

WOODBURY PARISH COUNCIL
MINUTES OF THE MEETING HELD IN THE CHURCH ROOMS, WOODBURY ON
Monday 22 August 2016

Present: Cllrs P Bricknell (Chair), R Bartlett, Mrs C Bennett, Mrs M Edwards, B Jones, G Jung, and J Pyne

Also present: 4 members of the public, Tony Bennett (Woodbury Tree Warden) and Mrs M Westlake (Clerk)

PUBLIC SPEAKING: 2 members of the public wished to speak and raised concerns regarding Planning application 16/1249/OUT Land adjacent to Trederwen, Town Lane.

16/067 MINUTES: The Minutes of the proceedings of the Parish Council Meeting held on 25 July 2016 were received and confirmed as an accurate record.
(P/S: Jung/Edwards – AIF).

16/068 APOLOGIES FOR ABSENCE: Apologies for absence were received from Cllrs D Atkins, T Pattison and District Cllr R Longhurst (other commitments) and Cllrs J Burgess, R Mayo, Mrs C McGauley and G Murrin (away).

16/069 DECLARATIONS OF INTEREST:
16/072 Cllr P Bricknell – 16/1787/CPE Unit 5, Greendale Business Park – lives adjacent

16/070 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.

16/071 ACCOUNTS AND FINANCES: The schedule of expenditure for this month (August recess) was received and duly authorised (**App A**) and the income report for the month of July 2016 received and accepted (P/S: Edwards/Pyne – AIF)

16/072 PLANNING: *The following applications were discussed and responses agreed as follows:*

WOODBURY SALTERTON

16/1874FUL – Unit 21, Greendale Business Park EX5 1EW – Proposed extension to existing warehouse building to form office at ground floor level and store above

Response: *Support subject to the following standard conditions being applied relating to Greendale Business Park:*

1. The use of high frequency audible reversing alarms on vehicles within the site shall not be allowed. Alternative quiet methods to achieve safe reversing shall be used.
(Reason - To protect the amenities of local residents from noise in accordance with Policy D1 (Design and Local Distinctiveness) and EN15 (Control of Pollution) of the East Devon Local Plan)

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2. No machinery shall be operated, no processes carried out and no delivery accepted or despatched except between the hours of 7am and 6pm Monday to Friday, or 7am and 1pm on Saturdays, and not at all on Sundays or Bank Holidays, unless in exceptional circumstances.

(Reason - To protect the amenities of local residents from noise in accordance with Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan)

3. Notwithstanding the requirements of condition 6 of the Outline Application 12/2231/MOUT a lighting scheme shall be provided for the site which complies with the requirements of the Institute of Light Engineers guidance on the avoidance of light pollution. The lamps used shall not be capable of reflecting light laterally, upwards or off the ground surface in such a way that light pollution is caused. No area lighting shall be operated outside the agreed working hours of the site, although low height, low level, local security lighting may be acceptable.

(Reason - To comply with Policy EN15 for the avoidance of light pollution in accordance with Policy EN15 (Control of Pollution) of the East Devon Local Plan)

4. The building hereby approved shall be finished in Merlin Grey for the roof and Blue for the walling, to match existing.

(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)

(P/S: Jung/Jones – vote: AIF)

16/1786/FUL – 11 - 23 Hogsbrook Units EX5 1PY – Retention of conversion of buildings to 13 no. industrial units (Use Class B1 (c) light Industrial Storage, B2 General Industrial and B8) Retrospective

Response: The Parish Council note that this application is at the same location as 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. These applications were recently re-applied under planning application 16/1257/FUL and 16/1258/FUL which again the Parish Council did not support. 'The 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.'

The Parish Council note that the Local Plan has now been adopted and also note that the previous applications submitted in 2015 were refused by the Planning Authority because the applications did not comply with Policies E4, E7, TC2, TC7, and TC9 of the Local Plan. 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."

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In consideration of the comments to the previous applications and the relevance of the Planning Authorities "Local Plan" now agreed policy together with the emerging proposed Planning Authorities "Village Plan" which again does not support further expansion on land at and around Greendale Business Park, the Parish Council have considered this new application:

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.

The Parish Council therefore does not support this new Planning Application 16/1786/FUL because of the intensification of industrial use in an agricultural setting adjacent to Greendale Business Park. (P/S: Jung/Jones – vote: AIF)

16/1787/CPE - Unit 5, Greendale Business Park EX5 1EW - Certificate of Lawfulness for the retention of building and use as lorry repair workshop (Class B2)

Response: *The Parish Council were unaware of the breach of conditions and change of use therefore condition 3 should remain as applied in 2004 when permission was originally granted on the site for the extension of the existing building for B1/B8 use:*

'No machinery audible at the boundary of any residential property shall be operated, and no process audible at the boundary of any residential property shall be carried out on the site outside the hours of 0700 to 2000 Mondays to Saturdays nor at any time on Sundays' (Reason – To protect the adjoining residents from noise disturbance)

(P/S: Jung/Jones – vote: AIF)

Note: *Cllr Bricknell had previously declared a personal interest and took no part in the discussion or vote.*

WOODBURY

16/1837/FUL - 25 Brent Close Woodbury Exeter EX5 1JH - Proposed first floor extension over existing garage and single-storey rear extension.

Response: *Support in principle but subject to resolution of technical and legal matters relating to building above the garage in view of the 100mm thick party wall*

(P/S: Edwards/Bennett – vote: AIF)

16/1249/OUT – Land Adjacent to Trederwen, Town Lane – Outline application with all matters reserved for the construction of 5 no dwellings

Response: *Support in principle development on the site but the Parish Council would favour single storey buildings due to the rising ground and ask that existing agricultural hedgerows are preserved and maintained. Concerns were also raised regarding possible surface water run-off to nearby properties and the proposed access to the site is considered unsuitable (P/S: Edwards/Bennett – vote: AIF)*

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EXTON

16/1812/FUL – Downlands, Exmouth Road, Exton EX3 0PZ - Extensions and alterations to form two storey dwelling and construction of replacement garage

Note: This application was deferred until the next Parish Council meeting on 12 September 2016 when it would be considered by Exton Ward members.

ADJOINING PARISH – LYMPSTONE

16/1431/FUL – Ottertots Day Care Nursery, Hulham Road, Exmouth, EX8 5DX – Proposed extension to form a pre-school room

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

16/073 PREMISES AND CLUB PREMISES LICENCE APPLICATIONS, VARIATIONS AND MINOR VARIATIONS RECEIVED UNDER THE LICENSING ACT 2003

Ref: 042288 **Premises:** [Exton Service Station, Exmouth Road, Exton EX3 0PQ](#)

Ward: Woodbury and Lympstone **Name of applicant:** Cornwall Garage (Group) Limited

Details of this application can be accessed through the link above:

Last date for receipt of representations by the Licensing Authority: 1 September 2016

Representations must relate to the four licensing objectives – the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm.

The Parish Council had no comments to make and would support this application.

16/074 EAST DEVON VILLAGES PLAN - PUBLIC CONSULTATION MEETINGS

The open Consultation meetings which were planned for 6th September 2016 at Woodbury Village Hall and 8th September 2016 at Woodbury Salterton Village Hall were agreed. The meetings had already been widely publicised within the Parish and leaflets had been delivered to each household within Woodbury and Woodbury Salterton. Cllr Jung has prepared a slideshow presentation and it was agreed to invite Claire Rodway, Senior Planning Officer EDDC to Woodbury Village Hall. Cllr Pyne was also asked to Chair the meeting in Woodbury as this links in with the Neighbourhood Plan Steering Group. Residents would be strongly encouraged to submit individual responses to EDDC and would also have an opportunity at each meeting to ask questions and engage with Parish and District Councillors.

The Meeting was closed at 8.48pm.

Signed Date
Presiding Chairman