

**WEST HILL PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING
HELD ON 12th December 2023 AT 7.30PM**

Present:	Chairman Cllr Alison Carr (AC), Cllr Stanley Paulo (SP), Cllr Andrew Gorton (AG), Francis Pullman (FP),
In attendance:	Anne Oliver Parish Clerk, DCC/EDDC Cllr Jess Bailey, 17 members of the public attended the meeting.
Absent	Cllr Trevor Ingram (TI)

Minutes of the Extraordinary Meeting of the Parish Council

Item (a)	Discussion and decisions (b)
23/388	<p>Welcome and Chairmans announcements: The meeting started at 7.30pm. The Chairman, Cllr AC, welcomed everyone to the meeting. The Chairman reported:</p> <ul style="list-style-type: none"> - The External Auditor had asked the Parish Council to provide some information regarding the challenge to the 2022-23 annual return. - The Parish Council had received an FOI/SAR.
23/389	<p>Apologies. To receive apologies and approve reasons for absence. Cllr TI was unable to attend the meeting. His reasons for absence were accepted.</p>
23/390	<p>Public question time (3 minutes): 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. This item includes issues submitted to the Clerk prior to the meeting. <i>Individual contributions are limited to 3 minutes.</i></p> <p>The Chairman suspended Standing Orders.</p> <p>The Chairman established that a representative of Morrish Homes or their agent was not present at the meeting.</p> <p>District Cllr JB and residents raised concerns about 23/2505/PIP Land North Of Oak Road West Hill EX11 1X:</p> <p>District Cllr JB:</p> <ul style="list-style-type: none"> - declared that one of the applicants had previously submitted a complaint against her however she would consider the application with an open mind and free from bias or pre-determination. - considered many of the reasons for objection to the previous application for the site, 22/2533/MOUT (now at the appeal stage), were applicable to the 23/2505/PIP - considered the proposed development to be unsustainable. - noted the proximity of the site to the Pebblebed Heaths - stated she would be objecting to the application. <p>Many residents expressed their concerns and objection to the application. comments included:</p> <ul style="list-style-type: none"> - The applicant had submitted an application for upto 9 houses, the maximum possible for a PIP application. - A PIP application is a fast procedure. - The applicant is seeking a decision before the Appeal hearing. - Additional application(s) could be submitted to develop the remaining section(s) of the site. - The current Local Plan considered the site un-developable.

	<ul style="list-style-type: none"> - The site was put forward to the Emerging Local Plan but was not deemed a “preferred site”. - The site is not sustainable and not in keeping with NPPF policies. - Village amenities are not accessible by foot or bicycle. It’s not practical to live at the site without access to a car. - Will adversely impact on neighbours, particularly the proposals for sewerage. - The development will impact on the wider village. Infrastructure and services are already under strain. - Future risk to trees due to shading of the site. - Previous applications and appeals for development of the site were rejected. - The proposed layout of the site allows for future development of the northern section of the site. - The application refers to documents submitted for 22/2533/MOUT. Some of these documents are erroneous. - If this site is approved the adjacent fields are at risk. - The decision on the PIP will influence the Appeal. - The modest increase in housing supply is far outweighed by the serious impact on the village. - Oak Road is a Valued View - The Oak Road/B3180 junction is dangerous. - SWW have stated that they will allow pumping from the site into the sewer system. This will adversely impact on Fluxton Pumping Station and the River Otter. Overflows have already been discharged into the river. - Can the village and Council do something to secure the fields for the longer term? Could the AONB be extended? - We were not notified of the application by EDDC. - The developer incorrectly stated there were no flooding issues. Following rain there is standing water and run-off from the field. - Car access onto/from Oak Road is dangerous. - There are no passing places on the road. - How does the proposed changes to the NPPF affect these applications? <p>The Chairman advised residents to submit their concerns directly to EDDC. She noted that the Parish Council had previously unsuccessfully sought land for recreation purposes. EDDC Cllr JB left the meeting at 8.10pm 2 members of the public left the meeting at 8.15pm Standing Orders were resumed</p>
23/391	<p>Declarations of Interest: Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council’s Code of Conduct, members are required to declare any interests that are not currently entered in the Member’s register of interests including the nature and extent of such interests they may have, in items to be considered at this meeting. Members are also reminded that any change to their Declaration of Interests must be notified to the Monitoring Officer at East Devon District Council within 28 days of the change. Also, receipt of requests for dispensations for new Disclosable Pecuniary Interests, Other Registerable Interests or Non-Registerable Interests for items on the agenda. Cllrs AC, AG, SP and FP each declared no interests.</p>
23/392	<p>Confidential/exempt items. In consideration of the Public Bodies (Admission to Meetings) Act 1960 (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. To consider, if appropriate, any agenda items should be considered in Part B. N/A</p>
23/393	<p>Planning Applications received: To consider and agree a response to:</p> <p>a. 23/2505/PIP Land North Of Oak Road West Hill EX11 1X Planning in principle for a residential development of between 2 and 9 dwellings, on land north of Oak Road, West Hill</p>

	<p>Cllrs considered the application. They thanked residents for attending the meeting and for their comments and photographs.</p> <p>Cllrs unanimously voted to strongly object to the application. Comments included:</p> <ul style="list-style-type: none"> - The site is not sustainable. - Householders are highly unlikely to access the village services and amenities by travelling by foot or cycle. They will be car dependant contrary to NPPF policies. - The site is outside Built Up Area Boundary. - Oak Road is a Valued View. - Potential further applications could be submitted to further develop the site. <p>Cllrs raised serious concerns regarding:</p> <ul style="list-style-type: none"> - the impact of the decision on this application on the Appeal currently in progress - the risk to neighbouring fields, the landscape and character of the village if this application was approved. <p>23/2570/FUL Summerhill Higher Metcombe EX11 1SJ Single storey rear / side extension, alterations to roof on south end and changes to fenestration and materials</p> <p>Cllrs considered the application and thanked the applicant for the submitted Ecology Report. Cllrs supported the application subject to the mitigation measures set out in the Ecological Impact Assessment.</p>
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Other Matters

23/394	Clerks Report: (for information) No urgent matters were reported
23/395	<p>Councillor 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. <i>Councillors are respectfully reminded that this is not an opportunity for debate or decision making.</i></p> <p>Cllr AC reported:</p> <ul style="list-style-type: none"> - changes to the Parish Council website homepage had been implemented (ref 23/380) - The three-yearly re-registration with The Pension Regulator was complete
23/396	Next meeting: To confirm arrangements for the next WHPC ordinary meeting WEDNESDAY 3rd January 2024 7.30pm at the Village Hall.

Part B - Confidential/exempt items. In consideration of the Public Bodies (Admission to Meetings) Act 1960 (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.

All members of the public left the meeting.
Meeting closed **8.32pm**

Signed

Date