

**WOODBURY PARISH COUNCIL**  
**MINUTES OF THE MEETING HELD IN THE CHURCH ROOMS, WOODBURY ON**  
**Monday 28<sup>th</sup> September 2015**

**Present:** Cllrs Mrs C McGauley (Chair), R Bartlett, Mrs J Best, P Bricknell, Mrs M Edwards, G Jung (Parish & District), R Mayo, T Pattison & J Pyne  
**Also present:** 3 members of the public, Assistant to the Clerk, Mrs M Westlake (taking Minutes) & District Cllr R Longhurst

**PUBLIC SPEAKING:** There were 3 members of the public present who did not wish to address the Meeting.

**15/165 MINUTES:** The Minutes of the proceedings of the Parish Council meeting held on 14<sup>th</sup> September 2015 were received and confirmed as an accurate record (P/S: McGauley/Bricknell – AIF).

**15/166 APOLOGIES FOR ABSENCE:** Apologies for absence were received from Cllrs D Atkins & B Jones (other commitment) and Cllrs J Burgess & G Murrin (holiday/away).

**15/167 DECLARATIONS OF INTEREST:** None declared or recorded.

**15/168 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.

**15/169 PLANNING:** *The following applications were discussed and responses agreed as follows:*

**WOODBURY**

**15/1947/FUL – White Hart Inn, Church Stile Lane** Repositioning of cellar cooling condenser unit and retention of flue

**Response:** *Objection on the grounds that the condenser unit and flue are visually intrusive in their current setting and detract from the Listed Building. Both should be re-positioned to a less intrusive location on site.*

*(P/S: Bartlett/Edwards – vote: AIF, Cllr McGauley did not vote  
Cllr Mayo abstained)*

**15/2056/COU – Unit 26, Woodbury Business Park** Change of use from industrial unit (use class B2/B8) to D2 (Assembly and Leisure)

**Response:** *Support (P/S: Mayo/Bartlett – vote: AIF, Cllr McGauley did not vote  
Cllr Jung abstained)*

**15/1926/FUL – Knoll Cottage, Woodbury** Construction of new vehicular access from the highway together with new parking and turning area. New screen hedge/fence to proposed development

**15/1927/LBC – Knoll Cottage, Woodbury** New screen hedge (fence to attach to existing outbuilding within grounds of Listed Building)

***NB: both applications were taken together***

**Response:** *Support (P/S: Mayo/Edwards – vote: AIF)*

**AMENDED PLANS**

**15/1370/MRES – Land to South Broadway** Reserved matters application for the erection of 20no. dwellings (approval of appearance, landscaping, layout and scale)

Amendments relate to: *Additional plans – Plot Design, hard & soft landscaping and road levels.*

**Response:** *Support the amended plans (P/S: Mayo/Edwards – vote: AIF)*

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**15/170 PLANNING COMMITTEE:** A lengthy discussion took place regarding the re-organisation of planning matters with a view to forming a dedicated Planning Committee. Feedback from Councillors after the last meeting and advice from the DALC was taken into account. As four members were absent and due to the uniqueness of Woodbury Parish which encompasses 3 villages, it was proposed to retain existing arrangements and revisit towards the end of 2016.

In the meantime, Councillors requested that the current Planning process be streamlined and the following suggestions were made:

- (i) A training evening for the benefit of new Councillors and a refresher course for existing members. Cllr Longhurst commented that this would be available either through EDDC or the DALC. There are new rules relating to Permitted Development which could be covered within the training. The Clerk would investigate what training was available, together with costings per delegate. It may be possible to link up with other parishes and groups to reduce costs.
- (ii) A timetable/rota to be prepared for the Woodbury Councillors stating when they have responsibility for leading Planning applications for consideration, either at the Main Meeting or Planning Meeting. The Clerk would collate this and circulate to all Councillors.
- (iii) Amended/Additional Plans; the original decision and subsequent responses were vitally important when considering further amendments. All information is available on EDDC Planning online but the Clerk agreed to assist by providing previous plans and/or print outs wherever possible.

Cllr Mayo commented that he had experienced difficulty arranging appointments for site visits due to lack of contact information on the Planning file. This would be followed up with EDDC Planning West. The provision of ID cards for Councillors was also discussed.

***NB: County Cllr B Hughes came in at 8.25pm to speak at the end of the Meeting regarding County matters***

**15/171 RURAL OPEN NETWORK:** The Mobile Network signal continues to be poor or very poor in Woodbury and surrounding villages. A brief discussion took place and all Councillors agreed that a request be made to Vodafone by email asking that they strongly consider the "Rural Open Sure Signal" and installation of signal boxes in Woodbury, Woodbury Salterton and Exton.

**15/172 PLANNING APPEAL**

**WOODBURY SALTERTON**

**APPEAL BY: Greendale Investments Ltd APPEAL REF: APP/U1105/W/15/3131666**

**PROPOSAL: Outline application (discharging means of access only) for the construction of up to 60 dwellings and a single retail unit**

**LOCATION: Land at Sages Lea, Woodbury Salterton**

**APPLICATION REF: 14/1821/MOUT**

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 22<sup>nd</sup> October 2015.

The original application was not supported by the Parish Council in September 2014 for a number of reasons and amendments submitted in January 2015 were also not supported as none of the previous concerns highlighted in the original response were addressed.

***Response: The Clerk was asked to make contact and urge the Planning Inspectorate to request a full open hearing. In addition, to strongly reiterate all previous objections pointing out that within the latest EDDC report relating to the 5 year land supply there was no justification for this development.***

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**15/173 PLANNING ENFORCEMENT (FOR INFORMATION ONLY):**

*All noted*

**i) Ref: 15/F0340 Castle Brake Holiday Park, Woodbury EX5 1HA**  
**Unauthorised extension to caravan site**

The area concerned was approved as a recreational area but was now being used as pitches. Enforcement letter sent 1<sup>st</sup> September 2015 requesting that FWSC Ladram Ltd either cease the use within 28 days or apply retrospectively for planning permission to retain the additional pitches on the land.

**ii) Ref: 15/F0241 2 Drakes Cottages, Castle Lane, Woodbury EX5 1NA**  
**Unauthorised works to a Listed Building**

Enforcement letter sent 2<sup>nd</sup> September 2015 confirming that the whole building was listed. There would be no further action regarding the porch but the owner (currently Mr Kelsall) should check with a Conservation Officer prior to carrying out any future works to the building.

**iii) Ref: 15/F0069 Brooklands Farm, Woodbury Salterton EX5 1EL**  
**Failure to comply with conditions of approval**

Two breaches of conditions under conditional planning permission 10/1730/FUL. The first was that a register had not been maintained which the owner would implement with immediate effect. The second breach was an unauthorised increase in the number of tourer pitches (permission allows for 12). Enforcement letter sent 7<sup>th</sup> September 2015 requesting that Mrs Georgina Turner either cease the use and restore the number of pitches to 12 within 28 days or apply retrospectively for planning permission to retain the four additional pitches.

**The Meeting was closed at 8.45pm for a report from Cllr Hughes on County Matters**

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*Cllr Hughes reported that a grant of £4K previously available from sale of airport proceeds and awarded from Invest in Devon was never claimed as the project didn't go ahead (Woodbury Football Club). However, a new application had now been submitted relating to foundations for the MUGA in Woodbury. The funds have not been lost and will now be utilised for that purpose. Woodbury Village Hall has applied for a small grant for a new sound system and there will be money available in the locality budget for this.*

*Councillors were encouraged if possible to attend one of the County Highways conferences being held on 14<sup>th</sup> October and 21<sup>st</sup> October 2015 at two locations in Devon.*

*The new Dinan Way link road in Exmouth was subject to a recent serious challenge from the National Trust which could affect the current planning application.*

Signed ..... (Presiding Chairman) Date .....