

Minutes of the Committee Meeting of the Woodbury Salterton Residents Association

Meeting held at Trevanin Farm Woodbury Salterton at 7.30pm on 06/09/2018

Present	<p>Geoff Jung, Tony Arnold, Diana Wackerbarth, Richard Cullen, Nigel Edwards. Simon Lukies.</p> <p>Minute Secretary Debbie Jung</p> <p>Apologies Frank Mulholland, Malcolm Randle</p>	
1. To Agree the Minutes	The minutes of the WSRA meetings held on were the 26/6/2018 agreed and signed.	
2. Matters Arising	<p>The Secretary reported that he has paid the Invoice for the hire of the Village Hall as agreed at the last meeting.</p> <p>Other matters arising from the minutes will be taken up in the body of the meeting.</p>	
3. Correspondence	Any correspondence will be taken up in the body of the meeting	
4. Bank Account	<p>Simon Lukies reported that the the bank account details have now been updated with the correct signatures, but the Nat west has not updated the address of the treasurer.</p> <p>Unfortunately, he has not been able to complete a bank reconciliation due to missing paperwork. This paperwork has now been requested from the bank and it is hoped this will provide the information required to complete the bank reconciliation and to help provide the necessary details for the accounts to be signed off by him.</p> <p>The bank accounts showed an amount of £2577.56 at the end of August.</p>	SL
5. Membership Report	<p>Frank Mulholland sent his apologies but provided a report.</p> <p>He reported that we are now into the new membership year (as of June 2018) and the membership subscriptions are coming in reasonably well.</p> <p>To date he has recorded 88 members which include those already paid and those with existing Standing Orders coming due. Some as late as the end of November.</p> <p>The total membership for 2017 was 117.</p> <p>He has not been able to chase down the 15 or so couples who paid by cash/cheque last year, but he hopes to be able to do that by Oct</p>	FM
6. Communication	<p><u>Data Protection and Emails.</u></p> <p>The secretary reported that he has reformatted the BT internet account</p>	

	<p>and dropped the Gmail Account due to problems.</p> <p>The batching of emails has helped but it still means that to send out an email to all members required sending out 5 emails and reformatting each email batch which takes around half an hour to complete.</p> <p>The chair reported that one member is still not receiving emails and the secretary agreed to recheck the database. The secretary agreed to recheck</p> <p>The secretary reported that since re formatting all the addresses there have not been any issues of emails bouncing back</p> <p>The committee agreed to work on a new communication message system later in the Autumn probably using Mail Chimp</p> <p>The compliance to Data Protection has been completed.</p> <p><u>Website</u></p> <p>Malcolm Randle was not able to attend due to another commitment</p>	<p>GJ</p> <p>FM GJ SL</p> <p>GJ</p>
<p>7. Village Scene Projects</p>	<p>The secretary reported that there is no news on the replacement fence on Parkhayes. There are conversations of who is responsible between the Parish Council and Devon County Council.</p> <p>A discussion took place regarding Parkhayes Plantation, as there is no one able to carry on the maintenance for it continue as a wild life habitat.</p> <p>The Secretary was asked to liaise with the Parish Council and Sally Elliot to see if Grass Cutting could be reimplemented over the area to help make the area less untidy.</p> <p>The Maintenance of Parish Council Assets are being looked at for next year's budget. This includes the Bus stop, Book Exchange, Park Benches Play Equipment. This will be helped by the parish council hopefully obtaining a grant to purchase a commercial jet wash machine to be shared between 2 other Parish Councils of Lymptone and Newton Poppleford.</p> <p>The Hedge and Grass cutting contracts are to be extended to curb-side weeds.</p> <p>The Painting of the highway fence by Trevanin Farm was discussed. The Secretary reported that although the fence belonged to Highways they did not have the budget to paint it. It was agreed to see if a working party could be organised</p>	<p>GJ</p> <p>GJ</p>
<p>8. Conservation and Habitat</p>	<p>Diana Wackerbarth reported that Wild Woodbury following the Woodbury Salterton Hedgehog project has had a number of reports of Hedgehogs throughout the area.</p>	

<p>9. Resilience Group</p>	<p><u>Honey lane Bridge.</u></p> <p>The Secretary reported that damage to the brick parapet on the downstream side of the bridge on Honey Lane has been repaired by Devon County Council.</p> <p><u>Stream clearance</u></p> <p>There will be a Village Stream Clean organised on Saturday 6th Oct from 10am to 12.20pm. The adverts, leaflets and letters have been sent to the Parish Council for printing with an email going out in the next few days.</p> <p><u>Replacing the culverts</u></p> <p>Thom Buxton Smith who lives in the village and helps with the Resilience Group and works for the Environment Agency gave the Secretary a historic document highlighting the Culvert at the School and Honey Lane where considered the 2 major pinch points. There was a proposal in the 1990s to replace both culverts but due to cost restraints the Authorities decided not to proceed.</p> <p>Following discussions with EDDC and with Environment Agency approval, Thom will use the old documents and with recent assessments of flood events will draw up a new proposal to replace the 2 culverts.</p> <p>The Project will be undertaken if successful in being agreed will be co-ordinated by EDDC with funding streams from EA, DCC flood team and DCC Highways, EDDC and possibly Crowd funding.</p> <p>This would be a major project and could take a couple of years to be put in place.</p> <p>The secretary Reported that the Defribulator has been fitted to the Diggers Rest and training will take place on Friday 07/10/2018 at the Village Hall</p>	
<p>10. Planning Report</p>	<p>The committee noted the Planning Applications update circulated to the them.</p> <p>Update of Planning Applications</p> <p>Ref 110. Retrospective Planning App 16/0568/FUL Hogsbrook Storage of HGVs in Fruit Farm Enclosure.</p> <ul style="list-style-type: none"> • This application was refused. • East Devon District Council were informed that they would appeal • The applicant had until 23/11/2016 to lodge an appeal. No appeal was submitted. • The area is in full industrial use. • Enforcement to follow • <u>Still</u> awaiting Enforcement or a new application. • Applied to remove condition 1 to original application for Fruit Farm see 187 	

	<p>Ref 161. Certificate of Lawfulness 17/2441/CPE Certificate of lawfulness for existing use of land for open storage</p> <p>Compound East 6, Greendale Business Park Woodbury Salterton.</p> <ul style="list-style-type: none"> • 8 Residents who have responded to this issue which if the Applicant is successful and the Planning Authority allow the land to be lawfully used for Industrial purposes it would mean that Hogsbrook and Greendale will be joined up as one massive eye sore. It had always been a long-standing goal by the Association that this area should be kept as Agricultural fields to create a barrier between the Industrial Greendale and Agricultural Hogsbrook. • This was Refused • <u>Still</u> awaiting Enforcement Action and/or Appeal to Government Inspector • <u>Still</u> awaiting Enforcement Action <p>Ref 163. Planning Application 17/2430/MFUL Proposed agricultural building on land East of Hogsbrook Farm Woodbury Salterton Exeter EX5 1PY. This is another Agricultural building to be built only months after other Agricultural building where converted to Industrial because they were redundant.</p> <ul style="list-style-type: none"> • WSRA committee has submitted an agreed response. • Further Information supplied to which the committee made a response • Further Agricultural justification submitted • Further documents regarding Drainage have been submitted <p>Ref 174. Planning Application 18/0321/FUL 2 Park Hayes Double Garage. This house has had approved large extension and an approved single garage in the southwest corner of the Garden. The applicant submitted a further application 17/2488/FUL for a large double Garage with workshop above that was refused. This application is for a similar Garage but in the North East of the garden.</p> <ul style="list-style-type: none"> • Amendment submitted with change location to south side of Garden • Committee agreed not to make a comment. • Further Details submitted 28/08/2018 following site meeting by officers <p>Ref 176. Planning Application 18/0760/COU Compound East 7. Change of use application to General Industrial and Distribution</p> <ul style="list-style-type: none"> • Parish Council and District Councillor supported it with standard Greendale Conditions but only if it is within the Approved Employment Zone (ref the Villages Plan) • The proposed site is not wholly within the employment boundary • This is an agenda item at EDDC Planning on 03/06/2018 • Application Approved 	
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	<p>Ref 179. Planning Application 18/0920/FUL New Agricultural Building.</p> <ul style="list-style-type: none"> Location between newly converted Agricultural buildings to Industrial and existing Cattle Sheds <ul style="list-style-type: none"> Further Documents submitted regarding Drainage <p>Ref 180. Planning Application 18/1226/FUL for Extensions to Greendale Farm Shop.</p> <ul style="list-style-type: none"> Application Approved <p>Ref 181. Planning Application 18/1162/FUL Replacement Modular 2 Story offices to replace vehicle damaged units.</p> <ul style="list-style-type: none"> As this is a like for like replacement building there does not seem to be any issues Application Approved <p>Ref 183. Planning Application 18/1567/FUL Heathfield House2 and 1 storey extension</p> <p>Ref 184. Planning Application 18/1664/TRE Mill Park Indi Park Pruning of Trees biannually</p> <p>Ref 185. Planning Application 18/1662/CPL 41 Sages Lea Loft Conversion and Dormer window</p> <p>Ref 186 Planning Application 18/1908/FUL Greendale Lane Off Oil Mill Lane Erection of Barn</p> <p>Ref 187 Planning Application 17/2350/VAR Hogsbrook Lane Variation on Condition 1</p> <p>Village Plan.</p> <ul style="list-style-type: none"> It has been agreed by the Planning Inspector and was approved by the Strategic Planning Committee at EDDC on 26/06/2018 Now agreed by full Council and is agreed Planning Policy <p>Blackhill Quarry This Application was approved</p>	
<p>11. Greendale Liaison Group</p>	<p>Richard Cullen reported that he has had worthwhile discussions with Tim Smith regarding the Cycleway maintenance. Weed Killer had been sprayed and the hedges cut back to make it more cycle friendly</p> <p>Nigel Edwards asked about the earth moving closer to the tree line by the Cycleway beyond the Grindle Brook. He reported that the earth moving seems to be compromising the tree roots.</p> <p>It was agreed that Richard should liaise with Greendale and that it was requested that the Secretary would contact the Tree Warden at EDDC because all the trees around the Business Park had Tree Preservation orders attached</p>	<p>RC GJ</p>
<p>12. Greater Exeter Strategic Plan</p>	<p>The Committee noted the GESP reported to the committee by the Secretary.</p> <p>It was noted that EDDC Strategic Planning Committee had agreed to endorse "The proposed principles for growth" as the basis for future discussion and consultation on accommodating extra growth in the</p>	

	<p>district.</p> <p>The document is described as the “start of the debate” for future East Devon growth points for both the GESP (and the East Devon Local Plan review, which is required to be updated within the next two years.)</p> <p>The Government decided the District’s housing requirement target was to be 844 homes per year.</p> <p>However, the report suggests that rather than achieve the Government target of 844 new houses per year there is a proposal to build out much higher levels of growth.</p> <p>The report explains that the objective of higher growth could be achieved by what is called a “Growth Deal” with Central Government where a group of Councils agree to build more housing in return for infrastructure investment from central funds.</p> <p>Improvements to the motorway junctions, new roads, extra park and rides, rail improvements, new stations and an integrated transport system are all identified as priority improvements to overcome the already chronic delays on Exeter’s transport network.</p> <p>The report gives a brief synopsis of the towns in East Devon and concludes that other than the new town of Cranbrook there is limited scope for growth due to the various towns’ proximity to the AONB designated areas, or they are bordering on the coast or close to flood plains.</p> <p>The conclusion from the report is that the existing towns will only accommodate minimal growth, and with 2/3rds of East Devon being included in the AONBs the only area that can accommodate substantial growth is within the North West part of the district.</p> <p>The report describes this area as the Western most quadrant of this district to the North of Exmouth and West of Ottery St Mary. It is also well served by main roads with good vehicle access via the M5 A30 A3052 and A376 and has good existing public transport links with the railway line and existing bus routes.</p> <p>There are 3 possible ways described as to how development could be achieved in this area.</p> <ol style="list-style-type: none"> 1. <u>Establish a further new town</u>. Basically, another Cranbrook. However, the report considers that the creation of another new town in the area could harm the delivery of Cranbrook. 2. <u>Establish a number of new villages</u>. Create a series of modern Devon villages but the report considers that this option would be most damaging in landscape terms. 3. <u>Centre Growth around Existing Villages</u>. Growth would be required to be substantial with around 400 to 500 extra homes to be added to several existing villages (The report does not state how many villages will be required within this area). However, this could harm the character of the village and the existing community. <p>The new NPPF acknowledges that:</p> <p>“The supply of a large number of new homes can often be best achieved through planning for larger scale development such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by necessary infrastructure and facilities.”</p>	
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	<p>The "Principles for Growth"</p> <ul style="list-style-type: none"> • A significant proportion of growth to be in the Western part of the district by either a new town or extending a number of villages or building new villages. • Plus, modest growth in existing towns with strategic growth around Axminster, Exmouth (including Lypstone), Honiton and Ottery St Mary. • All other Villages to be encouraged to provide modest growth through their Neighbourhood Plans. • Focus development on main transport corridors if possible. <p>It was agreed that the report be noted and if there is further information that would concern residents that this should be circulated</p>	
13. Date of Next Meeting	Sept 13 th Nov at Trevanin Farm.	
14. Signed		