

WOODBURY PARISH COUNCIL
MINUTES OF THE MEETING HELD IN THE CHURCH ROOMS, WOODBURY ON
Monday 24th August 2015 at 7.30pm

Present: Cllrs Mrs C McGauley (Chair), D Atkins, R Bartlett, P Bricknell, J Burgess,
Mrs M Edwards, B Jones, G Jung (Parish & District), R Mayo, G Murrin & J Pyne
Also present: 35 members of the public, Assistant to the Clerk, Mrs M Westlake (taking Minutes),
the Clerk, Mrs B Price & District Cllr R Longhurst

Prior to the commencement of the meeting, the Chairman read out a statement reminding all Councillors re: declaration of pecuniary interests and discussions with other Councillors.

PUBLIC SPEAKING: Four members of the public addressed the Meeting and spoke against application 15/1660/OUT Culvery Cottage, Oakhayes Road, Woodbury during the 15 minute session.

15/137 MINUTES: The Minutes of the proceedings of the Parish Council meeting held on 27th July 2015 were received and confirmed as an accurate record (P/S: Edwards/Bricknell – AIF).

15/138 APOLOGIES FOR ABSENCE: Apologies for absence were received from Cllr Mrs J Best (another commitment) and Cllr T Pattison (holiday).

15/139 DECLARATIONS OF INTEREST: Declarations of personal and/or prejudicial interest were received as noted below. Any Councillor declaring a prejudicial interest left the room and took no part in the discussions or votes.

Cllr Bartlett Minute No. 15/142 – Planning item 15/1660/OUT – Next door neighbour (pecuniary interest)

Cllr Burgess Minute No. 15/142 – Planning item 15/1660/OUT – Neighbour (personal interest)

Cllr Atkins Minute No. 15/142 - Planning item 15/1888/FUL – Relative of site owner (personal interest)

15/140 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.

15/141 ACCOUNTS & FINANCES: An amended schedule of expenditure (App A, yellow) was received and duly authorised (P/S: Atkins/Bricknell – AIF)

15/142 PLANNING: *The following applications were discussed and responses agreed as follows:*

NB: This application was taken first by the Chairman. Cllr R Bartlett left the room at 7.48pm as he had previously declared a pecuniary interest.

WOODBURY

15/1660/OUT Culvery Cottage, Oakhayes Road – Erection of dwelling (outline application with all matters reserved)

Response: *Support in principle as feel the site is large enough to accommodate a dwelling. Concerns were expressed regarding the following:*

(a) Close proximity of the pedestrian access to the Mulberry tree at the front. Positioning of the pedestrian and vehicular access into nearby narrow roads on a potentially dangerous corner.

(b) Height of any building may create a visual impact and cause overlooking of nearby properties and the adjoining conservation area.

(P/S: Pyne/McGauley)

Vote: *7 in favour/1 against/2 abstentions*

WOODBURY PARISH COUNCIL
MINUTES OF THE MEETING HELD IN THE CHURCH ROOMS, WOODBURY ON
Monday 24th August 2015 at 7.30pm

WOODBURY SALTERTON

Amended Plans

15/1061/VAR Hogsbrook Farm, Woodbury Salterton – Variation of condition 2 (plans condition) of planning permission 14/0435/MFUL (for the construction of an anaerobic digester) to allow amended site layout to include a digestate drier; variation of condition 12 to allow sourcing of energy crop feedstock from alternative local sources

Amendments relate to: – **updated landscape details, additional transport information and noise report.**

NB: Standing Orders were suspended at 8.35pm to allow a member of the public to answer questions/make a comment. The Meeting recommenced at 8.37pm.

Response: *Support the updated landscape details and additional transport information. The noise report was welcomed but if noise levels were found to be worse than in the survey report then retrospective soundproofing to be installed at a later date.*
(P/S: Jung/Atkins – vote: AIF)

15/1783/MRES Compound 60 Greendale Business Park, Woodbury Salterton – Reserved matters application (discharging appearance, landscaping, layout and scale) for building and compound for tools equipment and plant hire, fueling bays, wash bays, outside storage, offices and storage buildings, car parking and palisade fence (B8 warehouse and distribution use)

Response: *Support subject to the following conditions for all units at Greendale Business Park: (P/S: Jung/Atkins – vote: AIF)*

Maximum height of buildings

1. The height of buildings permitted shall not exceed the eaves height of 7.5 metres (as referred to in the applicant's letter of 22nd June 2009 ref M de C/5724)

REASON: In the interests of the character and visual amenities of the area
Ref 09/1195/MOUT

Yard Areas

2. The finished yard areas to be concrete or tarmac. Gravel or crushed concrete should not be used.

REASON: To minimise dust disturbance to nearby residential areas.

Colour Scheme of Buildings

3. The building hereby approved shall be finished in Merlin Grey for the roof and Olive Green for the walling.

Reason - In the interests of the appearance of the development in accordance with Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan.

Operational Hours

4. The site shall be open for the receipt of deliveries between 07.00 hours to 18.00 hours Monday to Friday

Weekend and Bank Holiday workings. The site shall be open for the receipt of deliveries between Saturday mornings 7.00 to 13.30 hours only.

No other operation to be carried out on Sundays and Bank Holidays.

WOODBURY PARISH COUNCIL
MINUTES OF THE MEETING HELD IN THE CHURCH ROOMS, WOODBURY ON
Monday 24th August 2015 at 7.30pm

REASON: In the interests of the amenity of the area.

Reversing Alarms

5. All vehicles involved in the operation (excluding delivery and collection Vehicles not in the operator's control) shall be fitted with white noise reversing alarms. Such alarms shall be fitted within 3 months and shall be continued to be used for the life of operations at the site.

REASON: To minimise the impact of reversing alarms on nearby residential properties.

Noise

6. All plant and machinery used for the operation shall be maintained in accordance with the manufacturers' guidelines in order to minimise noise.

REASON: To minimise the impacts of noise on nearby residential properties.

7. All vehicles parked overnight at the site shall be manoeuvred so that they can leave the site in a forward gear.

REASON: To ensure reversing alarms are not activated during early morning hours.

Lighting

8. A detailed lighting scheme for the application site shall be submitted to the EDDC Environmental Health for its approval in writing prior to the start of construction. Following approval the lighting shall be provided and maintained in accordance with the scheme.

REASON: To reduce lighting impacts in the interests of the amenity of the area.

EXTON

15/1757/FUL Studley, Exton Lane, Exton – Construction of single storey extension

Response: Support (P/S: Murrin/Bricknell – vote: AIF)

15/1888/FUL Home Farm, Nutwell Road, Lypstone – Construction of a new industrial unit

Response: Support (P/S: Murrin/Bartlett – vote: AIF, 1 abstention)

15/143 PLANNING APPEALS

WOODBURY

APPEAL BY: Mr R Jones APPEAL REF: APP/U1105/W/15/3029374

PROPOSAL: Construction of dwelling and alterations to access

LOCATION: Elmside, Town Lane, Woodbury EX5 1NE

APPLICATION REF: 15/0230/FUL

An appeal had been lodged against the decision of EDDC to refuse to grant planning permission for the proposed development. Any further representations or additional comments must be received by The Planning Inspectorate by 31st August 2015.

The original application was supported by Woodbury Parish Council providing that the EDDC Tree Officer was convinced that no damage will come to tree T19 (in the ownership of the Parish Council) as a result of the development.

WOODBURY PARISH COUNCIL
MINUTES OF THE MEETING HELD IN THE CHURCH ROOMS, WOODBURY ON
Monday 24th August 2015 at 7.30pm

WOODBURY

APPEAL BY: Heritage Developments (SW) Ltd **APPEAL REF:** APP/U1105/W/15/3031347

PROPOSAL: Outline application for the construction of up to 24 dwellings

LOCATION: Land to rear of Orchard House, Globe Hill, Woodbury EX5 1JP

APPLICATION REF: 14/2574/MOUT

An appeal had been lodged against the failure of EDDC to determine the above application for planning permission within the statutory time period. Any further representations or additional comments must be received by The Planning Inspectorate by 31st August 2015.

***Response:** The Clerk and District Councillor Rob Longhurst were asked to contact EDDC and urge the Planning Inspectorate to request a full open hearing.*

EXTON

APPEAL BY: Mr B Gregson **APPEAL REF:** APP/U1105/W/15/3069998

PROPOSAL: Construction of a 4 bedroom house with integral garage

LOCATION: Exton Mill, Mill Lane, Exton EX3 0PH

APPLICATION REF: 15/0244/FUL

An appeal had been lodged against the failure of EDDC to determine the above application for planning permission within the statutory time period. Any further representations or additional comments must be received by The Planning Inspectorate by 28th August 2015.

The original application was supported by Woodbury Parish Council.

**15/144 PROPOSED BASE STATION UPGRADE WORKS AT GULLIFORD GARDENS,
EXMOUTH ROAD, LYMPSTONE EX8 5AQ**

Vodafone Limited are in the process of progressing an upgrade of the above existing telecommunication installation. The agent Daly International (UK) Ltd wished to consult with the Parish Council and seek any views on the proposal before any planning submission was made. Comments were invited by 19th August 2015.

***Response:** Comments from a Woodbury resident had already been submitted to Daly International (UK) Ltd and these were fully supported by Councillors. The Clerk was asked to restate the comments and highlight the generally poor Mobile phone reception in Woodbury and surrounding areas.*

The Rural Open Sure Signal system to be investigated and raised at the next Meeting.

There being no further business the Meeting closed at 9.05pm

Signed (Presiding Chairman) Date