

## West Hill Parish Council Extraordinary Meeting

29<sup>th</sup> June 2023

The Council meeting was cancelled due to inquoracy. A minimum of three Cllrs is necessary for a meeting to take place

Cllr Carr explained that Cllr Bromley had sent his apologies as he was unwell and unable to attend the meeting.

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### Notes of a Public Meeting – 29<sup>th</sup> June 2023, West Hill Village Hall

Present: WHPC Chairman Cllr Alison Carr, Cllr Cannings, Parish Clerk Anne Oliver, District Cllr Jess Bailey, 43 members of the public.

Cllr Carr thanked everyone for attending to share their views on the planning application:

- **23/1143/MFUL**
- The erection of 36 dwellings (50% of which will be provided as affordable housing), formation of access, open space and associated infrastructure on land to the South of Windmill Lane, West Hill.

She noted that the village was now subject to three major planning applications.

Residents were reminded to submit their comments to East Devon District Council (EDDC) as they are the decision makers. The Parish Council is a statutory consultee and will agree it's response at the Council meeting on 4<sup>th</sup> July at 7.30pm Village Hall.

Full details of the application are available on the [EDDC website](#). Comments should be submitted directly to EDDC before Sunday 9th July:

- via their website [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)
- or by email to [planningcentral@eastdevon.gov.uk](mailto:planningcentral@eastdevon.gov.uk)
- or in writing to Planning, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton EX14 1EJ

Many people shared their concerns and strong objections to the application. Common themes were

- infrastructure in West Hill and local area is very limited and insufficient for current needs: the primary school is full, very difficult to book medical or dentist appointments.
- the development does not reflect the character of the village and fails to meet the design criteria set out in the Neighbourhood Plan.
- Windmill Lane is unsuitable as an access road.
- Surface water flooding has caused problems for many years.

Comments included:

- The Ottery St Mary & West Hill Neighbourhood Plan is in place and its policies apply.
- The village lacks infrastructure for families: the school is full, the pre-school is limited as it doesn't own a building, the playpark is too small, no open space etc.
- The site is included in the Draft East Devon Local Plan
- The housing density is out of keeping with West Hill
- Cranbrook is a development site with the infrastructure West Hill lacks
- The proposed road layout could become a racetrack

- There is/will be a need to reduce traffic speeds on Bendarroch Road
- The proposed design doesn't reflect the village. It urbanises a semi-rural village.
- West Hill is a Woodland Village. The trees on the site are important. Groups of trees have a huge impact in the landscape.
- They haven't demonstrated the established housing demand in the locality.
- Contradictory reports on surface water flooding available from the same company
- The plan includes a pedestrian path linking development sites that is not reflected in the Blue Cedar application
- The submitted plan is different to the plan shown in the public consultation.
- The proposed number of 36 dwellings is greater than the 26 shown in the EDDC Draft Local Plan.
- The proposed plan includes a greater number of affordable houses
- The housing density is out of character
- Windmill Lane is narrow, has a blind bend with many parked cars. It will be chaos.
- Previous planning application for the site was refused and the planning appeal refused. The Planning Inspector comments are still relevant.
- The proposal is unsustainable
- The Parish Council and EDDC are aware of the flooding issues that affect neighbouring houses.
- How will CIL and s106 contributions be split? How much will West Hill receive?
- How is the East Devon 5 year housing supply affected by the recent approved further development at Cranbrook? Is it now delivered?
- There is a national shortage of houses. Nobody wants houses built nearby.
- Challenges to the application need to be objective and policy based.
- Traffic speeds on Bendarroch Road are too high, particularly traffic coming off the B3180.
- The current visibility splay is inadequate
- Windmill Lane wholly inadequate. It's not wide enough.
- Coleridge Medical has already had to reduce its catchment boundaries. The medical centre building cannot accommodate additional doctors, staff etc
- East Devon has experienced one of the highest growth rates in recent years. The infrastructure has not kept pace and is inadequate. There needs to be a pause in house building.
- Visitor parking is insufficient. Parking in the Eastfield area causes problems due to the lack of parking at the Blue Cedar development
- Residents need to make their concerns and objections known. Individuals need to write to EDDC.
- Projected vehicle movements are under-stated
- The submitted Transport Plan should be examined in detail.
- The proposal includes family houses. There is no room at the primary school and at Kings School.
- Unsustainable. The new home owners will drive. Public transport is very limited.
- They seem to want to squeeze in as many houses as possible.
- It's an urban proposal. It's out of character
- What happens in an emergency? What happens when Windmill Lane is blocked?
- Ecology must be considered. There are bats (some protected species), badgers, etc on site.

Cllr Cannings encourage residents to also consider planning conditions they want to ask for "if the development is approved", such as restrictions during the construction stage.

EDDC Cllr Jess Bailey

- thanked everyone for sharing their comments.
- Would be submitting her objection to the application
- Had asked for EDDC's pre-application advice to Strongvox to be provided.
- Encourage Coleridge Medical Centre to submit their views directly to EDDC

Anne Oliver, Parish Clerk

30<sup>th</sup> June 2023