

**WOODBURY PARISH COUNCIL**  
**MINUTES OF THE MEETING HELD IN THE CHURCH ROOMS, WOODBURY ON**  
**Monday 27 June 2016**

**Present:** Cllrs Mrs C McGauley (Chair), Mrs C Bennett, P Bricknell, J Burgess, Mrs M Edwards, B Jones, R Mayo, and J Pyne

**Also present:** County Cllr Rob Longhurst, 2 members of the public, Mrs M Westlake (Clerk) and Mrs A Evens (Assistant to the Clerk – taking Minutes)

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

**16/037 MINUTES:** The Minutes of the proceedings of the Parish Council meeting held on 13 June 2016 were received and confirmed as an accurate record.  
*(P/S: Edwards/Pyne – AIF).*

**16/038 APOLOGIES FOR ABSENCE:** Apologies for absence were received from Cllr D Atkins and T Pattison (other commitments) and Cllrs R Bartlett, G Jung and G Murrin (away).

**16/039 DECLARATIONS OF INTEREST:** There were none recorded.

**16/040 DECLARATIONS BY DISTRICT COUNCILLORS:** Cllr Jung was not present at the meeting.

**16/041 PLANNING:** *The following applications were discussed and responses agreed as follows:*

**EXTON**

**16/0907/FUL** - The Shallows River Front EX3 OPR – Construction of sub-terranean extension to dwelling and extension to existing terrace and balustrade

***Response: Support with concerns from neighbour noted in respect of possible issues with subsidence (P/S: Bricknell/McGauley – vote: AIF)***

**WOODBURY SALTERTON**

**16/1302/FUL** – Brooklands Farm EX5 1EL – Change of use of the land within existing holiday site for the siting of 4 additional touring sites and 1 static holiday unit (Retrospective application)

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

**16/1257/FUL** – 1-5 Hogsbrook Units EX5 1PY – Retention of conversion of building to 5 no. industrial units (Use Class B2 General Industry, B8 Warehouse and Distribution and B1 Office and Light Industry)

***Response: The Parish Council note that these 2 applications are similar in most respects to 15/1950/FUL Units 1-5 Hogsbrook Units and 15/1936/FUL Units 7 - 9 Hogsbrook Units which the Parish Council did not support in Sept 2015.***

***“Parish Council does not support intensification of industrial use in an agricultural setting nor extension of industrial use close to Greendale Business Park which is contrary to the Emerging Local Plan in the open countryside.”***

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*The Parish Council note that the Local Plan has now been adopted and also note that the previous applications were refused by the Planning Authority because the applications did not comply with Policies E4, E7, TC2, TC7, and TC9.*

*The Parish Council also note that the first application for an Agricultural Unit in 2005 05/0900/MFUL was refused by the Planning Authority.*

*Quote from the refusal Notice “The proposed development by reason of its size and positioning would appear over prominent and harmful to the character and appearance of the open landscape and agricultural land.”*

*In consideration of the comments to the previous applications and the relevance of the Planning Authorities Local Plan now being adopted the Parish Council have considered these new applications:*

*The Parish Council does not support Planning Applications 16/1258/FUL and 16/1257/FUL because of the intensification of industrial use in an agricultural setting adjacent to Greendale Business Park.*

*The development is also adjacent to Hogsbrook Wood a “semi ancient woodland which has a Tree Preservation Order Ref No LP11/776/GCG Order No 15/2002 and adjacent to “Walkidons Way” an ancient right of way popular for walkers, cyclists and horse-riders to access Woodbury Common. Development in such close proximity to these important heritage assets would have a serious adverse impact on these important historic features.*

*The position on rising ground would appear over prominent and harmful to the character and appearance of the open landscape and agricultural land close to the AONB of Woodbury Common (P/S: Jung/Bricknell – agreed by email)*

[16/1267/FUL](#) – Bedside Manor, Bonds Lane EX5 1QF – Construction of detached garage and extension to existing driveway

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

[16/1258/FUL](#) – 7-9 Hogsbrook Units EX5 1PY – Retention of conversion of building to 3 no. industrial units (Use Class B2 (General Industry) and B8 (Warehouse and Distribution))

**Response: The Parish Council note that these 2 applications are similar in most respects to 15/1950/FUL Units 1-5 Hogsbrook Units and 15/1936/FUL Units 7 - 9 Hogsbrook Units which the Parish Council did not support in Sept 2015.**

***“Parish Council does not support intensification of industrial use in an agricultural setting nor extension of industrial use close to Greendale Business Park which is contrary to the Emerging Local Plan in the open countryside.”***

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*The position on rising ground would appear over prominent and harmful to the character and appearance of the open landscape and agricultural land close to the AONB of Woodbury Common (P/S: Jung/Bricknell – agreed by email)*

**15/2592/MOUT** – Land at Greendale Business Park EX5 1EW – Hybrid application for detailed planning permission for extension to compound 33A and attenuation pond and warehouse, office building and hardstanding to compound 39 and outline planning permission for B1/B2/B8 units (access to be determined)

**Amendments relate to:** Revised Flood Risk Assessment. Amended Drainage Strategy.

**Response:** Amendments were noted but all previous objections still apply  
(P/S: Bricknell/Jones – vote: AIF)

**WOODBURY**

**16/1350/FUL** – Overbeck, Town Lane EX5 1NE – Demolition of garage and construction of attached garage and single storey rear extension

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

**16/0582/FUL** – Pomme Dor, 32 Summerfield EX5 1JF – Construction of bungalow

**Response:** Support but concerns were raised regarding access to the site  
(P/S: Edwards/Bennett – vote: AIF – one abstention)

**ADJOINING PARISH – EBFORD (CLYST ST GEORGE)**

**16/1362/FUL** – Kingston House, Ebford Lane EX3 0QU – Erection of first floor extension over existing garage, including front and rear building

**Response:** The Parish Council did not wish to comment

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**ADJOINING PARISH – LYMPSTONE**

**16/1203/FUL** – Hayes Raleigh, Burgmanns Hill EX8 5HP – Replace metal entrance gates with timber gates

***Response: The Parish Council did not wish to comment***

**16/042 TREE PRESERVATION ORDER (FOR INFORMATION ONLY)**

**16/0024/TPO** – Land at Celandine, Broadway, Woodbury

Notification received on 1 June 2016 from EDDC that a Tree Preservation Order had now been made in respect of the land detailed above within Woodbury Parish.

***Noted.***

**16/043 GOING PAPERLESS:** To discuss whether Councillors require temporary paper copies for Planning site visits and to give feedback on the new system which has now been in place since March/April 2016.

***It was agreed to defer this item until the next full Council meeting on 11 July 2016.***

*The Meeting was closed at 8.15pm.*

Signed ..... Date .....  
Presiding Chairman