

**WEST HILL PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING
HELD ON 17th SEPTEMBER 2019 AT 7.30PM
AT WEST HILL VILLAGE HALL**

Present:	Chairman Cllr Margaret Hall (MH), Cllr Alison Carr (AC), Cllr Quentin Tailford (QT), Cllr Jessica Bailey (JB), Cllr Amanda Townsend (AT), Cllr Alan Cook (ABC)
In attendance:	Anne Oliver Parish Clerk, plus 2 members of the public
Apologies received from:	Cllr Margaret Piper (MP),

Item (a)	Discussion and decisions (b)
19/280	<p>Welcome and Chairman's announcements The meeting began at 7.30pm. Chair (MH) welcomed everyone and reminded everyone that the meeting was being recorded.</p>
19/281	<p>Apologies. To receive apologies and approve reasons for absence. Apologies were received from Cllr Margaret Piper</p>
19/282	<p>Public question time (3 minutes) From 7.30pm residents are invited to give their views and question the Parish Council on issues on this agenda, or raise issues for further consideration at the discretion of the Chairman, before the start of the Parish Council meeting. Members of the public may not take part in the Parish Council meeting itself.</p> <p>The householders, of The Vee, Bendarroch Road attended the meeting to raise their concerns and objections to the planning application 19/1718/FUL Samguri, Bendarroch Road agenda item 19/284 (3):</p> <ul style="list-style-type: none"> • Road safety – the proposed entrance is on a dangerous section of West Hill Road including two blind bends. Traffic regularly exceeds the 20mph speed limit. • Samguri already has an existing safe access to Bendarroch Road. • The proposed driveway is very close to the boundary and c21ft from their living area. Noise and car lights will create significant disturbance. These rooms are the only rooms currently affected by traffic noise. • Owners of Samguri have removed significant areas of shrubbery from the boundary and along West Hill Road exacerbating the problem. • Impact on trees – loss of trees and damage to the roots of the remaining trees. • The plans submitted are inadequate and don't show measurements etc. <p>A copy of their objection letter to EDDC Planning was circulated to Cllrs prior to the meeting.</p>
19/283	<p>Declarations of Interest</p> <ol style="list-style-type: none"> a. Register of Interests: Councillors are reminded of the need to update their register of interests. b. To declare any personal interests in items on the agenda and their nature. c. To declare any disclosable pecuniary interests in items on the agenda and their nature (Councillors with DPIs must leave the room for the relevant items). <p>None declared</p>

19/284	<p>Planning applications received</p> <p>19/1841/FUL 3 Warren Close, West Hill Applicant Ms A Badley Construction of a single storey extension, porch to front, terrace to rear, pergola and provision of cladding.</p> <p>Councillors unanimously supported the application.</p> <p>19/1704/FUL The Gables, West Hill Road, West Hill Applicant Mr & Mrs Ulanowsky Construction of side extension with first floor balcony, raise roof to provide additional first floor accommodation (Amended Plans)</p> <p>Councillors were pleased to note that the plans had been amended and the balcony had been removed. Councillors were not opposed to the development in principle. However</p> <ul style="list-style-type: none"> • Councillors continued to have concerns that the revised first floor windows were very large and would create significant loss of privacy and overlooking on neighbouring properties. The character of West Hill is for large secluded plots with high levels of privacy. In line with Policy D1 (Design and Local Distinctiveness) of the EDLP, this principle should be upheld. The development in its present form is therefore unacceptable. Ground levels are such that additional screening is unlikely to address the issue. • Councillors discussed options to remove or reduce the problems in particular whether much smaller windows could minimise the problem but agreed that overlooking and loss of privacy would persist. It was felt that obscured glass would probably be unacceptable in bedroom windows. • It was suggested that the scheme should be re-designed to avoid overlooking. <p>Councillors supported the Tree Officers view that a an arboricultural report was required to better understand the impact of the development on nearby trees.</p> <p>Councillors unanimously objected to the application.</p> <p>19/1718/FUL Samguri, Bendarroch Road, West Hill Applicant Tony Bevan & Claire Hunt Creation of new access</p> <p>This application was considered at the West Hill Parish Council meeting on 17th Sep 2019.</p> <p>Councillors unanimously objected to the application on the following grounds</p> <ul style="list-style-type: none"> • The proposed access to West Hill Road will create road safety issues. • Impact on trees and the Devon Bank. • Impact on neighbouring property, The Vee. • Inadequate plans submitted by the applicant <p>Inadequate Plans – Councillors were surprised that the application had been validated by EDDC due to the lack of information included in the submitted plans. In particular, no information is provided on the visibility splays and detail of the layout, including the position of trees. There is no arboricultural report which is needed in view of the evident impacts on trees and hedges, which are now protected by a Tree Preservation Order. In addition, the plan does not show the existing, safe, road access to Bendarroch Road.</p> <p>Road Safety – Councillors consider this stretch of West Hill Road to be dangerous due to the limited forward visibility due to two blind bends and hill, narrow carriageway and traffic speed. The proposed access to West Hill Road gives rise to serious road safety concerns-</p> <ul style="list-style-type: none"> • Traffic Speed - Although this area is covered by a 20mph speed limit many drivers regularly travel much faster. In 2018 West Hill Parish Council, in response to
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	<p>residents' concerns, instructed PJA Traffic Consultants to carry out a survey of the village to identify potential road improvements for drivers, cyclists and pedestrians. As part of their work PJA carried out detailed speed surveys. Their data recorded traffic regularly travelling at 30-40pmh on West Hill Road near Samguri.</p> <ul style="list-style-type: none"> • Stationary Traffic – electric gates are proposed in the scheme. Councillors felt that there would be occasions when a vehicle would be stationary on West Hill Road whilst waiting for the electric gates to open. They considered this to be highly dangerous as other drivers and cyclists would not expect to encounter a stationary vehicle in this area. The limited visibility exacerbates this problem. • Reversing onto the carriage way – as a turning area is not shown on the plan Councillors were concerned that cars would be reversing onto the carriageway creating a risk to other drivers and cyclists. <p>Trees – The proposed scheme will adversely affect the roots of trees and will result in the loss of a wide stretch of Devon bank, and very likely also result in the loss of mature trees. These trees and the Devon Bank are of high amenity value to the Village and represent a typical landscape character of the Village. The development is therefore unacceptable because of the effect on trees and Devon Bank. Councillors noted that the applicant has already impacted the Streetscene through the removal of large areas of shrubbery on the boundary with West Hill Road and the neighbouring property, The Vee. Councillors supported the TPOs put in place by the Tree Officers.</p> <p>Neighbours – The proposed driveway is located very close to the boundary (no measurements provided). This is c21ft from the main living area of the neighbouring property, The Vee creating a disturbance with traffic noise and lights. This has been exacerbated by the removal of shrubbery which previously provided some screening. The development would lead to loss of privacy for the neighbour, and loss of amenity.</p>
<p>19/285</p>	<p>Planning decisions received for information (*denotes WHPC differed)</p> <p>19/1385/FUL Grafton, West Hill Road – Approval with conditions *</p> <p>19/1379/TRE Northfield House, Lower Broad Oak Road – Approval with conditions *</p> <p>Noted</p>
<p>19/286</p>	<p>TPO notifications – for information</p> <p>19/0090/TPO Land at and adjacent to Samguri, Bendarroch Road, West Hill</p>

Other Matters

<p>19/287</p>	<p>Urgent matter for consideration</p> <p>To consider a quotation for works on bus shelter in Bendarroch Road. If approved, this work could be carried out in the second half of September.</p> <p>Cllr Alan Cook updated the meeting</p> <ul style="list-style-type: none"> • 4 contractors had been contacted, some had promised quotes but none had been received. • An alternative contractor had been approached and had provided a quote of £2,500 +VAT to repair the roof, install a canopy above the waiting area and re-decorate inside the bus shelter. He was available during the 2nd half of September. • Cllr MH confirmed that the Parish Council has the power to approve the work on the bus shelter. • Cllr MH reminded the meeting that the proposal, quote, insurance and risk assessment should be documented.
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	<p>It was agreed</p> <ul style="list-style-type: none"> • to approve the work on the bus shelter with a budget up to £2,500+VAT, subject to <ul style="list-style-type: none"> ○ the necessary documentation being in place - quote, insurance details, ○ Contacting the neighbouring property Long Acre ○ Satisfactory Risk Assessment • to put a notice advising of the scheduled works for the bus shelter.
<p>19/288</p>	<p>Councillors questions, reports and items for future agenda Each Councillor is requested to use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas. Councillors</p> <p>Cllr JB had been contacted by a resident seeking to establish a network providing social events such as tea parties and possibly a Christmas event to support the more isolated members of the village. She was seeking guidance regarding a WHPC grant.</p> <ul style="list-style-type: none"> ○ It was agreed to put this on the agenda for the 1st October meeting. <p>Cllr MH noted that the Council had been contacted by Ottery St Mary Council seeking a WHPC representative on the OSM hospital working group.</p> <ul style="list-style-type: none"> ○ It was agreed to put this on the agenda for the 1st October meeting. <p>Cllrs JB/MH briefly updated the meeting on progress re a West Hill Youth Group.</p> <ul style="list-style-type: none"> ○ It was agreed that further discussion is required with the Royal British Legion as the Parish Council does not have the power to run a Youth Club. ○ It was agreed to put this on the agenda for the 1st October meeting.
<p>19/289</p>	<p>Next meeting To confirm the date of the next meeting which is scheduled for Tuesday 1st October 7.30pm</p>

The meeting ended 20.27pm

Signed: *Anne Oliver*, Clerk to the Council, 18th Sep 2019