

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

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

Also present: District Cllrs D Atkins: 12 members of the public (including Mrs Sally Elliott, (WS Tree Warden) & Richard Bartlett (Airport Consultative Group representative)

15/001 MINUTES: The Minutes of the proceedings of the Parish Council meeting held on 8 December 2014 were received and confirmed as an accurate record (P/S: McGauley/Perry – AIF).

15/002 APOLOGIES FOR ABSENCE: Apologies for absence were received from Cllrs Reg Brown (unwell), J Burgess (holiday), G Gerdes (unwell), P Glanvill (alternative commitment) & R Wheaton (holiday); District Cllrs R Bloxham & B Ingham; County Cllr Mrs C Channon. No apologies were received from Cllr M Gooding.

15/003 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.

15/004 – Accounts Cllr P Bricknell – Payee of cheque no 1643

15/004 ACCOUNTS & FINANCES: The schedule of expenditure (app A) was received and duly authorised (P/S: Perry/Pattison - AIF).

15/005 CORRESPONDENCE: The Clerk advised of the following correspondence received after the agenda had been sent out:

1. **Olivia Robins:** Letter requesting that the PC considers putting a croquet lawn on one of the public spaces. The Clerk reported that she had responded to Mrs Robins enquiring how many people were interested in such a project and whether they would be prepared to help with setting one up and the on-going maintenance but to date she had received no response. *After a short discussion it was agreed that the Clerk would ask Mrs Robins and anyone else interested in the project to do some background work into costs and requirements and contact the PC once they had more facts to support their project.*
2. **Exmouth & District Community Transport Group:** Letter & grant application for the financial year 2015/16 in the sum of £392.45 – an increase after several years of approximately 2%. *The Clerk will include this in her budget proposals*
3. **Woodbury Residents Association:** Letter questioning the management of the production of the Neighbourhood Plan and asking why the public had not been involved and requesting that the PC allows at least 4 residents of Woodbury to be community representatives on the NP Steering Group. *The Clerk advised that she and Cllr Perry had already responded to this letter, resulting in a letter with further queries. Cllr Perry advised that he would be addressing the WRA's concerns in his report later in the meeting.*

15/006 CHAIRMAN'S REPORT: The Chairman had nothing to report that was not covered elsewhere on the agenda

15/007 PLANNING: *The following responses, made outside a parish council meeting in order to comply with EDDC time restrictions, were received and duly ratified (P/S: Perry/McGauley – AIF)*

WOODBURY SALTERTON

14/2064/FUL Unit 20, Greendale Business Park – Construction of stand-by electricity generation plant and associated buildings & parking (Additional information relating to environmental health matters)

Response: *Councillors have reviewed the additional information and continue to be concerned about noise due to the close proximity of residential housing to the proposed facility.*

14/2843/FUL Hogsbrook Farm – Retention of freestanding pv array

Response: *Support*

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15/007 **PLANNING:** (cont) *The following responses, made outside a parish council meeting in order to comply with EDDC time restrictions, were received and duly ratified (P/S: Perry/McGauley – AIF)*

14/2907/FUL **Merehaven Manor** – Construction of single storey & first floor extensions & external alterations including new terrace

Response: *Councillors support this proposal but are concerned that large delivery trucks will have difficulty negotiating narrow lanes on the approach to Merehaven Manor. It is therefore suggested that the developer negotiates with the owners of Greendale and Hogsbrook Farm for the use of the private road linking White Cross Road with the main gate of Merehaven Manor. NB The applicant's name is omitted from the application.*

WOODBURY

14/2826/TRE **Collingwood, Oakhayes Road – T1, Oak** – Reduce limb overhanging the summerhouse by two metres making a pruning cut of 150mm diameter. Reduce remaining canopy overhanging the garden by 1 – 2 metres making pruning cuts of up to 100mm diameter

Response: *Support*

14/2870/FUL **2 Broadmead** – Single storey side extension

Response: *Support*

14/2927/OUT **Hills Venmore** – Outline application with all matters reserved for the construction of a detached dwelling & garage off the existing access

Response: *Object on the grounds that this application lies outside the village boundary.*

The following applications were discussed and responses agreed as follows:

WOODBURY SALTERTON

14/1821/MOUT **Land at Sages Lea** - Outline application (discharging means of access only) for the construction of up to 60 dwellings and a single retail unit. *Amendments relating to Amended Flood Risk Assessment. Further letter from PLC Planning Ltd and internal site access plan.*

Response: *Woodbury Salterton members expressed their concerns regarding this application and the following response was agreed (P/S: Bricknell/Jung – AIF):
The PC considers that none of its previous serious concerns detailed in its original response have been dealt with. The following should be read in conjunction with the PC's original response which includes:*

Highway Proposals: *The developers have not improved or modified the Highways proposals. No further consideration has been given to the Village Rd/Sages Lea junction or other traffic hazards which the Parish Council highlighted in its comments.*

Flooding: *The agent's original Flood Risk Assessment (FRA) was previously shown by the Environment Agency to be misleading and erroneous. The new FRA does nothing to alleviate the serious concerns regarding the building of 60 houses on an area prone to surface water flooding, which at present offers some flood protection to the village.*

A large section of the proposed development is within Flood Zone 3 (High Risk)m therefore according to the National Planning Policy Framework (NPPF) a "Sequential Test" is required. This has not been carried out. The NPPF requires for flood issues that wider sustainability benefits must be demonstrated to outweigh the flood risk. This has not been done.

The developer has not demonstrated how the operation and maintenance of a flood prevention regime will work in practical terms and thus the PC submits that flooding will be a continuing risk should this application be approved.

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14/1821/MOUT **Land at Sages Lea** - Outline application (discharging means of access only) for the construction of up to 60 dwellings and a single retail unit. *Amendments relating to Amended Flood Risk Assessment. Further letter from PLC Planning Ltd and internal site access plan.*

Response (cont): It is worthy of note that in the EDDC Local Plan 2002 (Appendix 1 Villages) it states, under the heading of Woodbury Salterton: ‘That further development south of Stony Lane should not be allowed..’. In spite of that Sages Lead has already had nearly fifty homers constructed on the former agricultural land and EDDC acknowledged in 2002 that further development should not be permitted.

As the proposed development is within this described location, the PC questions why this has not been dealt with by the developer or the Environment Agency.

The developer’s agent states within his new documentation, that all Consultee concerns have been fully dealt with. However, the agent makes no mention of any of the concerns raised by the PC, who act as the official body on behalf of residents and is considered as a “Major Consultee” for the Local Planning Authority. The PC contents that the agent has produced a report which lacks objectivity and is heavily biased in favour of his client, the developer.

The “further information supplied” has not changed the opinion of the Parish Council which still strongly recommends that this application should be refused permission. In addition the proposed development does not feature in either the emerging Local or the Neighbourhood Plans.

14/2733/RES **Unit 38D Greendale Business Park** – Reserved matters application for two storey building & compound. Amended plans to show proposed finishes: amended Design & Access Statement

Response: *Support (P/S: Bricknell/Jung – AIF)*

WOODBURY

14/2574/MOUT **Land to rear of Orchard House, Globe Hill** – Outline application for the construction of up to 24 dwellings, 5 a side astro turf pitch, changing pavilion & toilets, community parking & access. *Amendments relating to Amended Heads of Terms*

Response: *No further comments (P/S: Perry/Bricknell – AIF). It is noted from the internet that there is further information submitted by the Applicant. Will the PC be receiving this?*

14/2927/OUT **Hills Venmore** – Outline application with all matters reserved for the construction of a detached dwelling & garage off the existing access. *Amendments relating to amended report on highways and access and additional information*

Response: *No further comments (P/S: McGauley/Perry – AIF)*

At this point it was queried whether it was still relevant for the PC to respond unfavourably to planning applications merely because the sites are outside the village boundaries. This should be a Policy decision but relevant to all Councillors, most of whom do not sit on the Policy committee and it was suggested that this should be put onto a full PC meeting agenda. The Clerk was instructed to email all Councillors to ask their opinion.

A Police Report was received covering the month of December 2014 (app C)

The Chairman closed the meeting to allow Officials to their reports

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Cllr Atkins spoke briefly advising that EDDC would not be increasing the Council Tax for the next financial year. He further advised that Mr Pickles had said that EDDC should be working together with neighbouring councils, particularly on IT and housing matters which would be cost saving and would not drive them into a Unitary Authority.

Richard Bartlett reported on the December meeting of the Airport Consultative Group (report attached to minutes)

- 15/008 COMMUNITY GRANT SCHEME:** The applications for this year's Community Grant (app D) were received in the total sum of £1900. It was agreed to pay each application in full as they all fulfilled the criteria for the scheme and the remaining £600 should be carried forward to the following year, thereby allowing the budget figure for the Precept to be reduced from its usual £2500 to £1900 (P/S: McGauley/Brown – AIF)
- 15/009 POLICE SURGERY:** A request that PCSO Donna Baker be allowed to use the new PC office for a police surgery for residents on a once-monthly basis was discussed. As the Clerk was in favour of this it was agreed that it could go ahead on a trial basis only, to ensure that the Clerk was not too disturbed from her own work. Clerk to organise dates and times to suit her. It was further agreed that the Clerk should always be present when anyone other than Councillors use the office (P/S: McGauley/Perry – AIF)
- 15/010 WOODBURY PARISH NEIGHBOURHOOD PLAN:** Cllr Ken Perry reported on the NP as follows:
The final V&P consultation document was sent to the printers on the 31st December 2014 on the understanding that 1600 copies would be ready for collection on or before Friday 9th January 2015. Unfortunately although the order was printed on time it was sent to Belgium in error and had to be reprinted and would not be ready until the week commencing 12 January.
Arrangements have been made with a company based in Woodbury on the Woodbury Business Park to hand deliver copies of the consultation document to all households in the main residential areas of the parish. EDDC is providing a list of all postal addresses and households not covered by the hand drop, will have documents sent in the post. An electronic version will be put on the website.
Woodbury Residents Association has offered assistance with the process and have been asked to supply volunteers to stuff envelopes and to help with collating results of the consultation in March. Volunteers from anywhere would be appreciated to assist the three-man steering group. To date there has only been one volunteer
In correspondence WRA has raised several queries and has also questioned the whole process that the steering group has followed. As part of the approval process it will be necessary for an audit trail to be submitted to EDDC for them to confirm that due process has been followed. The Steering Group reports regularly to the PC and continues to be in contact with advisors at EDDC who have not made any adverse comments on the progress. It is suggested that, in response to their queries, the WRA is directed to minutes of previous PC meetings. However, in précis – the first round of public consultations were divided into four groups: (1) Housing & Development: (2) Community & Economy: (3) Environment: (4) Infrastructure – with between 10-12 members of public and councillors in each group. The whole process has been led by the Parish Council as prescribed by law. It should be noted that the WRA appears to be under the misapprehension that the Steering Group only consists of two members which is incorrect. There have always been three members.
- 15/011 PARISH COUNCIL OFFICE MOVE:** The removal of PC effects to the new office was discussed and a date and time of 27 January at 2pm was agreed. Cllr Brown, Bricknell, Jung, Murrin & Perry all volunteered assistance.

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15/012 DESIGNATION OF THE PARISH OF ST GEORGE AS A NEIGHBOURHOOD AREA:
Details of the proposal can be found at www.eastdevon.gov.uk/planning-neighbourhood_plans
(deadline 29 January 2015). Notice of this proposal was received. No response was considered necessary other than to wish them well.

15/013 COUNCILLORS' QUESTIONS: *No decisions are made under this item, but matters may be discussed which involve no more than an exchange of information*

Bricknell: Asked the Clerk to request a new litter bin for the newly refurbished WS play area. The park will be officially opened in the spring. Clerk to advise EDDC.

Jung: Advised that Clyst St Mary is fighting massive development proposals which will increase the village by 120%. They have set up a website and employed a planning consultant to fight it which will cost £10k if it goes to appeal. There is also an application for a large PV array in Oil Mill Lane about 50 yards from Woodbury's parish boundary. He added that he had been advised by an assistant of Hugo Swire that on 16 January the MP would be visiting a neighbouring parish to discuss planning issues and that Woodbury had been invited to share the meeting. Cllr Jung had passed the relevant email to the Clerk who has contacted the MP's office requesting that Mr Swire attends a separate meeting in Woodbury which he had apparently agreed to although it is not known when this will be.

Murrin Advised that the PV array in Lympstone has been sold to a Canadian company so it will definitely be going ahead. It is therefore up to the PC to ensure that the financial benefits agreed in the planning permission (which stated that the PC would receive £1000 per megawatt per annum, managed through a community fund) would be adhered to.

There being no further business, the meeting closed at 9.05pm

Signed (Presiding Chairman) Date