

**Minutes of the Committee Meeting of the Woodbury Salterton Residents Association**  
Meeting held at Trevanin Farm Woodbury Salterton at 7.30pm on 16/01/2018

<b>Present</b>	Geoff Jung, Tony Arnold, Diana Wackerbarth, Malcolm Randle, Stuart Honour, Richard Cullen, Nigel Edwards  Minute Secretary Debbie Jung	
<b>1. Apologies</b>	Norman Gordon, Aran Brown, Frank Mulholland, Ian Hunt  The Secretary reported that Jane Richmond has had to resign from the Committee for Personal reasons. The Committee thanked her for her contribution.	
<b>2. To Agree the Minutes</b>	The minutes of the WSRA meetings held on the 14/11/2017 were agreed and signed	
<b>3. Matters Arising</b>	Following on from the previous meeting Stuart Honour reported that discussions were ongoing in Social events at The Diggers	SH
<b>4. Correspondence</b>	<p><b>Parish Council</b> The Secretary reported that the Woodbury Parish Council budget had been approved by the Councillors the previous evening. The issues that effected Woodbury Salterton was the Grass cutting contract had been increased by £500 which will provide the successful grass cutting contract to continue within the village</p> <p>It also had been agreed that the Flood Resilience group would receive £500 to cover general expenses, as the original Grant funding was nearly exhausted.</p> <p>The Parish Council also agreed to the funding the residual cost of the defibrulators for each Village following the successful Grant Application from the Communities Together funding.</p> <p>Regarding the fitting of the Defribulator Stuart Honour agreed to contact Heartstone the owners of the Diggers for a confirmation to go ahead with the fitting.</p> <p><b>Damage to the roads verges and hedges.</b> The Secretary had over the last few months received letters and emails regarding mud on the road following the maize harvest and also issues regarding damage to the verges and lane banks through both ditch clearing and the use of large farm machinery.</p> <p>Sally Elliott had written letters to Highways and to our MP Hugo Swire complaining of the severe damage that the large vehicles and the practice of clearing the ditches, and depositing the spoil next to the road and ditch.</p> <p>The replies had not been to helpful from either with assurance that Highways and the Agricultural contactors are following standard practice.</p> <p>It was agreed by the committee that local experts on conservation could</p>	SH

	<p>be invited to the next meeting to discuss the issue more fully and to see if a solution could be found.</p> <p>It was therefore Agreed that Sally Elliott, Tony Bennett (from Wild Woodbury) and the Parish Tree Warden would be invited to attend to talk through the ongoing issues</p>	GJ DW
<b>5. Bank Account</b>	Stuart Honour, Treasurer reported that the was £1409 in the main Account and £1002 in the savings account.	
<b>6. Membership Report</b>	<p>Frank Mulholland was unable to attend however he reported by email that there were now 116 Paid up members who have contributed to the collection of £379 for the ongoing costs of the Association.</p> <p>This amount and total members was slightly up on previous years.</p> <p>A list of concessionary people who requested staying in touch after leaving the village, senior residents from the village and people who required updates as Councillors or Associations having a close connection to the village was agreed by the committee to keep on the membership database.</p>	
<b>7. Village Scene Projects</b>	<p><b>Parkhayes Plantation</b></p> <p>Diana Wackerbarth agreed to contact the Parish Tree Warden to discuss work on the Parkhayes Plantation.</p> <p>The issue of cutting back the area was discussed and it was agreed that Diana would discuss the problem with the Tree Warden.</p> <p>The Secretary reported that the broken fence had been reported to highways, by the Parish Council but nothing had been heard in response. The Secretary Agreed to follow this up.</p> <p><i>See note in appendix</i></p>	<p>DW</p> <p>DW</p> <p>GJ</p>
<b>8. Resilience Update</b>	<p>The Secretary who is acting chair of the steering group reported that he hoped to hand over to someone as soon as practically possible the responsibility of co-ordinating the Resilience Group.</p> <p>The Shed had been erected and now the defribulator had been agreed it required the Emergency Plan to be completed, Equipment purchased and the Group would then be able to live, following a training session.</p> <p>The Secretary also reported as a requirement to the Emergency Plan it was required to identify a suitable site for a night landing for the Air Ambulance. 3 locations were discussed, which are the Glebe Field, the Sports School Field off Stony Lane or the Play Park.</p> <p>The Secretary explained that lighting was required (which would be switched on by the pilot remotely) to provide guidance for landing and to assist personal when preparing and loading a patient.</p> <p>Many Parish Councils and villages have gone through the process for this with funding being available from a number of Charities. The decision has</p>	

	not been agreed by the Parish Council yet but it is one of the possible grant funding projects being considered by the PC for 2018/19	GJ
<b>9. Diggers Rest</b>	<p>The Secretary reported that following the last Committee meeting it was reported that the Diggers Rest was to be sold. The Committee had previously been concerned that the Village Public House could be sold, not as a going concern but as a development location for creating dwellings and the pub could therefore close.</p> <p>The committee had previously agreed that it may help the community to register the Diggers Rest as a "Community Asset" This would require to set up a group of investors to purchase the Public House as a "Community Pub".</p> <p>A requirement for registering was that a group has to be formed and fully constituted. Because the Residents Association already is a constituted group it was a simple process for the Association to request the registration. This had been achieved successfully with the Glebe Field.</p> <p>There are various ways that the pub could be run, but as an example the Secretary gave a brief outline on a similar enterprise. Shares could be sold to interested local people to raise money to purchase the public house. If it is registered as a Community Asset the community group has 6 months to raise these funds before it can be sold on the general market. If successful the "Community Group" would set up a board of trustees/directors from the group of share holders and employ a manager and staff similar to any managed premises. However the profits can only reimburse the shareholders and any further profits have to go to the community in providing amenity projects for the benefit of the Community.</p> <p>Through agreement between the committee via email in December it was agreed to register the Diggers Rest. This process if successful will be completed by in February, and it would then be listed on the Land Registry as a community asset</p>	GJ
<b>10. Village plan Consultation</b>	<p>The Secretary reported that the final draft for the Villages Plan had been submitted for a 7 week public consultation. It was reported that there were 4 letters of support from residents and one from a District Councillor requesting that Greendale and Hill Barton be removed totally from the village plan.</p> <p>It was agreed to counter the request for asking the Inspector to remove the Business Parks from the Plan that a leaflet should be produced and circulated to encourage as many people to respond in support of the Inspectors proposed additions.</p> <p>It was also agreed to carry on the email information with further bulletins and further information, and a countdown campaign for the last 5 days.</p>	<p>DJ TA RC</p> <p>GJ</p>
<b>11. Planning Report</b>	A report had been circulated to the committee. It was agreed to note the report.	

**Current Planning Applications or outstanding issues.**

Ref 103. **Retrospective Planning App 15/2592/MOUT** Greendale Extension East.

- This Application was refused.
- The Applicant then submitted 2 new applications for a very similar development. See Ref 135 & 136 below. Planning Applications **16/2598/FUL** and **16/2897/MFUL** which were again refused.
- Legal Notice has taken place regarding an Enforcement to return the land to previous agricultural use.
- Tree Preservation Order placed on the remaining trees around the Eastern side.
- An Appeal was submitted against the Enforcement notice for the industrial site.
- The development is completed
- The Association submitted a response to the inspector and requested residents also to comment.
- The Inspector Agreed with the EDDC Decision.
- The Applicant has appealed to the High Court

Ref 110. **Retrospective Planning App 16/0568/FUL** Hogsbrook Storage of HGVs in Fruit Farm Enclosure.

- 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 action or further planning applications are now awaited.
- Awaiting Enforcement or a new application.

Ref 154. **Planning Application 17/1978/ADV** Greendale Unit 46 3 Facia signs and 11 other signs at the new approved Mercedes service yard.

- The Applicant agreed not to fit Neon Lighting and therefore it was approved without an objection

Ref 159. **Planning Application 17/2255/FUL** Unit 24 Hogsbrook Units Hogsbrook Farm Woodbury Salterton New Industrial Unit next to Unit 23.

- Application was agreed to be inside the Employment Area and therefore was Approved

Ref 160. **Planning Application 17/2391/FUL** Compound 62 Greendale Business Park. The storage of Roll on Containers.

- This is in the Extension Area closest to the village and they wish to operate every day. This should comply to the standard hours. It also proposes a rolled gravel yard which is not the agreed surface.
- Further information is being provided by the Applicant
- The Applicant has agreed to all the Proposals for operational hours and Concrete surface and the application approved

	<p>Ref 161. <b>Certificate of Lawfulness 17/2441/CPE</b> Certificate of lawfulness for existing use of land for open storage Compound East 6, Greendale Business Park Woodbury Salterton.</p> <ul style="list-style-type: none"> <li>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.</li> <li>Awaiting a decision (see note in appendix)</li> </ul> <p>Ref 162. <b>Planning Application 17/2421/FUL</b> Ridges Whitecross Road. Two story Dwelling for Care Accommodation.</p> <ul style="list-style-type: none"> <li>Any new dwelling within Woodbury Salterton is a proposal for a dwelling in the open Countryside</li> <li>Application Refused</li> </ul> <p>Ref 163. <b>Planning Application 17/2430/MFUL</b> Proposed agricultural building on land East of Hogsbrook Farm Woodbury Salterton Exeter EX5 1PY.</p> <p>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"> <li>WSRA committee has submitted an agreed response.</li> <li>Further Information Supplied to which the committee made a response</li> </ul> <p>Ref 166. <b>Planning Application 17/2565/FUL</b> Meadow View Lower Road Caravan to Full Residential Use</p> <ul style="list-style-type: none"> <li>This Application was refused</li> </ul> <p>Ref 167. <b>Planning Application 17/2560/AGR</b> Land off Honey Lane Agricultural Barn</p> <ul style="list-style-type: none"> <li>Residents Association Objected</li> <li>Further Information received WRSA still objected</li> </ul> <p>The Committee also agreed to the Response to the Industrial Development at Blackhill Quarry for the construction of an extension to the Blackhill Engineering works to be extended into the now redundant quarry.</p>	
<p><b>12. Greendale Business Park</b></p>	<p>The Chair report that he attended a Liaison group at Greendale on the 10<sup>th</sup> January.</p> <p>He reported that the minutes and information provided at the meeting are strictly for the attendees and must not be made available to others.</p> <p>Therefore he gave a brief outline of matters discussed</p>	

<b>13. Any other Business</b>	<b>Website</b> Malcolm Randall who is managing the Website reported he was looking at using another host for the Website as the existing Weebly site has a number of limitations. It was agreed that he should look into the feasibility further and to report later in the year.	MR
	<b>Welcome Pack</b> A draft copy of a welcome pack was circulated to the committee and it was agreed by the committee that this would be a most useful document.  It was agreed to continue the drafting of the document and the agreed copy would be available on the Association Website, and handed to new residents when they arrive in the village.	DJ DW
	<b>Marianne Pidsley</b> Malcolm Randle reported that he had produced a book on Marianne Pidsley who was the benefactor who built the Church, School and Vicarage in the 1850s The book is based on the PowerPoint Presentation he has given to local groups. He reported that the book will be kept in the church.	
	<b>Sub Groups</b> A question was asked if Sub Groups could be formed, with other individuals to work on various projects such as Natural Environment, Social Events, etc. The Secretary reported that the constitution would allow this and has done so in the past.  The secretary was asked to send an email around to see if there was any interest.	GJ
<b>14. Meeting close and thanks</b>	The meeting close at 9.25 with thanks to Diana Wackerbarth for providing the venue	
<b>15. Date of Next Meeting</b>	Wednesday 21st Feb 7.30pm at Trevanin Farm	
<b>Signed</b>		

#### **Appendix to the minutes.**

*Further information provided following the meeting.*

**Fence at Parkhayes Plantation.** The Secretary on following up on the situation of the damaged fence on the Parkhayes plantation has been told that DCC Highways do not consider the fence as their property.

*The secretary has therefore asked the Parish Council who own this area for consideration to see if the fence could be replaced as cars are now driving on to the verge and damaging the area because this area is at the entrance of the village and it is very important to create a good first impression.*

**Ref 161.Certificate of Lawfulness 17/2441/CPE** Certificate of lawfulness for existing use of land for open storage Compound East 6, Greendale Business Park Woodbury Salterton. It was reported that following Legal advice the application was refused. It is expected that Planning Enforcement will now serve notice and the company may decide to Appeal to the Secretary of State.