

WOODBURY PARISH COUNCIL
MINUTES OF THE MEETING HELD IN THE CHURCH ROOMS, WOODBURY ON
Tuesday 29th March 2016

Present: Cllrs P Bricknell (Chair), D Atkins, R Bartlett, J Burgess, Mrs M Edwards, B Jones, G Jung, T Pattison & J Pyne

Also present: District Cllr R Longhurst, 3 members of the public, Mrs M Westlake (Clerk) and Mrs A Evens (Assistant to the Clerk)

PUBLIC SPEAKING: Cllr Longhurst was invited to speak and he advised that his recommendation for planning applications 15/2466/FUL & 15/2467/FUL Castle Brake Holiday Park was to object strongly and that both applications be referred to the Development Management Committee for decision. The removal of a large number of trees on site was also highlighted.

15/291 MINUTES: The Minutes of the proceedings of the Parish Council meeting held on 14th March 2016 were received and confirmed as an accurate record.
(P/S: Atkins/Edwards – AIF).

15/292 APOLOGIES FOR ABSENCE: Apologies for absence were received from Cllrs C McGauley (other commitment), R Mayo & G Murrin (both away).

15/293 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 (if appropriate).

15/295 Cllr D Atkins – receipt of payment

15/296 Cllr D Atkins – 16/0629/FUL – relative of owner of land

15/295 Cllr P Bricknell – receipt of payment

15/296 Cllr J Burgess – DCC/3816/2015 – submitted written objection

15/294 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.

15/295 ACCOUNTS & FINANCES: The schedule of expenditure for financial year end was received and authorised (P/S: Burgess/Pattison – AIF).

15/296 PLANNING: *The following applications were discussed and responses agreed as follows:*

WOODBURY

16/0525/FUL Celandine, Broadway EX5 1NL – Construction of single storey attached annexe
Response: Support (P/S: Burgess/Atkins – vote: AIF)

16/0579/PDQ Building at Coniger Cross, Tedstone Lane Woodbury – Prior approval for proposed change of use of agricultural building to 1no. dwelling house

Response: Not supported on the following grounds:

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- i. the existing use of the building is equestrian, not agricultural*
 - ii. the site exit is directly onto a crossroads which is considered hazardous*
 - iii. unwarranted building in an area of open Countryside*
 - iv. it is outside of the Built up Area Boundary*
- (P/S: Burgess/Bartlett – vote: AIF)**

16/0619/VAR Elmside, Town Lane EX5 1NE – Variation of Condition 9 (plans condition) of planning permission 14/1281/RES to amend design of dwelling (internal alterations and fenestration)

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

WOODBURY SALTERTON

16/0568/FUL Hogsbrook Farm (land North of), Woodbury Salterton EX5 1PY – Use of land for storage of commercial vehicles, including temporary office/welfare accommodation, palisade fencing and associated works

Response: Not supported on the following grounds:

- 1. It is contrary to the original 2007 permitted development rights pursuant to Schedule 2 Part 4, Class A of the Town and Country Planning General Permitted development Order 1988 (as amended), for temporary use as a yard by contractors employed in the provision of a gas pipeline. A condition of the development rights was the area **must** be returned to its original use following the vacation of the contractor's machinery and equipment.*
- 2. It is contrary to the condition to the original planning application 09/0099/FUL. The hard standing and fencing should be completely removed and the area returned to an agricultural field clear of debris or paraphernalia.*
- 3. It does not comply with the East Devon Local Plan 2013/2031 E4 Rural Diversification No 2 : The character, scale and location of the proposal are **not** compatible with its landscape setting.*
- 4. It does not comply with the East Devon Local Plan 2013/2031 E5 Small Scale Economic Development in Rural Areas. As Greendale Business park cannot be described as "small scale".*
- 5. It does not comply with the East Devon Local Plan 2013/2031 E7 Extensions to Existing Employment Sites as this policy explicitly excludes Greendale Business Park.*

However, should the Local Planning Authority be minded to approve this application, the standard conditions for all units at Greendale Business Park should be applied as follows:

Proposed Conditions for all units on the Extension at Greendale Barton

Operational Hours

1. The site shall be open for the receipt of deliveries between 07.00 hours to 18.00 hours Monday to Friday and open for vehicles entering or leaving the site between 05.00 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 and open for vehicles entering or leaving the site

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between 05.00 and 2.00 Saturdays. No other operation to be carried out on Sundays and Bank Holidays

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

Reversing Alarms

2. 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

3. 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.

4. 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

5. 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.

(P/S: Jung/Bartlett – vote: AIF)

AMENDED PLANS

15/2689/FUL Land East of Greendale Lane, Clyst St Mary – Use of land for the siting of 6no. mobile homes for gypsies and travellers

Amendments relate to: Amended description of address wording only

Response: ***All previous objections still apply (P/S: Jung/Bricknell – vote: AIF)***

EXTON

16/0629/FUL Home Farm, Nutwell Road, Lypstone EX8 5AN - Construction of new industrial unit (Amendments to approval 15/188/FUL to construct additional bay and car parking)

Response: ***Support (P/S: Pattison/Bartlett – vote: AIF)***

NB: Cllr Atkins had previously declared a personal interest so abstained from the final vote.

County Matter Planning Applications

CP/DCC/3835/2016 Unit 50, Road to Greendale Business Park, Greendale Business Park EX5 1EW
Retrospective application for storage and processing of plasterboard as a waste stream additional to waste wood and UPVC.

Response: ***Not supported on the following grounds:***

- 1. The proposals for the storage and processing of 3 streams of product will prevent the safe storage and working conditions required at the site***

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given the boundary and the height restrictions recommended by the Environment Agency and HSE regulations.

2. *The positioning of storage of unprocessed and processed inflammable products close to a stack from a woodchip boiler is considered hazardous.*

It is understood that the existing condition for the storage of UPVC is being breached and is not kept within the facility building.

However, should the Local Planning Authority be minded to approve this application, the standard conditions for all units at Greendale Business Park should be applied as follows:

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

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In addition there should be a further condition attached

Prior to any further development, the Parish Council requests that the agreed Cycle Way should be completed, to the required standards/safety and maintained thereafter in perpetuity as detailed within outline planning permission granted under application ref. 09/1195/MOUT.

(P/S: Jung/Jones – vote: AIF)

SP/DCC/3816/2015 Blackhill Quarry, Woodbury EX5 1HD

Variation of conditions 1 & 4 of planning permission DCC/3003/2010 to allow for the importation of as-dug sand and gravel from Houndaller (Hillhead) Quarry for processing.

Response: *Not supported due to the likelihood of increased HGV traffic movements through narrow roads in Woodbury Village.*

(P/S: Bartlett/Jones – AIF, 2 abstentions, Cllr Atkins was against the proposal)

NB: Standing Orders were suspended at 8.25pm to allow Cllr Longhurst to comment.

The Meeting reconvened at 8.30pm.

15/297 PLANNING ENFORCEMENT (FOR INFORMATION ONLY)

Ref: 15/F0753 - 22 New Way, Woodbury Salterton EX5 1PW

Complaint: Unauthorised increase of height of an outbuilding

With regards to the unauthorised works to the shed at the above address, this addition was not covered by permitted development rights.

As the development had been in place for over four years enforcement action was not possible but details of the case had been passed to EDDC Building Inspectors who would need to check for compliance with building regulations.

Noted.

The Meeting was closed at 8.35pm.

Signed Date
Presiding Chairman