

**WEST HILL PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING
HELD ON 19th February 2025 AT 7.30pm**

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| Present: | Chairman Cllr Francis Pullman (FP), Cllr ShirleyMay Saunders (SMS), Cllr Trevor Ingram (TI), Cllr Ann Cooper (AC) |
| In attendance: | Anne Oliver Parish Clerk, 9 members of the public, |
| Apologies | n/a |

Minutes of the Extraordinary Meeting of the Parish Council

| Item (a) | Discussion and decisions (b) |
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| 25/079 | <p>Welcome and Chairman's announcements</p> <p>The meeting started at 7.30pm. The Chairman, Cllr FP, welcomed everyone to the meeting.</p> |
| 25/080 | <p>Apologies. To receive apologies and approve reasons for absence, if considered appropriate. <i>n/a</i></p> |
| 25/081 | <p>Public question time (3 minutes): To allow members of the public present to give their question/comments to 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>(Contributions are limited to 3 minutes)</i></p> <ol style="list-style-type: none"> 1. A member of the public spoke against planning application 25/0057/OUT. Comments included, but not exclusively: <ul style="list-style-type: none"> - planning history - wooded site covered by a TPO - lack of infrastructure - High amenity value site 2. West Hill's Footpath Warden Eileen Perkins gave a report on her annual survey of West Hill footpaths. Concerns were raised regarding Footpath 6 (gate), Footpath 1 (water erosion) and Footpath 5 ("dangerous tree" sign). <p>The Chairman thanked Eileen for her report and noted that Councillors will consider the report in more detail at the next Council meeting.</p> |
| 25/082 | <p>To receive Declarations of interest for items on the agenda and receipt of requests for new Disclosable Pecuniary Interests (DPIs) dispensations for items on the agenda.</p> <p>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.</p> <p>On behalf of all Councillors the Chairman declared an interest in item 25/084, the Council's application 25/0115/CPE to EDDC. Cllrs agreed there would be no discussion on this item.</p> <p>Cllrs FP, TI and AC each declared no interests in items on the agenda.</p> <p>Cllr SMS declared an interest in 25/084, planning application 25/0173/PIP (a neighbouring property) and would not take part in discussion.</p> |
| 25/083 | <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. Proposed items: <i>n/a</i></p> |

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| 25/084 | <p>Planning Applications received: To consider a response to:</p> <p>25/0057/OUT Land Adjoining West Hayes Eastfield West Hill EX11 1GG Outline application for the erection of 9-dwellings, including 4-affordable dwellings and associated parking. Approval sought for access, appearance, layout and scale (matters reserved: landscaping)</p> <p style="color: red;">Cllrs discussed the application and unanimously agreed to object to the application. Comments included:</p> <ul style="list-style-type: none"> - Section 4.4 of the Design and Access statement is misleading as it refers to “consultation” with the Parish Council in 2024. Whereas the Parish Council had submitted an objection to a 2024 planning application. - The proposed development is outside West Hill’s Built Up Area Boundary and proposed Settlement Boundary (Emerging Local Plan). - The site contains many mature trees and makes a significant contribution to the character of the village. The site is visible from the B3180. In recognition of this, the site is covered by a TPO. - Trees will be felled to allow construction. The remaining trees could be adversely affected by construction vehicles and will come under future pressure to be cut back due to shading. - West Hill is a Woodland Village. The loss of trees will adversely impact on the character of the area. - The application included 4 affordable homes. - The proposed density of dwellings is out of character for West Hill. <p style="color: red;">Cllrs acknowledged EDDC was under pressure to meet Housing Targets and the latest Housing Land Supply was 2.97years, but felt strongly that the principle of a Built Up Area Boundary should not be undermined.</p> <p style="color: red;">Cllrs noted that Exeter Airport had responded to the application with regard to Aerodrome Safeguarding.</p> <p>25/0173/PIP Elsdon House Elsdon West Hill Permission in principle for the demolition of an existing greenhouse and the construction of two dwellings</p> <p style="color: red;">Cllr SMS did not participate in this item.</p> <p style="color: red;">Cllrs discussed the application and considered it to be a re-submission of planning application 23/2535/PIP which was dismissed at Appeal.</p> <p style="color: red;">Concerns were raised as the information available on EDDC’s Planning Portal made no reference to the previous planning application and Appeal decision.</p> <p style="color: red;">Cllrs unanimously objected to the proposed development as it was situated outside West Hill’s Built Up Area Boundary and proposed Settlement Boundary (Emerging Local Plan).</p> <p style="color: red;">Cllrs acknowledged EDDC was under pressure to meet Housing Targets and the latest Housing Land Supply was 2.97years, but felt strongly that the principle of a Built Up Area Boundary should not be undermined.</p> <p>25/0115/CPE Village Hall West Hill Beech Park West Hill EX11 1UQ Certificate of existing lawfulness for the confirmation that planning permission, (ref permission 21/2207/FUL & 22/1864/VAR), has been implemented with the preparation of a trench for the foundations of a section of a new pedestrian path on the Village Hall grounds No discussion on this application.</p> |
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Other Matters

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| 25/085 | To consider urgent correspondence received (if any). None |
| 25/086 | To receive a report from the Parish Clerk. No urgent matters. |
| 25/087 | 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> No matters were raised. |
| 25/088 | Next meeting: To confirm arrangements for upcoming WHPC meeting on Tuesday 4th March 2025 7.30pm at the Village Hall |

All members of the public left the meeting.

Part A ended 8.00pm

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. **None**

Meeting closed at 8.00pm

Signed

Date