

**Minutes of the Parish Council Meeting held in the Village Hall on
Monday 13th May 2013 at 8.00pm**

Present: - Cllrs Sanders - (in the Chair)
Cole - (Chair of Planning)
Cook
Clarke
H Jeffery
Salter
Slattery
Pearce
Phillips
David Atkins (Clerk & RFO)

Apologies:- Cllrs D Jeffery

In attendance:- Cllr Potter DC.

Note: The Chairman stated at this point:-

'This is a planning meeting and not an open meeting so no member of the public can interrupt the proceedings.

Should any request from the Council to solicit a response from a member of the public be requested then this can only come through the Chair and at the Chair's discretion.

I have a standing order here which states that no member of the Council exceeds 5 minutes in their thoughts and comments on the proposal.

Furthermore to avoid a similar situation to the last planning meeting I am advised that any member of the Council can speak and vote in response to the proposal and subsequently any perceived breach of the rules of interest can be escalated to the appropriate authorities once the meeting is adjourned. A person with a perceived Discretionary Pecuniary Interest (DPI) is entitled to reach their own conclusion regarding their interest.

(refer to Denise Lyon's letter).

I say this bearing in mind that breach of Council rules on interest may be subject to a criminal investigation. Is everybody clear?

So can I have any declarations of interest please.'

Declarations of Interest:- Cllr Slattery in respect of the potential development at Down Close and the closeness of his property to the potential development.

Cllr Salter in respect of the proposed development of the site at King Alfred Way. He reiterated his views that the proposal had no effect on his property and therefore he did not have to withdraw from the meeting.

Minutes of the meeting held on 12th April to be approved and signed. Cllr Salter objected to these as presented and considered they were not properly reflecting what had taken place. It was agreed to review the content, they were therefore not signed off.

11/12/77 Planning Applications received:-

A) 13/03/16/MOUT Land south of King Alfred Way, High Street.

Proposal:- Outline application etc (as per agenda).

Cllr Cook opened the debate with her concerns referring to the AONB, loss and management of hedges, loss of Grade I Agricultural land and in particular arable land. Traffic increase and the crossing of the footpath known as Farthings Lane. Cllr Salter added points of concern. including the funding of a new Doctors Surgery and that he had apparently received a letter from the Doctors stating that they did not have any funds in place to equip the building. Other issues mentioned: inadequate ecological information submitted by the Applicant and flooding concerns Cllr Cole put forward the views that the community could benefit from a development which could contribute to the improvement of the village's future needs and that the Council had noted the doctors request for enlarged facilities.

Members debated the whole matter the pros and cons.

Cllr Salter proposed that the Council do not support the application for all the reasons raised during the debate, highlighting that the schools Head Master had attended the previous meeting and advised that within the School rebuild a community Hall facility was to be incorporated. (noting Cllr Channons previous point that the whole matter relies on funds being available, of which she had concerns). Minute 11/12/74 B refers of the meeting held on the 29th April 2013.

Cllr Channon also agreed to seek information from the Officer in respect to the use of King Alfred Way to the A3052 for Access.

Cllr Cole proposed that the Council support the application as the site would accommodate some major community benefits, Affordable housing, new doctors surgery, site for a Community Hall or play area.

A vote was about to taken when Cllr Phillips called a point of order, "Is Cllr Salter able to Vote, Cllr Salter interjected . Saying " the Chairman at the start said, I am able to, but if they wanted they could take further Legal action against me if they felt it was necessary. I am more than happy that my position is fine". The Vote was taken resulting in four members being in favour and three against. A majority decision.

The Clerk said he would draw together the reasons the application could not be supported and email these to all members for consideration and clearance before passing to EDDC. It was proposed and agreed that a letter be sent to the District Council pointing out that that the support for the King Alfred way site when considered under the SHLAA was a majority decision and not unanimously supported by members of the Parish Council.

11/12/78 Planning Decisions

A) 12/2414/FUL **East Hill Pride Farm Shop, Four Elms Hill, Harpford, Sidmouth**

Proposal: Siting of mobile home for horticultural worker.

Observations: Approved.

B) 13/0134/OUT & 10/0589/OUT Land Adjacent Little Orchard, Exmouth

Proposal: Construction of 3 no. dwellings (renewal of planning permission).

Observations: Approved.

C) 13/0347/FUL Swallows Barn, Tipton St John, Sidmouth

Proposal: Construction of garden studio (retrospective application).

Observations: Approved. Note - letter of objection sent to Ed Freeman. No response to date.

D) 13/0563/LBC Little Cot, Harpford, Sidmouth

Proposal: Rebuilding of collapsed retaining wall and strengthening of existing retaining wall.

Observations: Approved.

E) 13/0562/FUL Little Cot, Harpford, Sidmouth

Proposal: Rebuilding of collapsed retaining wall, Little Cot, Harpford, Sidmouth.

Observations: Approved.

F) 13/0475/FUL Hollyfield, Back Lane, Newton Poppleford

Proposal: Construction of single storey side extension.

Observations: Approved.

11/12/79 Closure. The Chairman closed the meeting.

Addition. In respect of KAW, observations subject to clarification by members. Due to malfunction of yesterday's transmission.

The site lies in the AONB.

It is outside the BAUB, (built up area boundary).

It is prominent in the landscape from points North and West of the site

Pedestrians using the Farthings Lane footpath would have to cross the Estate Road, with concerns of danger.

Increased vehicular movements if a new community hall was provided and a new doctors surgery facility.

Loss of Agricultural land

Concern of partial hedge removal and further hedge management.

Concern over water run off from the site into properties at KAW as has occurred from the field.

It was a Majority decision.