

WHPC Meeting 3<sup>rd</sup> October 2023

Agenda Item 23/317

Planning Matters

Agenda Item

1. To note Devon County Council Highways response to planning application 23/1581/OUT (Land at Little Orchard, West Hill Road) and to consider if the Council wishes to respond.

- [23/1581/OUT](#) Land at Little Orchard, West Hill Road.
- Removal of 1 No Existing Dwelling (Little Orchard) and Replacement with 3 No Dwellings
- Devon County Council Highways comments:

“The access is existing with acceptable visibility in both the East and West direction in accordance with our best practice guidance, Manual for Streets 1 and 2.

The site layout allows sufficient space for off-carriageway parking and turning.

I do not believe the trip generation from this proposal would bring an unacceptable intensification upon the local highway network.

West Hill also benefits from local services and facilities such as a Dentist, Doctor surgery, primary school and local shop, together with a regular bus service.

I would recommend secure cycle storage to encourage sustainable travel for shorter trips and help mitigate the trip generation from this development.

Recommendation: THE HEAD OF PLANNING, TRANSPORTATION AND ENVIRONMENT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, MAY WISH TO RECOMMEND CONDITIONS ON ANY GRANT OF PLANNING PERMISSION

1. No development shall take place until details of secure cycle/scooter storage facilities have been submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: To promote sustainable travel in accordance with the East Devon Local Plan 2013-2031.

Officer authorised to sign on behalf of the County Council”

**For consideration:** Do Councillors wish to respond the statements made regarding infrastructure in West Hill?

2. To receive a verbal update from the EDDC Planning Committee 26th September 2023 re planning application 23/1113/FUL Land At Orchard Cottage Elsdon Lane.

- Cllr Alison Carr will give a report from the EDDC Planning Committee meeting which she attended to speak on behalf of the Parish Council (Object).

3. To receive an update on **Emerging East Devon Local Plan**: Strategic Planning Committee meeting 3<sup>rd</sup> October (if available).

The agenda and papers for the next East Devon District Council (EDDC) Strategic Planning Committee include several items of interest to WHPC including East Devon 5 year housing supply (Item 7) + Green Wedges (Item 8):

- Strategic Planning Committee on Tuesday, 3<sup>rd</sup> October, 2023, 10.00 am
- The agenda and papers are available on the [EDDC website \(www.eastdevon.gov.uk\)](http://www.eastdevon.gov.uk)
- The meeting will be live streamed and will be available for catch up on EDDC YouTube [East Devon District Council - YouTube](#)

As the meeting takes place on the same day as the Parish Council meeting a verbal update will be given to Cllrs if available.

4. To receive an update on **Neighbourhood Plan**: application for the Designation of a Neighbourhood Area for West Hill.

West Hill Parish Council (WHPC) has begun the process to prepare a Neighbourhood Plan for the parish. The first formal step in this process is to determine the Neighbourhood Area. In September 2023 the Parish Council submitted an application for the designation of a Neighbourhood Area: the whole of the parish. East Devon District Council is now consulting on this proposal. The closing date for comments is 9am Monday 30<sup>th</sup> October 2023.

Full details of the application, where it can be viewed in hard copy, and how to submit comments are available from:

- East Devon District Council website
  - [West Hill Neighbourhood Plan Area Consultation - East Devon](#)
  - [EDDC Consultation Notice](#)
- Ottery St Mary Library
- the Clerk to West Hill Parish Council
  - Tel 01404 232100 Email: [clerk@westhillparishcouncil.gov.uk](mailto:clerk@westhillparishcouncil.gov.uk)

Further information on neighbourhood planning is available on the [East Devon District Council website](#).

West Hill is currently included in the Ottery St Mary and West Hill joint Neighbourhood Area, which is covered by the 'made' Ottery St Mary and West Hill Neighbourhood Plan. If the application is approved, a new Neighbourhood Area would be designated to cover West Hill parish, and the existing Neighbourhood Area would be amended to remove West Hill parish from it. This amended Neighbourhood Area would cover the parished area of Ottery St Mary only.

The existing joint Neighbourhood Plan will remain in force across both areas until such time as it is replaced in either or each parish by a new Neighbourhood Plan.

Anne Oliver, Parish Clerk

25<sup>th</sup> September 2023