

WOODBURY PARISH COUNCIL
MINUTES OF THE MEETING HELD IN THE CHURCH ROOMS, WOODBURY ON
22 June 2015 at 7.00pm

Present: Cllrs Mrs C McGauley (Chair), D Atkins, Mrs J Best, P Bricknell, J Burgess, Mrs M Edwards, B Jones, G Jung & J Pyne
Also present: 8 members of the public and the Clerk, Mrs B Price

Prior to the commencement of the meeting, Simon Collier, Director of Planning for WYG, acting on behalf of the Steven Homes and the Devon & Cornwall Housing Group, spoke briefly regarding proposals for further residential development in Castle Lane, giving an idea of the concept and principles of what could be delivered. He suggested some community benefits that the site could help bring forward including a burial ground (although no suggestion as to where this would be) and additional open space. Questions were taken from Councillors and the Public but there was a general consensus against further development in this area. It was felt that the additional traffic generated would be detrimental due to the narrow width of the road, particularly beside the school; there appears to be no requirement for any additional affordable home provision taking into account extant planning consents; there was concern regarding the capacity of the local primary school which has a capacity of 168 and a projection already of 174 for 2017/18. Mr Collier asked to be kept informed of any future Neighbourhood Plan meetings that were open to the public to which he could be invited.

PUBLIC SPEAKING: The Applicant for application 15/1061/VAR Hogsbrook Farm outlined the application and the reasons for the proposed variation of conditions.

- 15/105 MINUTES:** The Minutes of the proceedings of the Parish Council meeting held on 8 June 2015 were received and confirmed as an accurate record (P/S: Atkins/Bricknell – AIF).
- 15/106 APOLOGIES FOR ABSENCE:** Apologies for absence were received from Cllrs R Bartlett (sick) G Murrin (holiday) and T Pattison (sick)
- 15/107 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 Mrs Best Minute No 15/110 – Planning item 15/1224/LBC - Friend and neighbour of Applicants (personal interest)
- 15/108 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.
- 15/109 PLANNING APPLICATION 14/1380/MOUT – BADGER HOMES:** Representatives of Woodbury PC recently met with Mr Oram, the Developer of the land adjacent to Primley, Town Lane, Woodbury (app A) to discuss his planning application (14/1380/MOUT) for 10 retirement bungalows and one two-storey dwelling which allegedly has been stalled by the Planning Authority. There is an extant planning permission for 15 dwellings on the site (11/2490/MFUL - 10 affordable/5 market value) which he will implement if planning permission for the retirement bungalows is not forthcoming. He has intimated that if the PC would rather see the second application (14/1380/MOUT) implemented, the Chair of the Parish Council or a District Ward Member may wish to request that the matter be determined by EDDC's Development Management Committee. The Clerk read an email from District Cllr Ben Ingham wherein he expressed the opinion that the house mix of the retirement bungalows better fits Woodbury's requirements. Cllr Mrs McGauley advised that the owners of the listed property adjacent to the development had expressed the wish that the original application be implemented. However, the views of the remainder of the neighbours had not been canvassed and after some discussion it was agreed that the Applicant should be required to ask the Community Council of Devon to undertake a survey to ascertain what requirement exists for retirement or older persons' housing (P/S: Atkins/Jung – AIF)

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15/110 **PLANNING:** *The following applications were discussed and responses agreed as follows:*

WOODBURY

15/1224/LBC **Woodmanton Cottage, Woodmanton** – Replacement of 9no single-glazed windows with 8no double glazed windows and 1no French door: replacement of front door, 3no porch additions & new picket fence to south elevation

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

15/1244/FUL **Higher Mallocks Farm, Woodmanton** – Construction of a livestock and feed building

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

15/1245/FUL **Higher Mallocks Farm, Woodmanton** – Proposed cubicle & covered feed building

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

WOODBURY SALTERTON

15/1061/VAR **Hogsbrook Farm** – 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.

Response: *A prepared response by Woodbury Salterton Ward Members (attached to minutes) was read out and discussed at length. A recommendation (1) to object to the application on the grounds of increased transport movements and noise from the drier being detrimental to neighbouring residents was proposed (P/S: McGauley/Burgess). An alternative proposal (2) was made suggesting that in the event that the Planning Authority issue consent to the application, the concerns contained in the prepared response be addressed by attaching suitable conditions to any consent given (P/S: Jung/Bricknell)*

Vote: *(2) 8 in favour/1 abstention*

(1) 6 in favour/2 against/1 abstention

It was therefore resolved that proposal (2) be adopted and the Clerk was instructed to reply accordingly.

County Planning Matters

Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011

SP/DCC/3774/2015 **Straightgate Farm, Exeter Road, Ottery St Mary EX11 1LG** - Quarry development for the extraction of sand and gravel at Straitgate Farm extending to 40.23 ha including new site access onto Birdcage Lane at northern end of site, together with staff welfare facilities, car parking and wheelwash

Response: *It was agreed that this application is outside Woodbury parish and therefore did not require a response (P/S: Jung/Atkins – vote: AIF)*

SP/DCC/3775/2015 **Blackhill Quarry, Woodbury EX5 1HD** – To extend the life of the existing processing plant and settlement lagoons for a further five years up to 31 December 2021 to process imported sand and gravel from Straitgate Farm, Ottery St Mary

Response: *A report (attached to minutes) prepared by Cllr Jung was received. After some considerable discussion it was agreed that Blackhill Quarry should be closed in 2016 as previously agreed. Putting off the regeneration of Woodbury Common for a further five years was not acceptable. The heavy transport using the B3180 and B3179 affects Woodbury considerably and its continued use until 2021 would be detrimental to the area (P/S: Jung/Burgess – vote: 7 in favour/2 against/1 abstention)*

15/111 **BLACKHILL/VENN OTTERY QUARRY LIAISON GROUP MEETING 9 June 2015:** Notes of this meeting compiled by Cllr Jung (app B) were received

15/112 **GREENDALE LIAISON GROUP MEETING 9 June 2015:** Notes of this meeting which was attended by Parish Council representatives Cllrs Bricknell and Jung (app C) were received

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There being no further business the meeting closed at 8.55 pm

Signed (Presiding Chairman) Date