

## EAST BUDLEIGH with BICTON PARISH COUNCIL

---

### Minutes of the East Budleigh with Bicton Parish Council Meeting held on Tuesday, 20 January 2015 in the Village Hall, East Budleigh.

---

#### PRESENT

Cllrs	Miss J D Ware	Mrs A Bowsher-Grief
	M Smith	S Roberts
	A Tweedie	M Clarke
	D Buss	S Roberts
	T Cantlon	P Barnard

District Councillors R Bloxham and T Wright were in attendance.

There were approximately 40 members of the public present and 1 press correspondent.

PCSO Chantalle Major was not in attendance and there was no police report. .

1. **APOLOGIES:** Dist. Cllrs A Dent and S Hall also Cty Cllr Mrs C Channon.
2. **MINUTES:** The Minutes of the November 2014 Parish Council meeting were agreed and signed as a correct record by the Chair.
3. **DECLARATIONS OF INTEREST & RISK ASSESSMENT:** Risk Assessment was checked by the Chair. There was no declaration of interest.
4. **MATTERS ARISING**

*Follow up on Speedwatch Initiative* – Cllr Roberts reported that as yet there had been no further progress although he is hoping to speak to Chantalle Major regarding this project in the near future and it was agreed that pressure would be maintained on Cty Cllr Channon to deliver the agreed traffic calming measures.

*Correspondence regarding proposed submission of planning application for the village planning proposal* – This will become part of the planning application 14/2959/MOUT to be considered by the parish council and residents. The Chair wanted it noted that she had emailed Leigh Rix of Clinton Devon Estates regarding Frank's Parch. She received an immediate response which stated that Clinton Devon Estates have commissioned John Baulch (the architect who designed the current CDE offices) to come up with a design for this site. When the design is completed later in the year it will be shared with the parish councillors.

**Hayes Lane car park/toilets** – The clerk reported that all of the necessary papers for completion of this project had been signed by the Vice-Chair and the clerk and sent to our solicitors.

**5. MATTERS TO BE DISCUSSED**

**Proposed installation of defibrillator machine for East Budleigh** – The Chair was keen to see the installation of a defibrillator in the village as she felt it was a necessary and useful piece of equipment especially in East Budleigh where there are elderly residents. Cllr Tweedie will ask if the Village Hall committee would be agreeable to housing this equipment.

**Precept** – Details of the proposed precept had been sent to all councillors for their approval. The precept has been set by the Cllrs Ware, Clarke and Roberts and the clerk. Approval of the precept was proposed, seconded and agreed by all councillors.

**Exmouth Community Transport, Ring and Ride** – A grant of £137.70 has been requested (based on per head of the population). This was proposed, seconded and agreed by all councillors.

**East Budleigh in Bloom grant application** – A grant of £210 was proposed, seconded and agreed by all councillors.

**Traffic calming and impact of 9 Middle Street, East Budleigh** – Cllr White reported that he had received complaints from residents about the kerb outside 9 Middle Street which was felt to be a hazard to both pedestrians and traffic with the views summed up in a letter from Mr Chris Miller. Cllr White has approached the local Highways Agency official about these concerns and is awaiting a response.

**Parishes Together Fund** – Although we are too late to join with another parish for this project, the Chair proposed asking if the Community Shop could benefit from this funding.

**6. PLANNING – Cllr S Roberts – Because of the contentious issues regarding Planning Application 14/2959/MOUT it was decided to move the Planning items to the end of the Agenda. This would give the councillors and residents present the opportunity to speak.**

**Decisions made by EDDC Planning Department**

<b>Reference</b>	<b>Location</b>	<b>EDDC Decision</b>
14/1234/FUL	Garathatch, Bear Lane	<b>Refused.</b> Appeal submitted.
14/1499/FUL	Hillside, Budleigh Hill *	<b>Approved</b>
14/1557/FUL	Tencom, 1 Chichester Way	<b>Approved with conditions.</b> (decision delegated to EDDC Officer)
14/1514/FUL	Tremont, East Budleigh	<b>Approved</b>
14/1611/FUL	10 Trefusis Way, East Budleigh	<b>Approved</b>

14/1616/TC	Vicars Mead, East Budleigh	<b>Approved</b>
14/1941/FUL	Bicton College	<b>Approved</b>
14/2007/FUL	Old Post Office, Lower Budleigh	<b>Approved</b>
14/2050/FUL	Hill Farm, Hayes Lane	<b>Withdrawn</b>
14/2055/FUL	1 Wynards Road, East Budleigh	<b>Approved</b>
14/2068/FUL	Hillside, Budleigh Hill *	<b>Approved</b>
14/1936/FUL	Telecon site	<b>Approved</b>
14/2156/LBC	4 Bridge Cottages, E.B.	<b>Approved</b>
14/2158/PRETDD	Pines, Vicarage Road	<b>Refused</b>
14/1201/FUL	Temple Hill House, E.B.	<b>Decision awaited</b>
14/2342/FUL	21 High Street, E.B.	<b>Decision awaited</b>
14/2476/TCA	Cadbury Cottage, Cranes Lane, E.B.	<b>Decision awaited</b>
14/2534/TRE	24 Russell Drive, E.B.	<b>Decision awaited</b>
14/2399/LBC	Tidwell Manor	<b>Decision awaited</b>

\* recommendations put forward by EBPC

## 7. REPORTS

**Chairman** – The Chair reported on her attendance at several meetings at EDDC. Matters discussed were the challenges facing DCC over the next year; the importance of the May 2015 elections in times of change; the practicalities of standing for election; the value of community involvement. John Tresidder gave a light-hearted insight into how the Village Shop came to fruition and the success that has come from hard work by all of the voluntary staff.

The building work on the new “hub” at the Budleigh hospital site will commence in March and hopefully will be completed by early Autumn. At the present time there are 17 applications to use the premises which are oversubscribed. 60% of the hub will be used by NHS services.

**Clerk** – The clerk commented on a copy report she had received from a local resident concerning Flood Risk for East Budleigh. Kate Taylor from the Environment Agency has also received a copy which contains many queries and requests for her to answer and report back to the parish council. The clerk will contact Ms Taylor to see if these concerns have been addressed and what progress has been made.

**Recreation** – No report.

**Parish Paths Partnership** – Cllr David Buss gave his report which is in the Minute file.

**Drake’s School** – No report.

**Budleigh Salterton Health & Care Team** – The clerk to contact BS Town Council clerk to arrange for inclusion in the visit to the Hub.

**Village Hall** – No report.

**Britain in Bloom** – No report.

**East Budleigh Dog Owners Forum** - Cllr Smith noted that dog fouling had taken

place near the school premises. He was fairly certain who the dog owner is but proof is needed for action to take place. It was suggested that a CCTV camera should be installed outside the school.

*East Budleigh Relief in Need* – No report.

*Public Conveniences* – In a satisfactory condition.

*PACT* – There are no longer any PACT meetings.

*Neighbourhood Health Watch* – No report.

*Any other reports* – None.

## 8. ACCOUNTS AND FINANCES

The Clerk gave out the monthly cash statement and report. She asked for several cheques to be passed for signature. These were proposed, seconded and carried.

- JRB Enterprises (dog gloves)
- North Devon Council – clerk’s salary and expenses
- Exmouth & District Community Transport Group
- East Budleigh in Bloom
- East Budleigh Village Hall Hire

## 9. CORRESPONDENCE

A synopsis of correspondence, magazines and brochures received and not covered elsewhere on the Agenda was received and read out. The clerk suggested that councillors who were interested in any of the correspondence should take it away to read and return it to the clerk at a later date.

## 6. Planning – Cllr S Roberts

	<b>Plan no. &amp; Type</b>	<b>Location</b>	<b>Proposed Development</b>
6.1	14/2794/LBC	The Forge, (Old Animal Care Centre)Bicton College, East Budleigh	Refurbishment, repairs and alterations comprising demolition of post war animal housing/enclosures, structural repairs, reroofing, replacement/repair of external joinery, installation of velux windows and cladding of storage building. <b>No objections.</b>
6.2	14/2959/MOUT	Land at Frogmore Road, East of Oak Hill, East Budleigh	<b>Objections.</b> See comprehensive report at the end of the Agenda.

6.3	15/0029/FUL	Two Hedges, Lower Budleigh, East Budleigh.	Construction of single storey extension to front elevation of garage. <b>No objections.</b>
-----	-------------	--	--

**Planning Correspondence / Any Other Matters**

14/1234/FUL Garathatch, Bear Lane, BS. Noted that the Appeal against the EDDC decision (to reject) was upheld by the Inspectorate.

**10. DATE OF NEXT MEETING** - Tuesday 24 February 2015 at East Budleigh Village Hall. 7.00pm to view plans.

**11. ANY OTHER BUSINESS:** None.

Signed .....Chairman      Date .....

**Response from the East Budleigh with Bicton Parish Council to the Outline Planning Application 14/2959/MOUT**

Summary

The East Budleigh with Bicton Parish Council (EBBPC) have grave reservations concerning the construction of 21 dwellings (including 40% affordable housing) on the land north of Frogmore Road and east of Oak Hill East Budleigh (the Frogmore Road site) proposed in the Outline Planning Application 14/2959/MOUT. The concern is based on the belief that access to and from the site would be very difficult and potentially dangerous; not least vehicle access would be severely affected by the periodic flooding of Frogmore Road. In addition, the proposed development would have a profoundly negative impact on the village and, in particular, on the surrounding countryside. The EBBPC recommends that the Outline Plan is rejected.

Background Information

Consistently the EBBPC has been opposed to the residential development of the Frogmore Road site. For example, when the EBBPC consulted the East Budleigh community in 2012, the overwhelming opinion of the parishioners was against developing the Frogmore Road site (heretofore labeled the C059 site). The survey showed a preference for developing alternative sites in East Budleigh, namely Carter’s Yard and adjacent land (C307) and Frank’s Patch. (Village Consultation and Engagement Report, 2013).

Subsequently, in 2014 and in response to the EDDC's 'Local Plan: Draft for Consultation' specifically the "East Devon Villages Plan", the EBBPC reiterated its position. The EBBPC stated 'the residential development of sites 307 and Frank's Patch is much to be preferred to the EDDC recommendation [to develop the Frogmore Road site]'. The reasons for the EBBPC's negativity towards the Frogmore Road site were detailed in its response, comprising, in brief...

- The very significant negative impact on the landscape.
- Poor access from the site to the village (and the B3178) for both pedestrians and vehicles.
- The flooding experienced and expected in and around Frogmore Road.
- The preferred development of a brownfield site (C307) and the derelict Frank's Patch rather than a Grade 1 greenfield site (Frogmore Road).

Surprisingly, none of these negative comments expressed by the EBBPC regarding the proposed Frogmore Road development is mentioned in the Outline Application 14/2959/MOUT. Furthermore, in the opinion of the EBBPC, information in the Planning Statement and other documents provided in the Outline Application does nothing to allay the deep concern of the EBBPC regarding the proposed residential development of the Frogmore Road site.

Two aspects of the Outline Application are very troubling, first the proposed location of the Frogmore Road development and secondly access to the proposed site.

#### Location of the Frogmore Road Development

The Outline Application designates the construction of 21 dwellings on a greenfield site (Grade 1 agricultural land). Parenthetically, 21 dwellings is an increase of 6 (40%) from the number of dwellings proposed by the EDDC. All of East Budleigh is an AONB, so it is clear that the village will need to accommodate extra dwellings in an area so designated. However, the Frogmore Road site would be particularly sensitive to change, being an unspoilt location on the edge of the village which can be seen from the east over distances of more than a kilometer (Design and Access Statement page 21).

The letter sent by the Campaign for Protection of Rural England (CPRE) eloquently explains the objections to the proposed development of the Frogmore Road site on the basis of its negative impact on the environment. The views of the CPRE chime closely with those of the EBBPC and will not be repeated here. The EBBPC considers that other sites within East Budleigh could accommodate the necessary building programme with a much less negative impact on the environment.

#### Access to the Proposed Development

The Outline Plans discuss both pedestrian and vehicular access to the site. Pedestrian access to the site would not be possible along Frogmore Road since no footpath is there now nor would one be provided. Instead, in the Outline Plan, pedestrian access to the village is proposed to be by way of pedestrians crossing half-way down Oak Hill on the busy B3178. This proposed crossing-point would be in a dangerous position, given the steep hill on which it would be situated and the limited visibility for traffic approaching

the crossing-point from the north. Children and older persons would be particularly vulnerable.

Egress of vehicles from the Frogmore Road site is envisaged to be equally problematic. First, vehicles would leave Frogmore Road at the junction with the B3178 i.e. at the cross-roads in Lower Budleigh. At the present time Frogmore Road is little used and extra traffic at the cross-roads (at the bottom of both Oak Hill to the north and Budleigh Hill to the south) undoubtedly would increase the danger of serious accidents. The letter from Councillor Channon highlights the potential dangers and the EBBPC concurs with these views.

Moreover, Frogmore Road has flooded in recent years and is expected to flood again to the depth of over 1.5 feet (Flood Risk and Drainage Strategy doc. Page 13), making vehicular access particularly difficult, if not impossible, in such circumstances.

Considering access more widely, East Devon as a whole is not well-served by public transport. Contrary to comments on the Planning Statement in 14/2959/MOUT (Section 5.15), there is only one bus service (157) to/from East Budleigh (to/from Sidmouth/Exmouth); there is no bus service at all on Sundays, except in the summer months.

### Conclusions and Suggestions

The East Budleigh with Bicton Parish Council is unanimously opposed to the residential development of the Frogmore Road site as proposed in the Outline Application 14/2959/MOUT. The reasons are set out above and in the referenced letters. Therefore the EBBPC recommends that the Outline Plan is rejected.

The EBBPC is perfectly comfortable with its previous commitment to encourage the building of 13-15 dwellings elsewhere in the village. Indeed, previously the EBBPC has positively identified Frank's Patch as a very suitable site for up to 3 affordable houses. The EBBPC would be very happy to work with the EDDC, Clinton Devon Estates management (and other bodies as appropriate) to resolve the outstanding issues regarding the provision of extra housing in East Budleigh, issues which, at present, are deeply worrying the East Budleigh community.

**Reports from the Housing Strategy Officer, the DCC Education Dept, the Devon County Archeologist and EDDC Arboriculturalist noted. A letter from the Campaign to Protect Rural England was tabled at the PC Meeting.**

### **OPEN SESSION**

**TOPICS RAISED BY COUNCILLORS AND MEMBERS OF THE PUBLIC AND BY COUNTY AND DISTRICT COUNCILLORS**

*It was noted that no decisions could be made, but matters were discussed which involve no more than an exchange of information.*