**Minutes of the Committee Meeting of the Woodbury Salterton Residents Association**

Meeting held at Diggers Rest Woodbury Salterton at 7.30pm on 11th Nov 2014

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| **Present** | Norman Gordon, Ben Jones, Dave Rose, Aran Brown, Diana Wackerbarth, Geoff Jung, Stuart Honour, Frank Mulholland, Keith Phillips. |  |
| **1.**  **Apologies** | Pricilla Trenchard, Nigel Edwards, Ian Hunt. |  |
| **2**  **Previous**  **Minutes** | The minutes of the WSRA on 07/10/2014 were agreed and signed as a correct record |  |
| **3.**  **Matters Arising** | All matters will be dealt under other listings |  |
| **4. Correspondence** | A letter of thanks to Woodbury Parish Council for paying for a Wildlife Consultant to visit Parkhayes Plantation and to advice the Association Subcommittee on the best ways to continue their work.  A letter from Devon County Council advising members of a online questionnaire regarding proposed cutbacks to DCC Highways and changes to Waste Charges at Recycle tips. The internet link is <https://www.toughchoices.co.uk/> The Secretary will advice all email residents of the survey and advice all residents to respond. |  |
| **5.**  **Treasurers Report** | Stuart Honour reported that there was £8,801 in the bank accounts.  The Sages Lea fighting fund continues to grow and has even received some anonymous contributions. The funds now reside in a separate bank account and independent auditor has been appointed to ensure transparency as the fund is utilised for the fight. | SH |
| **6.**  **Website** | Stuart Honour reported that viewing numbers on the website has dropped.  He also reported that he has recently updated the pages on the website. |  |
| **7.**  **Membership**  **Secretaries**  **Report** | Frank Mulholland reported that there are now 113 paid up members of the Association. This is 13 more than a year ago.  He is working with the treasurer to identify the payments which do not have a reference.  He reported that the online questionnaire sent out to all the Email residents has resulted in a return of 42 completed forms. He thanked all the respondents, and it was agreed to keep the questionnaire online until the end of November.  The responses he reported were very supportive of the work carried out by the WSRA with many positive comments. It was agreed that once the questionnaire is closed, the results will be scrutinised to try to accommodate all the member’s suggestions.  Areas identified so far : More communication in Woodbury News, Encouraging younger generations to become more active, more social events, an up to date traffic count in the lanes were among the suggestions.  The link to the questionnaire is: http://www.smartsurvey.co.uk/s/133779PTGDO | FM |
| **8.**  **Report on Village Scene Projects** | Parkhayes Plantation  450 hedge saplings were delivered last week Donated by the Woodland Trust to be utilised on the path bank and on the bank backing on to resident’s gardens on the south side of the plantation. These saplings have been placed in trenches and protected for the time being ready to be replanted in the New-year.  As it was the time to plant bulbs, it was agreed to purchase a quantity of wildlife bulbs to be planted as soon as possible. The remaining money from the Woodbury Follies donation will be used plus other donations which are expected.  Prior to bulb planting and the saplings there is a need to dig out Dock and Nettle roots in the areas required for the planting.  It was agreed to have a “Community Dig in” or “Bring a Spade Party” and David Rose volunteered to send around an email advising residents of the date and time.  The membership secretary will forward an email list for this.  There were two trees in poor condition which were identified by the Tree Surgeon last year which needed felling. David Rose and Nigel Edwards have agreed to fell and create a log pile, to encourage wild life.  Woodbury Salterton Play park.  The Secretary reported that the contractors on behalf of Woodbury Parish Council are now on site to fit the new Play and Gym equipment.  Footpaths  The Heaps study of old maps and investigations with Devon CC show that there are a number of Footpaths that have been lost around the village in the last 60 years. The secretary reported that the final date for claiming unmarked old footpaths is in a year time, and although residents in the past have unsuccessfully tried to register these rights of way it was agreed to try one last time to register these footpaths. The Secretary agreed to look into the procedure.  Village Stream  The secretary reported that he had carried out a cutting back of undergrowth along the stream in the Churchyard, on behalf of the Church; he reported that undergrowth was needed to be cleared from the area beyond the Church building down to Honey Bridge as soon as possible. It was agreed to arrange a working party for the 6th of Dec to carry out the task. (Weather and stream level dependant)  Grants  The application of grants for Village Scheme projects was discussed. Grants will be applied for again as last year.  The Secretary reported he will shortly be attending a meeting on Grants and from the information he has had so far it suggests that rather than looking at projects and then asking for grants, it would seem more beneficial to see the types of Grants available and develop a scheme or task to obtain the grant. | DR  DR  FM  DR/NE  GJ  GJ  DW  GJ |
| **9.**  **Sages Lea Phase 2** | The Secretary reported that the landscaping scheme had been agreed by Greendale Investments to be put in place this planting season and totally completed by the 1st of March. He reported that no work has yet been carried out, nor has any maintenance of the “Grass Footpath”  The other concern was the removal the temporary road and the completion of the flood relief channel in the field next to Sages Lea Phase 2. Again the developer had made a commitment to EDDC that this work would be carried out “once the current crop was harvested.”  However the field has now been harvested, ploughed and reseeded with another crop and no attempt has been made on the drainage scheme or the removal of the temporary road.  The Secretary reported that the matter has been discussed with the District Councillor Ray Bloxham and he will be looking into the matter shortly.    There is one property left not occupied on Sages Lea but it is understood that the sale has been agreed. Keith Phillips asked if the Association had a leaflet to explain to new residents the benefits of the WSRA. Frank Mulholland reported that there was an introduction leaflet when the Association was formed 2 years ago, and he will rework the leaflet for new residents. | GJ  FM |
| **10.**  **Sages Lea Phase**  **3** | The Sages Lea Phase 3 planning application for 60 houses and a shop has still not been determined.  An copy of an Email was received recently by EDDC from the Environment Agency  *“We can withdraw our objection providing development proceeds in accordance with this updated document , and in particular paragraph 2.7 regarding the flows entering the site from Stony Lane and paragraph 4 which advises;  - any buildings and infrastructure be steered away from the flood zone and ,  - that the proposed development manages surface water on site in order to prevent flooding of either the development or downstream of the site ,   We would expect the above issues to be addressed in a Level 2 FRA in due course.”*  Neither EDDC Planning department nor the Association has seen the updated document, as the developers and their agents have dealt directly with the Environment Agency which is standard practice.  A spokesperson at EDDC Planning department confirmed  *“Once the applicant submits the relevant information to us, we will ensure that everybody is consulted on it and given an opportunity to comment. I do not have the document at present.*  *I understand that the applicant is also seeking to overcome the objection from County Highways but again I have seen no details of this and if submitted will ensure you are consulted on any changes. If this is the case, we are likely to consult people of all additional information at once.*  *I hope this clarifies and provides you with some reassurance that we will consult you and that the situation has not been brought about by EDDC*  Following the call for Residents to write to Hugo Swire he has written back a personal letter and released a press release regarding the issues raised.  *Friday, 31 October, 2014*    *East Devon MP Hugo Swire has publicly called on East Devon District Council to make the completion of its Local Plan an ‘absolute priority’ and, in the meantime, ensure that inappropriate planning applications are thrown out.*  *Commenting, Hugo Swire said:*  *‘Unlike some, I have never taken the rather irresponsible position of being anti-development.  The fact is that for decades there has been a chronic shortage of homes, not least due to a growing and aging population. It is absolutely vital that we build more affordable houses, especially for young people in East Devon trying to get on the housing ladder.*  *‘However, we must ensure that a balance is struck. We live and work in a wonderful part of the world and it is absolutely crucial that East Devon retains its beautiful landscape and unique character.*  *‘A completed Local Plan is essential as it would be drawn up in consultation with local people so that they could determine where development should and should not go. However, many of my constituents feel that EDDC’s lack of a Local Plan is allowing developers free rein which is leading to overdevelopment in areas such as Woodbury Salterton.*  *‘Today I call on EDDC to make the completion of its Local Plan an absolute priority and, in the meantime, ensure that the green light is not automatically given to developers. Inappropriate planning applications must always be rejected’.*  The committee thanked the residents who had written to the MP and to Hugo Swire for his help and assistance.  A discussion then took place on the next steps the committee should take.  It was agreed that:  1.Keith Phillips would contact our Planning Consultant Charlie Hopkins to obtain his views  .  2. David Rose would make contact with a flooding expert he knows to ask for advice  3. The Secretary will obtain as much information as possible on the Flooding issue.  With this work the committee aim to be prepared for responding to the future information which the developer`s “Flood Plan Consultants” will present to the planning authority at some stage.  .  It is understood that there will be a 21day consultation period for respondents to consider the further information and to respond to the Planning Authority | KP  DR  GJ |
| **11.**  **Update on other planning Issues** | 14/1161/OUT Bridge Farm. Outline application for a single house in a residential garden. This application was refused but the applicant has appealed to the Planning Inspectorate.  There is a site visit this week and a decision can be expected in December.  14/2064/FUL Electrical Generation Plant at Greendale. The Secretary reported that the Site owners themselves are against the proposal. The response on the EDDC Planning website from both EDDC Ward Councillor Ray Bloxham and EDDC Environmental Health consider this plant is too close to residential properties.  The Secretary had circulated a response to the committee and it was agreed that with some minor amendment and including the loss of employment opportunities on the Business Park it should be sent to EDDC.  DCC3670/23014 Wood Yew Waste applied to use chipping machinery outside their building. This application was opposed by the Association. The Secretary reported that he had just received an Email confirming that Devon County Council has refused the application.  The Secretary pointed out that like other applications to this site the applicant will possible appeal the decision to the Planning Inspectorate. There is also the requirement for another application for the additional stream of processing of plasterboard which is a third stream of product they process, but do not have the required planning permission.  Greendale Liaison meeting. The Secretary asked if their where any issues regarding Greendale that the committee feel should be discussed.  The Issues on Sages Lea 2 was suggested but the Secretary explained that at the last meeting this issue was considered not in the Business Park remit.  The issue of the ditch taking flood water from the Honey Lane ford to the Grindle Brook was suggested as the flood water at this point was currently too high for some motorists to drive through. |  |
| **12.**  **Any other business** | A letter had been received regarding Boundary Changes to District Wards. The Secretary explained that the Parish of Woodbury which included the Villages of Woodbury Salterton, Woodbury, and Exton, was covered by 2 different Wards. One covering Exton and Woodbury and Woodbury Salterton being included in another Ward. As some boundaries are to change due to the new town of Cranbrook it may be a good opportunity to include the whole of the Woodbury Parish in one Ward. At the same time a few houses in Ebford fall into Woodbury parish and again it may be a good time to amend that anomaly too. The Committee agreed that a letter proposing these changes should be sent.  The secretary reminded the committee that a Woodbury Parish Surgery will be at W/S Village Hall on 22nd Nov 10.30 to 12.00am.  Diana Wackerbarth reported that the completion of the work on the Heaps Project is nearly complete will be published shortly |  |
| **Next meeting** | The Meeting concluded at 9.15pm  The next meeting will be at the Diggers Rest at 7.30pm on Tuesday 13/01/2015  (An extra meeting may be held in Dec if required due to planning Issues) |  |
| **Signed** |  |  |
|  | **Attachments to the Minutes** |  |

**Response to 14/2064/FUL Electrical generation Plant at Greendale**

The Association recognise the provision of this Generation Plant will give local communities and businesses the advantage of back up facilities to provide continues electrical supplies. However the proposed location of this unit we consider is not suitable and therefore the Association is opposed to this proposal.

* The close proximity of residential housing of the proposed generation plant will have a detrimental effect due to operational noise. The nearest residential property is only 35 metres from the proposed location.
* The effect of 8 gas reciprocal generators and 12 cooling fans per engine (96 cooling fans) will be most noticeable outside the normal working hours of the Industrial park.
* It should be noted that one of the appendices has not been made available. Appendix D Sound Report is not included within the documents available on the planning website.
* The documentation quotes figures from noise outputs from a Gas Turbine Facility but the proposal is for reciprocal gas engines. The noise levels and pitch are totally different from these two types of generation plant.
* Sound levels from the 50 Mw air cooling system fans will be most intrusive. The developer’s documentation estimates the noise level to be 65 dB. Fewer but larger cooling fans would be both more efficient and produce less noise.
* The planning application states that similar units located throughout the UK have only operated 1% of the time throughout the previous year (1% =80 hours). However the application cannot determine the hours this plant will be used as it will be used as emergency backup for the National Grid in the future which is impossible to quantify. Although the "normal peak" of high consumption is around 7am and 7pm, any operation during the night cannot be ruled out and will cause considerable disturbance to local residents.
* It should be noted that a number of applications for Sunday and 24/7 operations have NOT been approved by Government Planning Inspectors recently at this Business Park due to the proximity of residential properties.
* It is stated in the documentation that the location of these facilities are normally located within an industrial complex. It is the view of the Association that the proposed location on the perimeter of the Business Park would not be appropriate and a location further in the Business Park will be more suitable.
* This proposal will not provide any employment opportunities which is the main criteria of the Business Park.
* Please Note

The description of the site is incorrect: It states the location is at Unit 20. However the proposal will be unit 20 and 31.

It also states that the entry to the site is "off Honey Lane and entry along the Grindle Brook". The Association would like to point out the Grindle Brook is a water course and clearly cannot be used for access. Honey Lane links Whitecross Road to the village of Woodbury Salterton and starts some 50 metres from the location.

Conditions to be attached if approved

If this planning application was to be successful the Association would suggest a number of conditions.

1. Extra Soundproofing of all properties within 250 metres from the proposed development

2. Access for construction and service vehicles must only enter the Business Park through the main entrance from the Exeter to Sidmouth Road and prohibited to enter the site through the rear entrance off Whitecross Road.

3. During the construction phase work should only be carried out after 8am and no later than 6pm Monday to Friday and 8am to 1pm Saturdays only.

4. During operational mode, only emergency repairs should be carried out outside these hours

5. The noise levels of up to 65 dB from the cooling system fans are too intrusive and design changes should be implemented to reduce this to lower levels.

6.   If routine testing of the plant is undertaken this should be done during normal working hours and residents in the vicinity should be notified in advance.