

WOODBURY PARISH COUNCIL
MINUTES OF THE MEETING HELD IN THE CHURCH ROOMS, WOODBURY ON
Monday 28 November 2016

Present: Cllrs Mrs C McGauley (Chair), P Bricknell (Chair), D Atkins, B Jones, G Jung, R Mayo, G Murrin, J Pyne, T Pattison, J Burgess, R Bartlett

Also present: 3 members of the public, Cllr R Longhurst, Darren Roberts (EDDC Planning Officer) and Mrs A Evens (Assistant Clerk)

GUEST SPEAKER: Darren Roberts Planning Officer from EDDC Planning West attended the meeting to give a presentation. The slides from the presentation are available from the Parish Council Office. The presentation was followed by a question and answer session.

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

16/130 MINUTES: The Minutes of the proceedings of the Parish Council Meeting held on 14 November 2016 were not available and were deferred to the next PC meeting on 12 December 2016.

16/131 APOLOGIES FOR ABSENCE: Apologies for absence were received from Cllrs Mrs M Edwards (unwell) & Mrs C Bennett (personal).

16/132 DECLARATIONS OF INTEREST:

16/134 Cllr B Jones 16/2624/FUL 2 Parkhayes Woodbury Salterton – lives in same road

16/134 Cllr Mrs C McGauley 16/2477/FUL Woodbury Recreation Ground, Town Lane, Woodbury – Involvement with WCPF from the outset when organisation originally set up.

16/133 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.

16/134 PLANNING: *The following applications were discussed and responses agreed as follows:*

WOODBURY

16/2337/FUL – Higher Bagmores Farm, Woodbury, EX5 1LA - Construction of roof over livestock handling area

Response: Not supported on the grounds that no agricultural justification has been provided as detailed under policy D7 of the Local Plan

(P/S: Burgess/Jung – vote: AIF)

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16/2308/FUL – **Higher Bagmores Farm, Woodbury, EX5 1LA** – Retention of extension to grain store constructed under reference 15/1874/FUL (**Retrospective application to regularise building on site**)

Response: Not supported on the grounds that no agricultural justification has been provided under policy D7 of the Local Plan D7 and an agricultural need not proven (P/S: Burgess/Jung – vote: 10 in favour 1 against)

16/2477/FUL – **Woodbury Recreation Ground, Town Lane, Woodbury** – Installation of multi-use games area and surrounding 3 metre high fence

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

NB: Cllr Mrs McGauley took no part in the vote as she had previously declared a personal interest

16/2607/FUL – **Sandy Hills, Rydon Lane, Woodbury, EX5 1JZ** – Construction of livestock building

Response: Not supported on the grounds that the application does not coincide with it being a livestock shelter and that no agricultural justification has been provided under policy D7 of the Local Plan

(P/S: Bartlett/Burgess – vote: AIF)

16/2637/CPE – **Orchard House, Globe Hill, Woodbury, EX5 1JP** - Certificate of lawfulness to establish a material start has commenced on application 13/0971/FUL for the construction of dwelling house within 3 year time limit

Response: Support as photographic evidence has been provided showing work has commenced (P/S: Burgess/Bartlett – vote: AIF)

AMENDED PLANS

16/2343/OUT – **The Ness, Globe Hill, Woodbury EX5 1JR** – Outline application with all matters reserved for detached dwelling

Amendments relate to: Provision of additional plan and information showing the proposed elevations and providing details of the materials proposed.

Response: Support provided it is aesthetically in keeping with surrounding buildings and has consent from the Conservation Officer

(P/S: Bartlett/Burgess – vote: 9 in favour, 1 against, 1 abstention)

EXTON

16/2630/PDQ – **Coombe Farm, Exe View Road, EX8 5AZ** – Prior approval for proposed change of use of agricultural building to form 1 no. dwelling and associated operational development under Class Q (a) and (b).

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

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WOODBURY SALTERTON

16/2624/FUL – 2 Parkhayes, Woodbury Salterton, EX5 1QS – Construction single and two storey extensions

Response: Not supported on the grounds that it affects the dynamics of the surface water run-off and the area is in a flood risk zone

(P/S: Jung/Bricknell – vote AIF)

NB: Cllr Jones took no part in the vote as he had previously declared a personal interest

AMENDED PLANS

16/1881/FUL – Unit 52, Greendale Business Park, EX5 1EW – Extension to industrial unit for B2 and B8 use

Amendments relate to: Submission of Design and Access Statement

Response: Support subject to the following conditions specific to Greendale Business Park (P/S Bricknell/Atkins – vote AIF)

Maximum height of buildings.

1. The height of buildings permitted shall not exceed the eaves height of 7.5 metres (as referred to in the applicant's letter of 22nd June 2009 ref M de C/5724)

REASON: In the interests of the character and visual amenities of the area

Ref 09/1195/MOUT

Yard Areas.

2. The finished yard areas to be concrete or tarmac. Gravel or crushed concrete should not be used. REASON: To minimise dust disturbance to nearby residential areas.

Colour Scheme of Buildings

3. The building hereby approved shall be finished in Merlin Grey for the roof and Olive Green for the walling.

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.

Operational Hours

4. The site shall be open for the receipt of deliveries between 07.00 hours 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.

No other operation to be carried out on Sundays and Bank Holidays

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

Reversing Alarms

5. 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.

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Noise

6. 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.

7. 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

8. 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.

16/135 RETROSPECTIVE PLANNING APPLICATIONS – WOODBURY: To receive an update from Cllr Burgess regarding recently approved planning applications in Woodbury Parish.
This was deferred until the next PC meeting on 12 December should further discussion be required.

16/136 TREE PRESERVATION ORDER (FOR INFORMATION ONLY)

16/0024/TPO – Land at Celandine, Broadway, Woodbury Tree Preservation Order made
Noted

The Meeting was closed at 8.30pm.

Signed Date
Presiding Chairman