

WOODBURY PARISH COUNCIL
MINUTES OF THE MEETING HELD IN THE CHURCH ROOMS, WOODBURY ON
9 February 2015 at 7.30pm

Present: Cllrs G Murrin (Chairman), P Bricknell, Ray Brown, Reg Brown, G Gerdes, G Jung, Mrs C McGauley, K Perry & T Pattison

Also present: District Cllrs Atkins, Bloxham & Ingham: County Cllr B Hughes: 2 members of the public

15/021 MINUTES: The Minutes of the proceedings of the Parish Council meeting held on 26 January 2015 were received and confirmed as an accurate record (P/S: Gerdes/Jung – AIF).

15/022 APOLOGIES FOR ABSENCE: Apologies for absence were received from Cllrs J Burgess (holiday), P Glanvill (holiday) & R Wheaton (holiday). No apologies were received from Cllr M Gooding.

15/023 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.

15/024 – Accounts – Cllr G Murrin – Payee of cheque no 1653

Cllr Mrs C McGauley – Payee of cheque no 1657

Cllr P Bricknell – Payee of cheque no 1658

15/024 ACCOUNTS & FINANCES:

- a. The schedule of expenditure for February 2015 (app A yellow) was received and duly authorised (P/S: Perry/Gerdes – AIF)
- b. The appointment of David Hinchliffe as Internal Auditor for the 2014/15 accounts at a cost of £220 was discussed and agreed (P/S: McGauley/Gerdes – AIF)

15/025 CORRESPONDENCE: The Clerk advised of the following correspondence received after the agenda had been sent out:

1. **Mrs Jean Carpenter:** Copies of letters sent to EDDC & Highways objecting to the proposed development on Globe Hill on grounds of congestion, traffic hazard and flood risk.
2. **Marley Planning Group:** Letter bringing the attention of the Parish Council to a planning application in Higher Marley Road which it is felt will have a traffic impact upon villages along the B3179 through Woodbury and urging the PC to raise the issue with the District Council and the PC's District Ward Members. **After a short discussion it was agreed that the Clerk should respond in support and also to mention the matter to Cllrs Atkins and Ingham (P/S: Perry/Gerdes – vote: 8 in favour/1 abstention)**

15/026 CHAIRMAN'S REPORT: The Chairman advised that he had recently attended a meeting of the Exe Estuary Management Committee of which the PC is a member but that it had contained very little of interest to Woodbury Parish and as such he could not contribute much. He reminded Councillors that the Clerk would be on holiday between 23 February and 3 March inclusive and that the planning and allotments meetings were scheduled for Thursday 19 February to accommodate this.

15/027 PLANNING: *The following applications were discussed and responses agreed as follows:*

WOODBURY

15/0228/TEL Blackhill Quarry – Installation of two 600mm diameter dishes on existing mast & replacement of one equipment cabinet within existing compound area together with ancillary development

Response: *Support (P/S: McGauley/Gerdes – vote:*

15/0230/FUL Elmside, Town Lane – Construction of dwelling & alterations to access

Response: *Support providing that David Colman is convinced that no damage will come to tree T19 (which is in the ownership of the Parish Council) as a result of the development (P/S: McGauley/Perry – vote: AIF)*

EXTON

15/0239/FUL Land East of Orchard Cottage, Exmouth Road – Demolition of existing garage and proposed new dwelling & vehicular access

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Response: Recommend refusal on the grounds of access, water run-off, proximity to a listed building and it is in the green wedge (P/S: Pattison/Reg Brown – vote: 7 in favour/2 abstentions)

** *A Police Report was received covering the month of January 2015 (app C)*

*** *The Chairman adjourned the meeting to allow District & County officials to report*

Cllr Atkins advised that he could not be involved in any discussion regarding the development at Higher Marley Road as he has an interest in the matter (relative of the land owner)

Cllr Bloxham reminded Councillors of the Transparency Code relating to external Auditors (the Clerk has the relevant email outlining the code). There is now no requirement for councils with a precept of under £25k to be externally audited.

Cllr Ingham referred to the planning for 150 new houses in Exmouth which will be largely in Brixington Ward although the site crosses the boundary into Lympstone parish. These would have a profound effect on the neighbouring areas, particularly if the Dinan Way link is not completed. However this will cost in the region of £8m, although the Goodmores development will provide one half of it.

- 15/028 WOODBURY PARISH COUNCIL POLICY RELATING TO PLANNING APPLICATIONS OUTSIDE THE BUILT UP AREA BOUNDARY:** The Parish Council currently adopts a policy of objecting to any planning applications for development outside the Built Up Area Boundary. Whether this policy should be reviewed for applications received in future, thereby allowing the PC to give responses based on the merit of each application, was discussed at some length with Councillors citing instances of inconsistencies within Woodbury. It was finally proposed that the policy of Woodbury Parish Council should be changed from its current format, (that of an automatic recommendation of refusal because an application is outside the BUAB), to a recommendation based on the individual merits of the application provided the application complies with the NPPF, the Neighbourhood Plan and EDDC policies (P/S: Jung/Pattison – vote: 6 in favour/none against/3 abstentions). An amendment stating that the current NPPF is very clear and the status quo should be preserved was proposed and seconded but withdrawn prior to the vote being taken.
- 15/029 SECTION 106 CHANGES & JUSTIFICATIONS:** Notification from EDDC was received regarding changes to the planning rules in respect of Section 106 contributions (app D). Changes due to take place from April 2015 include identifying what exactly the Section 106 contribution will be used for and its location, as in future EDDC has to be specific instead of using the generic term “Open Space Contribution”. The following website address makes suggestions regarding the Open Space in the parish www.eastdevon.gov.uk/lpenv046openspacestudy2014.pdf. A discussion took place regarding what specific projects Councillors would like to see provided by S106 funding which could meet the needs of residents which would be “created” by the development of further dwellings in the Parish and it was agreed that such a large subject should be given proper consideration. The Clerk will therefore place the item on the March agenda when Councillors will have had a chance to give this due consideration and can put forward their ideas. It should be noted that concern was expressed that if too expensive a scheme was at the top of the list, the remaining, perhaps smaller, schemes would never have the chance to be considered. This should be borne in mind when putting forward schemes.
- 15/030 TOWN LANE (CRICKET FIELD) RENTAL:** Notification was received from the Landlords, Clinton Devon Estates, of a rental increase with effect from August 2015 from £750pa to £790pa. The Clerk was authorised to sign the letter of acceptance (P/S: Perry/Gerdes – vote: AIF)
- 15/031 ANNUAL PARISH MEETING – 26 March 2015 – Woodbury Village Hall:** The details of this meeting, including the speaker, were discussed and the agenda (app E) generally finalised with the exception of the speaker. The Clerk was given delegated authority to organise a speaker from EDDC on a subject relating to planning/the 5 year land supply/Neighbourhood Plans.

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15/032 COUNCILLORS' QUESTIONS: *No decisions are made under this item, but matters may be discussed which involve no more than an exchange of information*

Perry Shared a flyer "Save Woodbury" from the Woodbury Residents Action Group which challenges proposed developments in Woodbury village and requests donations to "take on" the Developers. Is this organisation properly constituted? Clerk to enquire but in view of the fact that it has a bank account it probably is.

Jung Enquired how the Neighbourhood Plan is progressing. The Steering Group will report back to the Parish Council shortly.

McGauley Enquired who foots the bill for the road works outside the post office where work has been ongoing for a week and which will shortly be the subject of a further road closure for five days. Councillors were advised that as it is South West Water which is undertaking the works, they will be responsible for all reinstatements etc and there will be no cost to Devon County Council.

There being no further business the meeting closed at 9.25pm

Signed (Presiding Chairman) Date