

**WEST HILL PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING
HELD ON 19th February 2019 AT 7.30PM
AT WEST HILL VILLAGE HALL**

Present:	Chairman Cllr Margaret Hall (MH) Cllr Alan Cook (AC) Cllr Quentin Tailford (QT)
In attendance:	Anne Oliver Parish Clerk, plus 1 member of the public
Absent:	Cllr Jo Talbot, Cllr Jill Ingle (JI), Cllr Jessica Bailey (JB), Cllr Christopher Hall (CH)

AGENDA

Item (a)	Discussion and decisions (b)
19/051	Welcome and Chairman's announcements The Chairman welcomed everyone, reminded everyone that the meeting was being recorded and started the meeting at 7.30pm
19/052	Apologies. Apologies were received from Cllr Jo Talbot, Cllr Jill Ingle (JI), Cllr Jessica Bailey (JB), Cllr Christopher Hall (CH)
19/053	Public question time (3 minutes) Chris Shepherd attended the meeting to support his planning application agenda item 19/055/2
19/054	Declarations of Interest The Chairman reminded Councillors 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. c. To declare any disclosable pecuniary interests in items on the agenda and their nature (Councillors with DPLs must leave the room for the relevant items). Cllr AC declared an interest in agenda item 19/057 planning appeal notification as he is a neighbour. The Chair noted that this item was for notification only.
19/055	Planning applications received 19/0161/FUL Workshop at the Old Village Hall, West Hill Road. Applicant Mr M Oldrieve Proposal: change of use from workshop to residential including first floor and roof extension to form 2 bed dwelling. Councillors discussed several concerns regarding the development: 1. It was considered that the proposed development is contrary to Section 32: Loss of Employment Opportunities. The Council acknowledged that the building has been empty for some time however the last known advert for the premises dates to May

	<p>2018 (less than the requisite 12 months) and asks an unrealistic rent significantly above local levels.</p> <ol style="list-style-type: none"> 2. Councillors were concerned that the neighbouring garage has an industrial vent very close to the boundary (approx. 1m). The garage operates a paint shop and the associated noxious fumes could present a hazard. Councillors believe an Environmental Health review should be carried out to assess the risk. 3. The proposed development will adversely affect light levels in the neighbouring flat. 4. The car park is currently well used and often has no spaces available. Designated spaces for the development would reduce available parking and result in additional cars parked on nearby (narrow) roads. Existing levels of parking near the junction of Lower Broad Oak Road/Bendarroch road present a risk as they significantly restrict visibility and further narrow the road. <p>resolved unanimously to object to this application because of the above concerns.</p> <p>19/0211/FUL Rylands Hawkins Lane Applicant Mr C Shepherd Proposal: Alterations and extensions to existing bungalow comprising demolition of existing conservatory and flat roofed garage; porch and dining room extensions with new pitched roof over part existing and new build areas to allow for provision of rooms in roofspace; associated site works.</p> <p>The Applicant Mr Sheherd attended the meeting and spoke briefly in support of his application and, helpfully, presented plans and a model of the proposed development. The councillors noted that the proposal maintained the bungalow design and in particular that the eaves height and building footprint had been maintained.</p> <p>They acknowledged that neighbours had mentioned a covenant restricting development to be a bungalow but believed this to be a civil matter.</p> <p>Councillors then considered concerns regarding overlooking particularly from the west facing 1st floor study window. Possible mitigating actions such as Velux windows and obscured were discussed.</p> <p>Councillors unanimously supported the application but raised concerns regarding overlooking particularly from the west facing 1st floor study window. It was considered that this section of the plan could be reworked to include possible mitigating actions such as Velux windows or obscured glass.</p>
<p>19/056</p>	<p>Planning decisions received for information (*denotes WHPC differed)</p> <p>18/2885/FUL 14 Ashley Brake - Approved</p>
<p>19/057</p>	<p>Planning Appeal Notifications APP/TPO/U1105/7214 Dene, Lower Broad Oak Road - noted</p>
<p>19/058</p>	<p>To review feedback from the 15th February public consultation regarding the Air Ambulance Trust proposal for a landing site in West Hill and to consider next steps including the submission of a planning application.</p> <p>Cllr QT reported on the public consultation that had taken place on 15th February. Toby Russell of Devon Air Ambulance was present to provide further information and answer questions. Overwhelmingly residents attended to show their support for the project. A few residents raised concerns regarding the frequency of landings but were happy to hear that the number of landings per year was very low as evidenced by the other Air Ambulance sites across Devon.</p> <p>The Probus Group were also present in support of their fundraising campaign. Councillors discussed how the funds raised by Probus should be managed by the Council.</p>

	<p>It was resolved that the funds raised for the Landing Site project would be ring-fenced and managed by means of bookkeeping rather than a separate bank account.</p> <p>The Council considered that there was very positive feedback from the Public Consultation and noted that no adverse communications had been received. They agreed to go ahead with the next step of the project:</p> <p>It was resolved that a planning application should be submitted for the lighting column required by Devon Air Ambulance to operate the landing site.</p>
<p>19/059</p>	<p>To consider arrangements for a public consultation regarding the West Hill Traffic Study including display material and information.</p> <p>Cllr MH reported that the consultants had updated the Traffic Study report following feedback from the recent meeting. They will now pass the document to Devon County Council for comment.</p> <p>They have agreed to provide 6 bound copies of the final report.</p> <p>It was resolved that the final invoice would be paid on completion of the final report.</p> <p>A Public Consultation will be held on 22nd March at the Village Hall 2.30-6.30pm.</p> <p>It was resolved that the Consultants would be asked to provide material to present at the public consultation</p> <ul style="list-style-type: none"> • Exhibition boards to display the proposals (£500+vat) • Jon Tricker would attend the session (£250+vat)
<p>19/060</p>	<p>Finance and invoice tracker</p> <p>Invoices received – for approval:</p> <ol style="list-style-type: none"> a) Village Hall invoice - room hire (Jan) - approved b) Wall Art invoice - Air Ambulance landing site leaflets and posters - approved c) Wall Art Invoice – additional leaflets - approved
<p>19/061</p>	<p>Councillors 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>Cllr QT reported that the Council’s Insurance policy pre-renewal document had been received. It was noted that Playpark equipment and the Lighting Column for the landing site will be purchased during the coming year. Discuss these possible amendments with the insurance company (Clerk)</p> <p>The Clerk reported that two meetings are scheduled for next week</p> <ul style="list-style-type: none"> • Snow Warden - to review actions taken during recent snow and agree next steps with Mike Brown of Highway Department (Clerk) • Pre-Internal Audit with Paul Hayward.(Clerk) <p>“Open Spaces” – Clerk to contact East Devon District Council to find out who now has this responsibility. (Clerk)</p>
<p>19/062</p>	<p>Next meeting</p> <p>The date of the next meeting was confirmed as Tuesday 5th March 2019.</p>

- It was noted that The Chairman will be on holiday and as the Vice Chair is unable to attend the meeting it was noted that a Chair will have to be elected at the meeting.

There being no further business the Chairman thanked everyone and closed the meeting at 8.22pm.

Signed: *Anne Oliver*, Clerk to the Council

20h February 2019