

**WEST HILL PARISH COUNCIL
MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING
HELD ON 21st February 2023 AT 7.30PM**

Present:	Chairman Cllr Della Cannings (DC) , Cllr Alison Carr (AC), Cllr Neil Bromley (NB), Cllr Amanda Townsend (AT)
In attendance:	Anne Oliver Parish Clerk, DCC/EDDC Cllr Jess Bailey, 27 members of the public attended the meeting
Absent	Cllr Margaret Piper (MP), Cllr Stephen Owen (SO), Cllr Peter Bennett (PB)

Minutes of the Extraordinary Meeting of the Parish Council

Item (a)	Discussion and decisions (b)
23/059	<p>Welcome and Chairman’s announcements</p> <p>The Chairman welcomed everyone to the meeting and explained why she had called an Extraordinary meeting (in accord with the Council’s Standing Orders):</p> <p><i>Since our last meeting the Parish Council has been notified by East Devon District Council of a Planning in Principle application for land west of Toadpit Lane. EDDC ,made clear we as consultee and the public had a set period of 14 days to respond which would expire before the next scheduled Council meeting. Further, as anticipated, the application is controversial and it was felt very important to enable the applicant, residents etc to make direct representation to the parish council through a public meeting.</i></p> <p>The Chairman reminded residents to make their views known directly to EDDC who are due to make their decision by the 10th March 2023.</p> <p>She also explained that one other planning application is to be dealt with at the meeting.</p>
23/060	<p>Apologies. To receive apologies and approve reasons for absence.</p> <p>The Chairman explained the purpose of this agenda item: <i>Cllrs have a duty to attend Council meetings, but sometimes things crop up and you are unable to make it. In such circumstances Cllrs should contact the Clerk with an apology and reason. Attendance is recorded as legislation such as the six month rule applies.</i></p> <p>The Chairman noted that Cllr PB was not present and made a short statement:</p> <p><i>Myself and the Vice Chairman received a letter from Councillor Peter Bennett in which he stated, “I am not available to attend the extraordinary meeting and will not participate in such machinations. I therefore do not apologise for my absence or give reasons other than above”.</i></p> <p><i>Cllr Bennett’s reasons include: the reasons given for the meeting are false, the meeting will be an abuse of process, the summons called by the Chairman is unlawful and possibly a public mischief.</i></p> <p><i>Councillors have seen the full text of Cllr Bennett’s letter. I recommend that Council note his absence and find his reasons unacceptable?</i></p> <p><i>Finally, I note this is the 4th meeting out of the last 5 where Cllr Bennett has not attended as an elected Councillor of the Parish. Such is a matter for the electorate of West Hill.</i></p> <p>Cllrs unanimously noted Cllr PB’s absence and agreed his reasons were unacceptable.</p>

	<p>Apologies were received from Cllrs MP and SO. Reasons for absence were noted and accepted.</p>
<p>23/061</p>	<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. <i>Individual contributions are limited to 3 minutes.</i> This item includes issues submitted to the Clerk prior to the meeting.</p> <p>The Chairman invited comments/questions from the public. Many members of the public wished to speak about item 23/064 planning application 23/0325/PIP.</p> <p>EDDC Cllr Jess Bailey:</p> <ul style="list-style-type: none"> • There's a very short deadline for responses to the application • Declared she had friends living in the vicinity of the proposed site • Considered the application unsustainable and not accord to policy. <p>Public comments included:</p> <ul style="list-style-type: none"> • The site is outside the Built Up Area Boundary • It's a green field for agricultural purposes • The access lane is in very poor condition and hasn't been maintained for years • Wet weather leads to flooding into properties and the stream • The site is on a steeply sided valley and is very visible from Bendarroch Road • Development of the site would be visually intrusive leading to a loss of rural character • The applicant has wrongly stated there is a log cabin on site. There is a shipping container on site. Does this have permission? • Development could damage the nearby stream • The site is not connected to the sewerage system. An alternative system could damage the stream. • Any development will lead to additional traffic on the lane • Construction traffic will damage the access lane • The access lane is used by horse riders, walkers children. Construction traffic will be dangerous to them. • Width of the lane is very restricted. <p>The applicant spoke in support of his application, identified himself as the new owner of the access lane and his intention to improve the access lane. He noted EDDC were currently under-delivering on housing supply.</p> <p>The Chairman thanked the public for attending the meeting and sharing their comments.</p>
<p>23/062</p>	<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. 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>Cllrs DC, AC, NB and AT each declared no interests.</p>
<p>22/063</p>	<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, to be considered in Part B, if appropriate: n/a N/A</p>

23/064	<p>Planning Applications received</p> <p>23/0293/FUL Greenwood Lodge West Hill Road EX11 1UZ Applicants: Mr+Mrs Searle Proposed part conversion of existing garage, replacement windows, insertion of new doors, windows & rooflights, and external finishes.</p> <p style="color: red;">Cllrs supported the application. No issues were raised.</p> <p>23/0325/PIP (Planning in Principle) Land At Toadpit Lane, West Hill EX11 1LQ Applicant Mr D Nicholls Permission in principle for 2 no. new dwellings</p> <p style="color: red;">Councillors considered the application and a paper circulated prior to the meeting (available on the Parish Council website).</p> <p style="color: red;">Cllr DC explained</p> <ul style="list-style-type: none"> • a Planning In Principle (PIP) application is the first stage in the planning process. If the PIP is approved further detail on the proposed development would be available at the next stage. • Consideration of a PIP application is restricted to location, land use and the nature of the development. <p style="color: red;">Councillors considered the proposed development to be</p> <p style="color: red;">Location</p> <ul style="list-style-type: none"> - outside the Built Up Area Boundary - unsustainable due the distance from the village amenities and the steep, unlit, rutted access. <p style="color: red;">Land Use</p> <ul style="list-style-type: none"> - A green field site surrounded by other fields. - Rural in character. - In open countryside - Highly visible from other parts of the village <p style="color: red;">Nature of the Development</p> <ul style="list-style-type: none"> - The Emerging Local Plan has already made a call for sites including preferred sites for West Hill. - EDDC's failure to show a 5 year housing supply is temporary and will soon be addressed by the development at Cranbrook - Development would be in open countryside outside the boundary <p style="color: red;">Councillors considered the Planning Inspector's comments on previous similar developments to be very relevant.</p> <p style="color: red;">Cllrs unanimously agreed to object to the application for the reasons set out above and in the briefing paper for the meeting.</p> <p style="color: red;">(WHPC Consultee Comments are available on the East Devon District Council planning portal : 23/0325/PIP WHPC Comments www.eastdevon.gov.uk)</p>
23/065	<p>Clerks Report: Urgent Matters No matters raised</p>
23/066	<p>Councillor questions, reports and items for future agenda</p> <p>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 raised</p>
23/067	<p>Next meeting: To confirm arrangements for the next WHPC ordinary meeting Tuesday 7th March 2023 7.30pm at the Village Hall.</p>



The meeting closed at 8.15pm

Signed: *Anne Oliver*, Clerk to the Council, 22nd February 2023