

**WEST HILL PARISH COUNCIL  
MINUTES OF THE PARISH COUNCIL MEETING  
HELD ON 3<sup>rd</sup> January 2023 AT 7.30PM**

Present:	Chairman Cllr Della Cannings (DC) , Cllr Margaret Piper (MP), Cllr Stephen Owen (SO), Cllr Amanda Townsend (AT)
In attendance:	Anne Oliver Parish Clerk, DCC/EDDC Cllr Jess Bailey, 50+ members of the public attended the meeting
Apologies from	Cllr Alison Carr (AC)
Not Present	Cllr Peter Bennett (PB)

**AGENDA – EXTRAORDINARY MEETING OF THE PARISH COUNCIL**

Item (a)	Discussion and decisions (b)
23/001	<p><b>Welcome and Chairman’s announcements</b> The meeting started at 7.30pm.</p> <p>The Chairman explained the purpose of the Extraordinary meeting was to seek residents’ views on the planning application 22/2533/MOUT Land off Oak Road. The Chairman welcomed the members of the public to the meeting and encouraged them to share their views with Cllrs. The Council would take these views into account when finalising its consultee response to EDDC Planning.</p>
23/002	<p><b>Apologies.</b> To receive apologies and approve reasons for absence. Apologies from Cllr AC were noted and accepted.</p>
23/003	<p><b>Declarations of Interest</b></p> <ol style="list-style-type: none"> <li>a. Register of Interests: Councillors are reminded of the need to update their register of interests.</li> <li>b. To declare any personal interests in items on the agenda and their nature. 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).</li> </ol> <p>Cllrs DC, MP, AT, SO each declared no interests.</p>
23/004	<p><b>Confidential/exempt items. In consideration of the Public Bodies (Admission to Meetings) Act 1960</b> (publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted): to agree any items to be dealt with after the public and press have been excluded. Proposed items, to be considered in Part A and continued in Part B, if appropriate N/A</p>
23/005	<p><b>Public question time (3 minutes)</b> 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. <i>Individual contributions are limited to 3 minutes.</i> This item includes issues submitted to the Clerk prior to the meeting. N/A</p>
22/006	<p><b>Planning Application:</b> Village residents are invited to share their views on the following planning application. <i>Individual contributions are limited to 3 minutes</i></p> <ul style="list-style-type: none"> <li>• <b>22/2533/MOUT:</b> Land off Oak Road - Outline application for the erection of 23no. dwellings with all matters reserved save for formation of vehicular and pedestrian access</li> </ul>

Standing Orders were suspended to enable members of the public to make their comments:

EDDC Cllr JB comments included

- I'm glad to see so many residents had attended to share their concerns with the Council.
- This is, by far, the most controversial application since the creation of the Council.
- A declaration that one of the applicants had submitted a complaint to EDDC against her but the complaint was not upheld.
- Oak Road is a Valued View in the Neighbourhood Plan.
- The recent Planning Appeal Decision (creation of a new dwelling at Treetops, Toadpit Lane) is relevant to this application. Cllr JB considered the Planning Inspectors' comments supported the refusal of the Oak Road application.

Cllr DC

- referred to and supported a resident's response, as a professional ecologist, setting out an analysis challenging the ecological report supporting the application.

Many residents voiced their objections and concerns regarding the application. Their comments included:

- confusion over the deadline for responses to EDDC.
- Very little time has been allowed for the public to make comments on a Major Outline application
- The site was analysed and rejected by EDDC in their Draft Local Plan currently undergoing public consultation. Why would it be acceptable now?
- The site is outside the Built Up Area Boundary
- The site is unsustainable
- If approved, could lead to ribbon development along Oak Road
- Oak Road is a beautiful area and a Valued View in the local plan
- House building is needed but this site is too far from the centre of the village
- Very concerned about road safety: no pavement, no street lighting, children have to stand on the road itself to await the school bus
- 23 homes will lead to an additional 46 cars travelling to/from the site. Additional traffic will only increase the risks at the nearby road junctions which are dangerous.
- The site is in open countryside
- The developer has stated that the properties will be suitable for those with mobility issues. The occupiers will, inevitably, rely on cars given the nature of the narrow, unlit, steep road without pavement, at a distance from the village centre.
- Oak Road is narrow and unsafe
- The nearby road junctions are unsafe. There has been a fatality.
- There are TPOs on the site
- How many affordable homes are proposed? No information is provided.
- EDDC have stated that they cannot deliver a 5 year housing supply.
  - o Cllr DC referred to an objection submitted to EDDC setting out an analysis of the **temporary** 5 year housing supply shortage.
- The information provided by Morrish Homes is mis-leading and needs to be challenged
- The Transport Assessment is incorrect and mis-leading
- The only exit from the site is towards a High Pressure Gas main. If there is an explosion residents can only exit towards the danger.
- Who will be responsible for the proposed sewage pumping station?
- There's conflict between the Police consultee response and others
- There are TPOs on the site. There will be future pressures from residents to trim/reduce these trees adjacent to their properties.
- The proposed density of housing is not in keeping with the area
- Can the nearby sewers cope with the additional housing?
- The developer has not provided detail on how the Neighbourhood Policies will be met.

	<p>The Chairman called for a show of hands. Those present were against the application, none in favour.</p> <p>The Chairman thanked residents for attending the meeting and for voicing their strong concerns.</p> <p>The Chairman invited Cllr PB, who was present in the room but not sitting with the Parish Council, to join the meeting. He declined stating he was present as a member of the public.</p> <p>The Chairman stated</p> <ul style="list-style-type: none"> <li>o In Oct 2022 a Cllr had declined to continue receiving the agenda and summons to the meeting via their Council email account. The agenda and Summons for the November and December meetings were posted to the Cllr. The summons to this meeting had been emailed to all Cllrs but due an oversight the summons to this meeting was not posted to the Cllr in question. The Chairman apologised for the omission.</li> </ul> <p>Cllr PB stated that he had not been summoned to the meeting.</p> <p>All members of the public left the meeting with the exception of 2 members of the public, EDDC Cllr JB.</p> <p>Standing Orders were resumed</p> <p>Cllrs briefly discussed their response to the application. Cllrs considered that most of the residents' concerns were addressed in their draft response but some items could be strengthened. Cllrs also wanted to update the draft to make reference to specific resident's objections already submitted to EDDC.</p> <p>Cllrs resolved to revise their response to the application prior to consideration at the 4<sup>th</sup> January 2023 Council meeting.</p>
23/007	<p><b>Clerks Report:</b> Any urgent matters arising <b>No matters raised</b></p>
23/008	<p><b>Councillor questions, reports and items for future agenda</b> 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. <i>Councillors are respectfully reminded that this is not an opportunity for debate or decision making.</i> <b>No matters raised</b></p>
23/009	<p><b>Next meeting:</b> To confirm arrangements for the next WHPC ordinary meeting <b>WEDNESDAY 4<sup>th</sup> January 2023 7.30pm</b> at the Village Hall.</p>

The meeting closed at 20.48hrs.

Signed: *Anne Oliver*, Clerk to the Council, 6<sup>th</sup> January 2023