

**WOODBURY PARISH COUNCIL**  
**MINUTES OF THE MEETING HELD IN THE CHURCH ROOMS, WOODBURY ON**  
**9 March 2015 at 7.00pm**

**Present:** Cllrs Mrs C McGauley (in the Chair), P Bricknell, Ray Brown, Reg Brown, J Burgess, G Gerdes, P Glanvill, G Jung, K Perry, & T Pattison

**Also present:** District Cllrs Atkins & Ingham: County Cllr B Hughes: 5 members of the public

**15/038 MINUTES:** The Minutes of the proceedings of the Parish Council meeting held on 19 February 2015 were received and confirmed as an accurate record (P/S: Gerdes/Perry - AIF).

**15/039 APOLOGIES FOR ABSENCE:** Apologies for absence were received from Cllr Murrin (holiday)

**15/040 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.

**Minute No: 15/044 – Planning - 14/2574/MOUT**

**Cllr P Glanvill – site owner**

**Minute No: 15/044 – Planning - 14/2574/MOUT**

**Cllr Mrs C McGauley – owner of property**

**neighbouring the application site**

*At this point the meeting was closed for approximately 30 minutes to allow a presentation on behalf of Cavannah Homes who are preparing a Reserved Matters application for approval by EDDC of the layout, scale, appearance and landscaping of the previously approved development of 20 dwellings on the Broadway, Woodbury. David Green (Cavannah Homes), Paul Osborne (LHC Architects) & Laura Wilkinson (D2 Planning) addressed the meeting, updating Members & the public on the detailed proposals for the site and answered questions.*

*Approximate financial contributions relating to the project will be: Open space £49950; Education £66k and Exe Estuary £7k. It is anticipated that a reserved matters application will be submitted in May 2015 aiming at obtaining consent in October 2015 and a building start in Spring/Summer 2016. The car parking spaces to be provided for the public will not be available until the end of the build due to health and safety concerns whilst the site is operational. There will be a new surface water sewer which will drain to a holding tank which will take a better outfall into the stream. The surface water storage facility beneath the carpark is designed to accommodate runoff equivalent to a 1:100 year storm event plus 30% for climate change.*

**15/041 ACCOUNTS & FINANCES:** The schedule of expenditure for March 2015 (app A yellow) was received and duly authorised (P/S: Perry/Gerdes – AIF)

**15/042 CORRESPONDENCE:** The Clerk advised of the following correspondence received after the agenda had been sent out:

- 1. Simon Steele-Perkins:** Letter reminding Councillors that the National Planning Policy framework, para 50 states that “local planning authorities should: plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as but not limited to, families with children, older people, people with disabilities, service families & people wishing to build their own homes)”. He highlights the suitability of the former sewage treatment works on the northern edge of Woodbury Salterton as a potential housing self-build project.
- 2. EDDC – Nomination Packs:** Letter from the Deputy Returning Officer enclosing Nomination Paper packs for the forthcoming May elections. Prospective candidates should be reminded that the completed packs must be received by the Returning Officer no later than 4.00pm on Thursday 9 April 2015. It is entirely the candidate’s own responsibility to ensure that the Returning Officer receives nominations on time.

**15/043 CHAIRMAN’S REPORT:** Cllr Mrs McGauley had nothing to report that was not covered elsewhere on the agenda.

**WOODBURY PARISH COUNCIL**  
**MINUTES OF THE MEETING HELD IN THE CHURCH ROOMS, WOODBURY ON**  
**9 March 2015 at 7.00pm**

15/044 **PLANNING:** *The following applications were discussed and responses agreed as follows:*

**WOODBURY**

14/2574/MOUT **Land to rear of Orchard House, Globe Hill** – Outline application (appearance, landscaping, layout & scale reserved) for the construction of up to 24 dwellings, 5 a-side astro turf pitch, changing pavilion & toilets, community parking & access.

*Revised proposed indicative site plan*

**Response:** *It was pointed out that this application comes with various community benefits and councillors welcomed the changes shown on the indicative site plan which have improved the visual aspect of the site. However, this does not change the PC's original opposition to the application as the site is outside the village boundary and is not supported by the emerging Neighbourhood Plan (P/S: Perry/Burgess: vote – AIF)*

15/0304/FUL **4 Bretteville Close** – Demolition of conservatory and construction of two storey side & single storey rear extension

**Response:** *Object on the grounds of overdevelopment and loss of light and privacy to the neighbouring property (P/S: Glanvill/Perry: vote - AIF)*

**WOODBURY SALTERTON**

15/0287/FUL **Unit 31 Greendale Business Park** – Construction of new building for B1 (Business), B2 (General Industrial) & B8 (Warehousing) uses & construction of security fencing. Construction of temporary office/welfare accommodation  
*Amended plans showing change to colour of the cladding*

**Response:** *Object to the proposed amendments as follows: The cladding should be green, the roofs grey and the concrete areas should be retained on both sides of the building (P/S: Bricknell/Gerdes: vote – AIF)*

15/0481/FUL **10 Hogsbrook Units** – Change of use from agriculture to a micro-brewery (sui generis) to include external alterations

**Response:** *Object on the grounds that the proposed development is in an unsustainable location, too far from public transport with no available parking (P/S: Gerdes/Bricknell: vote – AIF)*

*Condition 4 of the original planning consent (05/2091/MFUL) states*

*“If within a period of ten years following the implementation and completion of the stock building hereby approved its agricultural uses ceases, the building and all associated paraphernalia shall be permanently removed from the site and the land returned to its state prior to the buildings erection. (Reason the location lies within an open countryside setting where development without a specific agricultural need would not normally be justified)*

*If the “stock building” is now not required for agricultural purposes then condition 4 from 05/2091/MFUL should be implemented and the building should be removed.*

\*\* *The following written reports were received:*

*Police Report covering the month of February 2015 (table A). The Clerk was instructed to request that details of the various car accidents recently occurring between Woodbury & Clyst St George and in Honey Lane Woodbury Salterton, be included in the March report.*

*Report from Richard Bartlett on the recent Airport Consultative Group meeting (table B)*

\*\*\* *The Chairman adjourned the meeting to allow District Officials to report:*

\*\*\*\*\*

***Cllr Ingham** spoke regarding the extra-ordinary meetings at EDDC when the progress of the East Devon Local Plan relating the 5 year land supply will be discussed, together with the relocation of the EDDC HQ.*

***Cllr Atkins** advised that the subject raised at the Hugo Swire public meeting in February relating to the bulldozed trees on the FWS Carter site in Woodbury Salterton has been reported to the relevant authority.*

\*\*\*\*\*

**WOODBURY PARISH COUNCIL**  
**MINUTES OF THE MEETING HELD IN THE CHURCH ROOMS, WOODBURY ON**  
**9 March 2015 at 7.00pm**

**15/045 CROQUET PITCH:** A petition requesting that the PC provides a croquet lawn in Woodbury for the use of the community was received and discussed. It was suggested that a suitable area would be at the bottom of the Cricket Field where the BMX/dirt hump track was originally going to be sited. It was agreed that the Clerk would contact CDE to ensure they had no objections and write to the petitioners advising that their idea is supported in principle although the PC has no funding available. Sources of grant aid would need to be investigated by them and a business plan developed. The group could then come back to the PC with the results and the matter could be taken further (P/S: Perry/Reg Brown: vote – AIF)

**15/046 SECTION 106 CHANGES & JUSTIFICATIONS:** The notification received from EDDC regarding changes to the planning rules in respect of Section 106 contributions was received and discussed. 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”. This agenda item was deferred at the February meeting in order to give Councillors a chance to give this due consideration and to put forward ideas. It is important to let EDDC know 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. After some discussion it was agreed that the following projects should be detailed to EDDC: BXM/Skate Park; croquet/boules/bowls pitch; additional play equipment and sports equipment in all three villages; football changing facilities; tennis courts.

\*\*\* *The Chairman adjourned the meeting to allow County Officials to report:*

\*\*\*\*\*

*Cllr Bernard Hughes advised that the Blackhill Liaison Group has had a public exhibition. They wish to open a sand and gravel quarry at Straightgate which will involve the transporting of materials to Blackhill for processing either from the A30 to Junction 29 through Clyst St Mary, and down Globe Hill or over Woodbury Common to the Halfway House. He has been asked by a parishioner to oppose this movement of materials as unacceptable and he requested the PC's views on the matter. In view of the fact that this was not an agenda item and no formal decision could therefore be made on it, councillors gave their personal views on the matter. He further advised that the County Council has set its budget with a 1.99% increase resulting in a cost for a Band D property of £1161.26 pa.*

\*\*\*\*\*

**15/047 NEIGHBOURHOOD PLAN:** Cllr Perry brought Members up to date with progress on this project, including feedback on the recent Woodbury NP Consultation and proposals for the Annual Parish Meeting (table C). Large scale drawings/plans will be available for the public to view and comment upon on the following dates/venues

Saturday 21 March: 10.00 – 11.30 (PC surgery) at the Parish Council Office, Woodbury

Monday 23 March: 19.30 (PC meeting) at the Church Rooms, Woodbury

Thursday 26 March: 19.30 (PC Annual Parish Meeting) in the Village Hall, Woodbury

He further advised, for Councillors' information, that the public referendum for Lympstone's Neighbourhood Plan will take place on 26 March 2015.

**15/048 RATIFICATION OF COMMITTEE MINUTES:** The draft minutes of the meetings of the Allotments Committee held on 19 February 2014 (app B - previously read and approved by all relevant committee members) were received and all decisions contained therein were duly ratified (P/S: Bricknell/Glanvill: vote – AIF)

**WOODBURY PARISH COUNCIL**  
**MINUTES OF THE MEETING HELD IN THE CHURCH ROOMS, WOODBURY ON**  
**9 March 2015 at 7.00pm**

**15/049 COUNCILLORS' QUESTIONS:** *No decisions are made under this item, but matters may be discussed which involve no more than an exchange of information*

- Perry** Enquired into the cost involved in placing the rumble strips at the top of Globe Hill and expressed the opinion that they are completely ineffective
- Jung** Advised Councillors that he had compiled a report relating to retrospective applications at Greendale following an enquiry from a resident at Hugo Swire's recent public meeting. He will make this report available to all Members
- Pattison** Enquired whether anything further had been heard regarding the S106 money due from the three new dwellings in Exton which has now been occupied for some time. Cllr Mrs McGauley advised that she will be in contact with Sulina Tallack later this week and will keep Members informed of her progress on the matter.  
The VAS sign acquired through the Parishes Together funding is ready for use. Highways have done some preliminary site inspections and the sign will be in use shortly.
- Ray Brown** Enquired how the PC could ensure that the banks and verges in Castle Lane are reinstated following the building of Webbers Meadow. It was agreed that he would go onto the site and speak with the site manager and then keep an eye out to ensure it was done suitably.

There being no further business the meeting closed at 9.30pm

Signed ..... (Presiding Chairman)

Date .....