bricknell/Jung – vote: AIF)

ADJOINING PARISH (CLYST VALLEY – CLYST ST GEORGE)

AMENDED PLANS

15/0123/MFUL Kenniford Farm (land South Of) Clyst St Mary – Installation of ground mounted photovoltaic solar arrays with inverter cabins, sub-station buildings, access tracks, underground cable, fencing and CCTV, and provision of temporary car park during construction

Amendments relate to: Additional Plans – Agricultural Land Classification and Soil Resources report

No response.

** *The Police Report (app B) was received*

*** *A brief adjournment followed for reports from officials*

Cllr Ingham spoke briefly about EDDC's office move to Honiton and the progress of the Local Plan. He also expressed concern about the Asset Management Forum at EDDC whose principle aim is to look after the assets of the Authority but their meetings have only just started being minuted and are closed to the public which cannot be democratic. He is in the process of attempting to change this and he is also looking into the better provision of super broadband within Devon & Somerset

Cllr Jung advised that a number of Planning Inspectors' hearings have been overturned due to lack of land supply. There have been 23 houses approved at Clyst St George where there are possibly only 44 houses within the village making a massive percentage increase in the village.

Ed Freeman Head of EDDC Planning has advised that housing numbers may be available as early as October and hopefully the Local Plan will shortly be fit for purpose.

The planning applications at Blackhill and Straitgate Quarries are going to be heard by Devon County Council possibly in November.

If the new experimental three-weekly rubbish collections are successful at Feniton and Exmouth they will be rolled out throughout the District by the middle of next year.

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- 15/153 COOMBE SOLAR FARM COMMUNITY BENEFIT AGREEMENT:** The decision to authorise the Clerk to sign this document (previously circulated by email to all Councillors) on behalf of the Parish Council was duly ratified (P/S: Murrin/Bricknell – AIF).
- 15/154 EXTON PLAY AREA:** The PC authorisation that the swings in Exton play area are to be replaced “like for like” (with the exception that one of the cradle swings will be replaced with a double swing) using Section 106 funding without the requirement for public consultation was duly ratified (P/S: McGauley/Bricknell – AIF).
- 15/155 LAND ENCROACHMENT – 25 BRENT CLOSE, WOODBURY:** EDDC has advised that an area of amenity land has been fenced to enlarge the garden of this property. This has already been discussed extensively between Councillors by email and the decision to respond to EDDC stating that the fence should be removed and the land reinstated in its original condition and restored for public use was duly ratified (P/S: Jung/Bricknell - AIF).
- 15/156 PARISH COUNCIL WEBSITE:** After a short discussion it was agreed to authorise the Clerk to set up a Parish Council website through Curtis Website Design (as per the recent email correspondence) at an approximate one off set up cost of £295 plus £130 per annum support package and £40 per annum domain name and hosting charges. The overall costs would therefore be £465 in the first year and £170 for each subsequent year (P/S: Jung/Bricknell – AIF).
- 15/157 WREATH LAYING ON REMEMBRANCE SUNDAY:** The purchase of wreaths for a donation of approximately £16 each was agreed (P/S: McGauley/Bricknell – AIF). Cllrs Bricknell and Pyne will lay the wreaths at Woodbury Salterton and Woodbury respectively.
- 15/158 WOODBURY COMMUNITY PLAYING FIELDS ASSOCIATION – SECTION 106 FUNDS:** The housing development at Castle Lane Woodbury has provided an approximate sum of £67,000 for open space provision in the Parish (covering all three villages). There is also a sum of approximately £3,400 from a project on Globe Hill which must be spent under the usual restrictions that apply to section 106 spending (ie in Woodbury village only). Following a discussion it was agreed that the sum of £37,614 would be allocated to the Woodbury Community Playing Fields Association to allow them to deliver phases I & II of their play park simultaneously (P/S: Bartlett/Murrin – AIF). However, in view of the fact that there are several other projects requiring capital in the three villages, it was agreed that Phase II of the Woodbury Salterton gym equipment project should be funded prior to any further allocation to WCPFA or any other Body, with the remaining funds being left in the central pot for future use. There may be some additional funding available at a later date which could be allocated towards the purchase and installation of the proposed Multi Use Games Area (MUGA) by the WCPFA.
- 15/159 NEIGHBOURHOOD PLAN:** The minutes of the Steering Group meetings held on 17 June, 2 & 16 July, 6 & 20 August & 3 September 2015, together with notes of the meeting held with Julie Lyle (Planning Consultant/NP Editor) on 6 August 2015 (apps C) were received. Cllr John Pyne reported on behalf of the Steering Group, congratulating them on the work they have undertaken but advising that there is little or no take-up from residents of the villages. The meeting with Ken Perry and Julie Lyle had been most helpful but the cost of employing the latter was such that they were looking into alternatives. The completed questionnaires were being processed – most of the responses had come from the over 60 age group. Cllr Jones has produced a Facebook page and Cllr Mrs Best has taken charge of publicity. After a short discussion it was agreed that there were other avenues to be tapped for additional Steering Group members and various Councillors volunteered to email around or approach local residents and/or groups. If the meetings are organised earlier it would be possible to get the agendas onto the PC website, in the office and village shop windows and onto the PC noticeboards. Finally it was agreed that an emblem should be produced specifically for the Neighbourhood Plan incorporating the PC logo (three trees) with the three village names intertwined beneath.

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- 15/160 RATIFICATION OF COMMITTEE MINUTES:** The draft minutes of the Estates & Assets Committee meeting held on 20 July 2015 (app D - already agreed in principle by members of the committee as a correct record) were received and the decisions contained therein duly ratified (P/S: Jung/Bricknell – AIF)
- 15/161 GYPSY AND TRAVELLER ACCOMMODATION – DEVELOPMENT PLAN DOCUMENT:** East Devon District Council would like to hear the views of the PC to help them develop plans and policies to guide the allocation of land for gypsy and traveller use. This will help them determine where new sites should be located, what type of development they should contain and how they should be laid out. (<http://eastdevon.gov.uk/media/1162155/160615-combined-dmc-agenda-compresed.pdf>). After some discussion it was agreed that the Clerk should respond advising that the PC would support dispersed smaller sites within the East Devon Area (P/S: Bartlett/Edwards – AIF)
- 15/162 EDDC REVIEW OF POLLING DISTRICTS AND POLLING PLACES:** Notice of this review (<http://eastdevon.gov.uk/elections-and-registering-to-vote/polling-station-review-2015/>) was received and it was agreed that the Clerk should respond that the PC is content with the current arrangements.
- 15/163 EAST DEVON VILLAGES PLAN – CONSULTATION ON PROPOSED CRITERIA FOR DEFINING BUILT-UP AREA BOUNDARIES FOR VILLAGES & SMALL TOWNS:** EDDC is reviewing its approach to defining its “Built up Area Boundaries” and has requested input from Towns and Parishes within its jurisdiction (<http://eastdevon.gov.uk/planning/planning-policy/emerging-plans-and-policies/the-villages-plan/east-devon-villages-plan/>). After some discussion it was agreed that Greendale should be included on the Local Plan as a designated employment area. Cllr Jung volunteered to complete the questionnaire and email around all Councillors to ensure they are happy with the response prior to him submitting it to EDDC before the deadline of 25 September.
- 15/164 COUNCILLORS' QUESTIONS:** *No decisions are made under this item, but matters may be discussed which involve no more than an exchange of information*

Bricknell Requested that the Clerk remind EDDC about the provision of a bin at WS play area.

There being no further business, the meeting closed at 9.35pm

Signed (Presiding Chairman) Date