

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

Meeting held at Diggers Rest Woodbury Salterton at 7.30pm on 07th Oct 2014

<b>Present</b>	Ben Jones, Dave Rose, Aran Brown, Pricilla Trenchard, Diana Wackerbarth, Geoff Jung, Nigel Edwards, Norman Gordon, Stuart Honour, Ian Hunt, Frank Mulholland, Keith Phillips.	
<b>1. Apologies</b>	Norman Gordon,	
<b>2 Previous Minutes</b>	The minutes of the WSRA on 09/09/2014 were agreed and signed as a correct record	
<b>3. Matters Arising</b>	All matters will be dealt under other listings	
<b>4. Correspondence</b>	<p>A report from the Planning Inspectorate regarding APP/J1155/A/13/2207339 Application to vary condition 1 of planning permission 12/0919/CM to extend the operating hours at SITA UK Greendale Recyclables Facility at Unit 54. It was reported to the committee that the hours of operating the facility will remain the same, but vehicles entering or leaving the site can now take place between, 5.00 to 18.00 Monday to Saturday. The inspector also considered Sunday working but having regard to the rural character of the area and to provide some respite to local residents he considered on balance that no Sunday working should take place</p> <p>A report regarding the Devon Waste Plan Inspectors decision has been received. The full report can be viewed on:</p> <p><a href="http://www.devon.gov.uk/inspector_s_report.pdf">http://www.devon.gov.uk/inspector_s_report.pdf</a></p> <p>Aran Brown who had gone through the document reported to the committee the key points that affect the village through the inclusion of Greendale Business Park being a possible selected site for Energy from Waste.</p> <ol style="list-style-type: none"> <li>1. The 5 selected sites still stand, but other possible sites are able to be proposed, if developers come forward with alternative proposals.</li> <li>2. Any proposed EfW sites would still have to go through the planning stages and satisfy all planning restraints.</li> <li>3. In the case of Hill Barton and Greendale Barton they would have to be acceptable to satisfy Exeter Airport, Highway restraints on the Exeter to Sidmouth road, and in the case of Greendale Business Park no building to be taller than any building on site at present, and to be built only within the existing boundary.</li> <li>4. Conditions will need to be imposed at any site to satisfy the effects on local properties, extra landscaping, and no adverse affects on road safety, road capacity, and public rights of way.</li> <li>5. The capacity will be limited to 80,000 Tonnes of Waste per year for any site, but in the case of Greendale and Hill Barton the total from both sites should not exceed 80,000 Tonnes.</li> </ol> <p>In view of the additions to the waste plan regarding the limits to height, boundary, tonnage, and highways restraints it restricts the operational capacity at Greendale Business Park, and rules out a similar incinerator such as the unit at Marsh Barton and restricts the proposed facility to a smaller low profile unit.</p> <p>It also should be noted that the envisaged Waste Tonnage for the Devon area in the report may prove to be overestimated, and with Plymouth and Exeter</p> <p>Incinerators the handling for Waste in South Devon will be suitably handled,</p>	

	<p>without further capacity being added for a number of years.</p> <p>The Secretary also pointed out that the decision to restrict the operations to exclude Sundays at Greendale for SITA will also restrict the feasibility for siting an EfW plant at the Business Park.</p>	
<b>5. Treasurers Report</b>	<p>Stuart Honour reported that there was £8,169 in the bank account. He also confirmed that a second account has been set up and he was transferring the Sages Lea fighting fund to this separate account.</p> <p>He also reported that money for the “fighting fund” has been very successful however the subscriptions from residents have fallen from the previous year.</p> <p>The Secretary reported that a resident has come forward and agreed to audit the accounts for the first financial year.</p>	<p>SH</p> <p>SH</p>
<b>6. Membership Secretaries Report</b>	<p>Frank Mulholland reported that 16 new members have joined since the start of our second year, and he will shortly go through the accounts with the treasurer to ascertain the residents who have not contributed to the subscriptions this year. The Mailing list now has 160 residents listed.</p> <p>It was agreed that the residents who have not contributed this year will be contacted once the Membership Secretary has checked the paid in with the bank account.</p> <p>A discussion took place on the possible reasons why some residents have not contributed to the subscription fees. It was concluded that the due to the Planning Issues not enough emphasis had been on other aspects of village projects.</p> <p>It was agreed that a list of achievements with a short questionnaire will be sent out to residents to establish what residents would like the Association to do</p>	<p>FH</p> <p>FM GJ</p>
<b>7. Village Scene Projects</b>	<p><u>Parkhayes Plantation.</u> Diana Wackerbarth reported that a group of committee members met a consultant on Wild Life (Ben Wyatt) to discuss the management of the area.</p> <p>The notes from the meeting included</p> <p>Encouraging shady species e.g. hedgerow species. Cut the present growth close, rake and sow into to bare earth at this time of year,</p> <p>Take out a couple of trees that are not doing well to create a glade. Cut out lower branches to improve the light and views through.</p> <p>Rye grass area – cut very short and scrape right back</p> <p>Planting yellow rattle would help to reduce rye grass. Any wildflower mix will include yellow rattle and other grasses that would also compete with rye grass</p> <p>Clear along the hedge</p> <p>Planting daffodils and bluebells now to make an impact asap next spring. .</p> <p>Docks need to be dug out or spot-treated with weed killer.</p> <p>Planting shrubs would improve the range of habitats and create an under-storey for wildlife connectivity. Ben will look into what species to suggest.</p> <p>The Bank requires hedging and fruit trees rather than wild flowers if the soil is too nutrient rich.</p> <p>Only solution on nettles and dock weed is to cut back and dig roots out in stages.</p> <p>Key points</p> <ul style="list-style-type: none"> <li>• Ben will email Sally with suggestions and summary of his advice</li> <li>• 5-year plan needed small areas at a time</li> <li>• Bluebells under the trees and daffodils on the bank would be the</li> </ul>	

	<p>simplest way to start and to make an impression.</p> <ul style="list-style-type: none"> <li>• Establish 'Friends of Parkhayes'</li> </ul> <p><u>Woodbury Salterton Play Area</u> The secretary reported the Parish Council has arranged for the new play and gym equipment to be fitted after the November school half term.</p> <p><u>Allotments</u> Keith Phillips reported that Deer have been jumping the fence into the Allotments. He has reported the problem to Parish Councillor Patrick Bricknell.</p> <p><u>Stony Lane Issues.</u> The Secretary reported that EDDC Planning Enforcement have stated that there are no grounds to prevent a new access off Stony Lane into an existing property, as the road is unclassified. Although a number of committee members considered the new exit on a bend was dangerous the Secretary reported that this was not the view of the Enforcement Officer. The Secretary also pointed out that only Devon Banks within agricultural use are protected.</p> <p>The owners of School House have cleared the vegetation from the Devon bank between their property and the Allotments and will be asking Sally Elliot (Woodbury PC Tree) warden for advice for fresh planting.</p> <p>A number of residents have commented on the problem of dog fouling on Stony Lane. The Secretary explained that the EDDC website provides residents to report issues such as this. It may help the Parish Council to inform the Clerk of the incident number.</p> <p><u>Woodbury Salterton Nature blog.</u> Diana Wackerbarth reported that Sally Elliot and herself have published Septembers blog which can be accessed via: <i>woodburysaltertonnatureblog.blogspot.com</i></p> <p><u>Village Hall.</u> Aran Brown reported that he had attended the last committee meeting at the Village Hall. He reported that the committee had asked if the Association would be interested to helping in a fund raising event for the hall. The committee agreed that they would be happy to provide help and assistance.</p> <p><u>The Glebe Field.</u> The secretary reported that the funding deadline for a feasibility study on developing the Glebe field has passed. The first step of the project was to register the field as a community asset, which has been achieved.</p>	
<p><b>8.</b> <b>Sages Lea.</b> <b>Phase 2</b></p>	<p>The Secretary reported that discussions between himself, EDDC planning department, Ray Bloxham EDDC Councillor and Committee member Keith Phillips have resulted in an agreement that all landscaping issues relating to Phase 2 will be dealt with within this planting season and in place by March 2015. He also reported that the temporary track in the field will be removed once the crop is harvested, and the flood drainage scheme would also be completed by March. The Secretary confirmed he will liaise with Ray Bloxham to follow up these issues</p>	GJ
<p><b>9.</b> <b>Sages Lea</b> <b>Phase 3</b></p>	<p>The Secretary reported that he is awaiting word from EDDC regarding the hearing of the planning application for the 60 houses. The first possible date will be 22ed Oct which is the next Development Control Committee meeting. No agenda has been published yet but should be available by the 14<sup>th</sup> Oct. However it is more than likely to be the November meeting.</p> <p>The committee agreed that everything has been done to present our case to the Planning Officers and what is now needed is some pressure put on the elected members. It was therefore agreed to approve an open letter to be sent to our MP our County Councillor representative, our District Councillor, and members of the Development Control Committee at EDDC.</p>	

	<p>A copy of this letter is attached to these minutes.</p> <p>It was also agreed to send the letter with a shorter abridged press release to all the local press.</p> <p>Keith Phillips reported that Hugo Swire our MP has already been alerted to the planning application and has already written to EDDC with his concerns.</p> <p>Aran Brown asked what is happening regarding the planning consultant. The Secretary explained that once EDDC planning officers publish their response to the application the consultant will then work through his presentation ready for the hearing. It all depends on the officer's recommendation, if it does recommend refusal or approval. It also depends on the points that the officers raise.</p> <p>The main time and therefore cost would happen if the Development Committee vote for refusal and the applicant then takes the decision to appeal.</p>	GJ KP
<b>10. Planning Issues</b>	<p>The Secretary reported that the Wood Yew Waste application (DCC 3670/2014) response had been circulated and approved and had been sent to DCC. This has been also posted on the Association website</p> <p>The Secretary reported that there were two planning applications:</p> <p>14/2223/FUL at 3 Bridge Mews for a wooden stables and tack room. The committee decided they would not make a comment regarding this application.</p> <p>14/1818/FUL at Greendale Business Park. The siting of 2 residential caravans. The committee agreed that the site was in preference to being on the Agricultural land between Greendale, and Hogsbrook farm. The committee agreed to respond to the application stating they are neutral but ask for a number of conditions at are attached.</p> <ul style="list-style-type: none"> <li>• That if these units are not required by Greendale staff they should be removed</li> <li>• The land at Hogsbrook where the caravans are being relocated from should be returned to Agricultural use</li> <li>• The landscaping and planting should be carried prior to first occupation.</li> </ul>	GJ
<b>11. Any other business</b>	<p><u>Heaps Project.</u> Pricilla Trenchard reported that the organisers were very appreciative of the response on the meeting on Saturday at the Village Hall.</p> <p>Further work is going to take place organised by HEAPS into Village life. Contacts are required with the Church, WI, the School and other village organisations.</p> <p>There are plans to make available cameras to record the village life.</p> <p><u>Woodbury Parish Council surgeries</u></p> <p>Woodbury PC is organising surgeries at the three village halls within the community. The first one was held at Exton and the next will be on Sat. 11<sup>th</sup> Oct at Woodbury Village Hall between 10am and 12.30pm. The final one will be held at Woodbury Salterton Village hall on Sat 22nd Nov from 10am to 12.30pm.</p>	
<b>Next meeting</b>	<p>The Meeting concluded at 9.20pm</p> <p>The next meeting will be at the Diggers Rest at 7.30pm on Tuesday 11/11/2014</p>	
<b>Signed</b>		

	<b>Attachments to the Minutes 07/07/2014</b>	

To: The Rt Hon Hugo Swire MP

Cc: East Devon District Councillors

**An Open Letter from the Woodbury Salterton Residents Association**

Dear Sir

We refer to planning application 14/1821/MOUT, to build 60 houses on agricultural land adjacent to the village of Woodbury Salterton. An application to be considered by EDDC Development Control Committee shortly;

**Background**

Our concern and hence our need to alert you and others is that in considering the application the Development Control Committee may find itself in a somewhat invidious position due to the absence of an approved 'Local Plan'.

We believe that notwithstanding the views of the vast majority of the electorate who live in Woodbury Salterton who formally registered their considered objections, the unfortunate absence of an up-to-date East Devon Local Plan may result in a decision to approve the application.

If this occurs it would not only literally fly in the face of government's local empowerment initiatives but be entirely wrong.

**The National Policy Scenario**

The nature of local politics is changing faster now than at any time in the recent past. Setting aside what is happening as a result of the Scottish referendum, we already have the introduction of the Localism Act.

When this act was introduced the Prime Minister said,

*"We have already begun to pass power back to where it belongs. We are cutting central targets on councils, easing the burden of inspection, and reducing red tape. We are breaking down the barriers that stop councils, local charities, social enterprises and voluntary groups getting things done for themselves."*

At the outset however, one of the barriers to local communities being able to control and decide issues for themselves was the existing outdated and complex planning legislation. In resolving this, government rightly stepped in and did away with the old planning controls. These were replaced by the National Planning Policy Framework (NPPF) which was designed to make planning applications easier to manage for all concerned.

**The District Policy Scenario**

For the provisions of the NPPF to act in favour of local democracy the authority must have in place an up-to-date Local Plan which, in East Devon, is most unfortunately not the case. As such the following extract from the NPPF applies.

*"Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- specific policies in this Framework indicate development should be restricted.*

In our view this lack of an up to date local plan leaves the district open to rapacious property developers. As a result EDDC Development Committee has been told;

*"It is therefore likely to be sometime before we will have an objectively assessed housing need against which to revise our housing land supply figures. In the meantime based on the available information we can only conclude that we do not have a 5 year housing land supply and continue to consider applications accordingly."*

In considering this issue it is interesting to note that EDDC planning policy manager Matt Dickens told the press recently that nationally recognised research showed East Devon scored top of all 325 districts in its quality of life score.

He said,

*“Our appreciation of this quality of life is reflected in our ambition to keep East Devon an outstanding place to live and work”*

We suggest it is not only confusing but somewhat contradictory to say on the one hand that it is District Council policy “to keep the area an outstanding place to live”, and on the other that the committee in charge of planning is told to, “grant permission on housing applications because they do not have a local plan”.

### **Woodbury Salterton Scenario**

Recently the Parish Council initiated the production of a “Neighbourhood Plan” and in doing so are involving the local community in the process.

This Neighbourhood Plan is required to comply with the East Devon District Council Local Plan which is based on a democratic process of communicating with constituent Parish Councils, Chambers of Trade, landowners and developers, organising meetings and promoting feedback mechanisms. It is their objective to produce a plan that reflects the wishes of the district and one that also complies with the requirements of the National Planning Policy Framework.

The perversity of the situation we now find ourselves in, is that government’s and the district council’s best intentions to provide empowerment to local people has not been forthcoming and as a result of this no doubt unintended loophole, developers are able ride roughshod over local communities and build in almost any location they are apparently minded to.

In terms of objections the EDDC Planning website [EDDC](#) shows that the Parish Council, County Highways, Environment Agency and Conservation have all recommended refusal. It is also clear that it is not wanted by the local community, underlined by its 114 objections. Despite these concerns, we believe there is a real risk that the Development Control Committee may yet vote for approval.

If approved the historic culture, environmental, landscape and noticeable quietude of our village will inevitably be lost for all time. It is important to stress that such a decision would be irreversible and the legacy of making such a wrong decision would be a modern housing estate dwarfing this picturesque country village for ever.

Should it come to that we must tell you that such a decision will be long remembered by the community of Woodbury Salterton.

### **Conclusion**

Only recently the Housing Minister Brandon Lewis said,

1. *“picking housing numbers out of thin air and imposing them on local communities builds nothing but resentment”.*

With sincere respect the residents of Woodbury Salterton ask you now to step in before it is too late and urge your party colleagues on the East Devon District Council Development Control Committee to do the right thing by its constituents and reject this application.

Yours sincerely

The Woodbury Salterton Residents Association Committee