

**WEST HILL PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING
HELD ON 21st May 2024 AT 7.30PM**

Present:	Chairman Francis Pullman (FP), Cllr Trevor Ingram (TI), Cllr Ann Cooper (AC), Cllr ShirleyMay Saunders (SMS)
In attendance:	Anne Oliver Parish Clerk, DCC/EDDC Cllr Jess Bailey (JB), 15 members of the public.
Absent	Cllr Andrew Gorton (AG)

Minutes of the Extraordinary Meeting of the Parish Council

Item (a)	Discussion and decisions (b)
24/173	<p>Welcome and Chairmans announcements: The meeting started at 7.30pm. The Chairman, Cllr FP, welcomed everyone to the meeting.</p> <p>The Chairman reported the resignation of former Chairman Cllr Alison Carr. The Chairman and Cllrs thanked her for her service to West Hill and the Parish Council.</p>
24/174	<p>Apologies. To receive apologies and approve reasons for absence, if considered appropriate. The meeting received an apology from Cllr AG and Council accepted his reasons for absence.</p>
21/175	<p>To receive an update on Councillor Vacancies. The Casual Vacancy arising from Alison Carr's resignation has been reported to East Devon District Council and the Vacancy Notice posted. The Council will be notified in due course whether an election has been requested or if the Council can co-opt to fill the vacancy.</p>
24/176	<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>1. Several members of the public raised concerns about planning application 24/0044/FUL. Comments included:</p> <ul style="list-style-type: none"> - The Agent's letter makes mis-leading, incorrect statements such as the number of 3 storey homes. - The mass and scale of the buildings are not in keeping with the area. - The buildings are very dominant in a prominent site. - They've dis-regarded EDDC's pre-app advice. - They've had ample time to make amendments in response to community comments. - A compromise design should be possible. - The scheme would leave the village without facilities and lead to unsustainable travel. - The shop and Post Office services are critical to the village. - Alternative schemes could be developed to meet the needs of the village. - West Hill Road is narrow and busy. The proposed car park is too small for deliveries. - Provisions for dis-abled access? <p>2. A member of the public commented on planning application 24/0829/FUL and noted that the proposed scheme included a lower ground floor. He advised that a main sewer crosses the site and ground conditions in the area are very boggy.</p> <p>The Chairman thanked attendees for their comments.</p>
24/177	<p>Declarations of Interest:</p>

	<ul style="list-style-type: none"> - 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. - Receipt of requests for dispensations for new Disclosable Pecuniary Interests, Other Registerable Interests or Non-Registerable Interests for items on the Agenda. <p>The Chairman proposed a general dispensation for all member of the Council for item 24/179 Planning application Potters Country Market as all Councillors use the village shop. Without this dispensation the number of persons prohibited from participating in the item would be so great a proportion of the meeting transacting the business as to impede the transaction of the business. This was agreed.</p> <p>Cllrs AC, FP, TI, SMS declared no further interests on items on the agenda.</p>
24/178	<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. None.</p>
24/179	<p>To consider a response to Planning Applications received:</p> <p>24/0044/FUL Potters Country Market West Hill Road West Hill Devon EX11 1TY Agent's rebuttal letter to EDDC re Demolition of existing buildings and redevelopment to provide 9no. dwellings and replacement commercial/retail (Class E) space, with associated access, parking and landscaping.</p> <p>Cllrs considered the matters raised in the Agent's letter. They considered that the letter didn't address their concerns and agreed to continue to Strongly Object to the application.</p> <p>Comments included:</p> <ul style="list-style-type: none"> - Loss of the shop and Post Office (PO) with its banking services would be critical. - The public's views have not been addressed. <p>Cllrs acknowledged that the scheme needs to be commercially viable for the developer but felt strongly that the current scheme didn't meet the needs of the village. They considered whether a compromise scheme could be achieved.</p> <p>It was agreed the Council continued to strongly object to the application and to submit further consultee comments to EDDC putting on record the issues that are important to the community.</p> <p>24/0874/FUL Gorse Lands Hawkins Lane West Hill Devon EX11 1XG Proposed rear terrace, swimming pool and pool house, alongside a two-storey side extension and single storey front and side extensions and addition of pergola.</p> <p>Cllrs supported the application and requested the following conditions:</p> <ol style="list-style-type: none"> a. Construction working hours to be restricted to minimise the impact on neighbouring properties. b. The Pool House to be ancillary to the main house. c. Details of outdoor lighting to be specified to minimise intrusion on neighbouring properties. <p>24/0829/FUL Lower Church Mead Toadpit Lane West Hill Devon EX11 1TR Demolition of existing garage, construction of new garage and residential annexe</p> <p>Cllrs supported the application subject to the following:</p> <ol style="list-style-type: none"> a. The new garage to be ancillary to the main house. b. If, following discussions with South West Water, it proposed to re-site the new garage closer to boundary trees Cllrs request an arboricultural report is provided.

24/180	<p>Planning decisions received for information (*denotes WHPC differed)</p> <p>24/0663/TRE Stuckeys House, West Hill Road EX11 1TU Status: Approved* T1, Oak: Prune back off building to give a minimum clearance of 2-3 metres. Noted</p>
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Other Matters

24/181	<p>To receive a report from the Parish Clerk.</p> <p>The Clerk advised that a new updated version of NALC's Good Councillor Guide has been published.</p> <p>Two members of the public left the meeting 8.36pm</p>
24/182	<p>Financial matters: To consider and approve, if appropriate, any payments presented to the meeting.</p> <p>Cllrs approved two payments presented to the meeting:</p> <p style="padding-left: 40px;">Pro-Lawn Garden Services - grass cutting £72.00 Pro-Lawn Garden Services - VAS Transfers £96.00</p>
24/183	<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></p> <p>No matters were raised.</p>
24/184	<p>Next meeting: To confirm arrangements for upcoming WHPC meeting on Tuesday 4th June 2024 7.30pm at the Village Hall.</p>

EDDC Cllr JB and all remaining members of the public left the meeting.
Meeting closed 8.40pm

Signed

Date