

Minutes of a Meeting of Exbourne with Jacobstowe Parish Council held on Wednesday 15th July 2015 at 20.00 in the The Village Hall, Exbourne.

43. Those present

Cllr M. Luxton (Chairman)
Cllr S. Blakeman
Cllr B. Cobb
Cllr Mrs. R. Williams
Cllr T. Foster
Cllr A. Hedley

Cllrs Lois Samuel and Louise Watts, Borough Councillors for the Exbourne Ward, were present.
There were 16 members of the public present.

44. Apologies for absence – Cllr Lawson has sent his apology owing to work commitments. This apology was accepted.

45. Declarations of interest – Cllr Foster declared an interest in item 3.1. He has registered an objection and lives near the site.

46. Consideration of planning applications:

46.1 Application No. 00579/2015 Land behind Copper Beeches, Exbourne – outline application with all Matters Reserved for 10 dwellings.

The chairman invited members of the public to address the council.

Mr. Brady read out a statement. He objects to the application for 10 dwellings proposed at land adjacent to Copper Beeches, Exbourne. There has been little change in the village over the years. The shop has been the only new addition in recent years.

The plots of land put forward in the 'Our Plan' document could, using current planning density, provide 200 homes. The village could not deal with this kind of development. The parish of Exbourne has agreed to produce a Neighbourhood Plan. He hopes that the parish council will advise WDBC that this application is premature and should be refused.

Mr. Stewart supported Mr. Brady's objection. The road towards Monkokehampton where this proposed site is located is dangerous and the extra traffic will make it more so. There would be insufficient room for service vehicles to go into the site, turn and then exit the site. He feels the application should be rejected.

Dr. Kelly stated the land has been classified as 'redundant farmland'. How was this assessed? It is currently used for hay and then it is grazed by livestock.

Mr. Collett was present on behalf of the applicant and the chairman addressed the question to him. He replied that the agent had used the term and he was not aware of how it had been assessed.

Other members of the public supported the comments made and asked how drainage and sewage would be dealt with when the sewage system is already at full capacity.

Letters of objection have been received and circulated to Cllrs.

Cllr Foster stated he had objected. The road is dangerous and once this site has been developed where will it stop?

Cllr Blakeman stated planning policy needs to be referred to. Highways have commented that a suitable access could be formed. Their comments do carry weight. As would those of South West Water – if they were to object on the issue of drainage then that would be significant. The parish is beginning the process of producing a Neighbourhood Plan, which should identify the community's preferred development sites for the future. This application is, therefore, premature. The proposed site is well outside the current development boundary.

Cllr Hedley remarked that the proposed site would not provide a natural extension to the village and could lead to more inappropriate development.

Cllr Williams commented that she did not agree with the information in the application that stated 2.5 extra primary school children would be created with families moving into the proposed development. It could be more. She also disagreed with the findings of the flora and fauna survey – they do not do the diverse range of species justice.

The chairman read out the Design and Access statement. A recent survey ascertained that Exbourne was in need of 2 to 3 affordable homes, but the statement gave the impression that all 10 dwellings would be affordable. This was debated. There are limited employment opportunities in the immediate area so where would the families find work?

Cllr Hedley proposed that the council objects to the application. It is not a natural extension to the village and it is clearly outside the existing development boundary, which would result in development in open countryside something contrary to National and Local planning policies. There are better locations and this application is premature given that a Neighbourhood Plan is being prepared for the Exbourne parish. The farmland, which forms the proposed site, is not redundant it is used for grazing livestock and producing forage.

This proposal was unanimously seconded.

46.2 Application No. 00577/2015 Risdon Mill, Jacobstowe – proposed new storage building and new access road into site.

Borough Councillor Lois Samuel has declared an interest at West Devon Borough Council. She was invited to stay at the meeting and sat with the public as an observer.

The chairman invited members of the public to address the council regarding this planning application.

A member of the public explained he was a private resident living behind the mill who uses the access road. He explained the mill was extended last year and this will extend it further, but this is connected to grain blending and there will be a significant increase in HGV traffic.

He had concerns regarding the access.

Another member of the public stated she supported the application as it would create employment.

The Samuels family have written a letter of objection and also enclosed a letter they had written objecting to the previous application. These letters were read out at the meeting. They have concerns regarding the dust and noise created by the operations at the mill. It will also have an impact on the care home at Gilead Foundations and the houses to be built for residential care. They also expressed concerns regarding the increase in traffic and the impact it will have on the surrounding area.

The councillors discussed the application.

Cllr Blakeman felt the new access road should alleviate safety concerns as it will separate the HGV traffic from private cars and pedestrians.

Cllr Williams and Hedley opposed the application on health issues and the industrial nature of the proposal.

The chairman asked for a vote on the issue of the access. There were four councillors who voted in favour. He asked for a vote on the issue of the storage building. There were three votes in favour and three against. The chairman used his casting vote in favour of the application. The council has voted to support the application.

4. Any other business at Chairman's discretion

There was no other business.

The next council meetings are:

Wednesday 29th July 2015 at 8.00 p.m. – Venue Exbourne Village Hall

Wednesday 26th August 2015 at 8.00 p.m. – Venue Exbourne Village Hall

Wednesday 30th September 2015 at 8.00 p.m. – venue Exbourne Village Hall

(Time and venue subject to change depending on whether there is a speaker and the availability of The Vestry at Jacobstowe Church)

The chairman closed the meeting at 9.00 p.m.