

**COLYTON PARISH COUNCIL**  
**Feoffees Town Hall, Colyton**  
**EX24 6JR**  
**Tel (01297) 552460**

**Minutes of the Colyton Parish Council meeting held on Monday 10<sup>th</sup> October 2016 in Colyford Memorial Hall at 7pm.**

**Present:** Cllrs A Parr, C Collier, B Collier, P Gibbins, J Hay, C Pady, S Real, R Turner, K Clifford, P Dean, A Jarman, H Evans, G Stephens, Dist Cllr H Parr, Cty Cllr S Randall Johnson (for part of the meeting), 11 members of the public and E Berry (Clerk).

Cllr Parr welcomed everyone to the meeting and commented on the very success events that had been held in the Parish since the last meeting, namely the Colyford Goose Fair, and the Parish Picnic.

**16/10/99 Receipt & Approval of apologies for absence - none**

**16/10/100 Police Report** - received after the meeting and attached to these minutes.

**16/10/101 Public Question time** (maximum 15 minutes)

Mr Howard West commented on the re submission of the plan to build on land east of Harepath Rd – application 15//2188/MOUT. This is the third time this application has been presented to allow building in the green wedge. He gave some background on the previous application which had gone to appeal and been lost. He questioned some of the comments made in the application, especially where it was said that the application had been reworked to take in the comments from EDDC senior officials and the Chief Executive and that the plan was now considered to be policy compliant, (para 51 & 53). He asked Dist Cllr Parr for her support and for her to recommend refusal.

Mr Anton Bolton from Colyton briefed the Councillors on his proposal for time limited parking in Market Place, Colyton. He stated that the centre of Colyton was turning into one big car park, with cars parked all day outside of the local businesses which made it difficult for shoppers who just wanted to pop in and do a bit of shopping or pick up a prescription. He suggested one side of the square be marked up, possibly from the Old Post Office to Premier Stores.

Mrs Sheila Smith asked about the Neighbourhood Plan responses that had been previously gathered, what had happened to them? Had they been collated and were they on a spreadsheet and will they be made public? Cllr Evan replied that they would be taken into consideration when talked about at a later date and the NP process was getting back on track. A question was raised about people from the Committee attending other organisations to brief them on the NP – did that happen? Cllr Evans confirmed that this had been done to a limited degree.

Ms Katherine Sharp talked about the Open Heart, Open Border initiative of a Gift Box of Smiles. She handed out notices of what could be included in the shoe boxes and showed examples of ones that had been made up. She can provide the boxes and will be advertising the collection points for filled boxes. Hopefully they will be collected and taken out to Greece in mid-November. She encouraged all those present to publicise the idea.

A Colyford resident asked why EDDC asked to have the Harepath Road planning application extended, which turned into about a year's extension and then only two weeks for people to have their say on it and get their responses in. She felt it was an abysmal way to treat people affected by this application.

Dist Cllr H Parr replied that extensions to the applicant were granted if the Planning Officers required more information or clarification on a point, that procedure is quite normal. The consultation period was notified and people can have their say as they did before. Mr West reminded people that the consultation ends on the 17<sup>th</sup> October.

Dist Cllr Parr also stated that Planning Officers are independent and do not represent either the public or the applicant. Mrs Smith asked why the Chief Executive was getting involved? Dist Cllr H Parr stated that this is a claim made by the applicant, written by Paul Willis the agent for Seaton Park, nothing to do with the EDDC

Planning Department. She also said that the application is outside the land allocated for development in Seaton in the Local Plan and urged resident to take a look at that on line, and comment accordingly. There followed some discussion on the role of the Chief Executive and the comment made in the application that he had entered into discussion with the planners. Request for details of that meeting had been denied and it was outside the remit of the Parish Council to pursue this matter.

Mrs Smith went on to ask about the recent redrawn BUAB and why the CeramTech site remained outside the boundary? Dist Cllr H Parr replied that it had not been included in the BUAB because in doing so the Council would potentially lose control on what is built there, she was very glad that it was not included. The factory site at Umborne Bridge was included as it is a developed site, currently in operation.

**16/10/102 The minutes of Parish Council Meeting held on 12<sup>th</sup> September 2016 were approved and signed as being a true record of that meeting.**

**16/10/103 There were no matters arising from the Minutes**

**16/10/104 Report from County Councillor**

*Given later in the meeting but reported here in agenda order.*

Details on the new Devon Clinical Commissioning Group is out for consultation and runs to January. Its remit is to reduce the number of in-patient beds in the Eastern Devon area by 72 which will be a very complex and difficult exercise and will probably impact on the Devon County Councils social care budget, already stretched because of central government cuts,

The options are all on the website and she urged people to take a look.

Cllr Pady spoke of his disappointment that the cross drains in the recently resurface Whitwell Lane area had not been jetted as promised. Cllr Randall Johnson said that after consultation with Mike Brown she was told that they had not been done because of the depth of them and the difficulty in finding them. The area would be monitored to see where the water was a problem.

Cllr Pady said this was not the case, Mr Brown had been shown their location twice, both ends of all of them are free and there is no excuse for not doing the work. Not doing them would encourage standing water and pot holes, undoing all the work of the resurfacing.

She commented that the Old Sidmouth Road/Hillhead area work is now in the capital programme but did not have a date to start yet.

Colyford residents commented on the pipe at the junction of Popes Lane and Seaton road which empties onto the cycle way – this will be treacherous in winter if it freezes.

Cty Cllr Randall Johnson commented that the yellow line programme for Colyton had been put in with others and the application is just about to be advertised.

Cllr Hay asked her to confirm that there were now new contractors taking on the Highways work and he asked if DCC would have more control as he felt in the past jobs were done and not supervised or monitored by DCC. He questioned why a request for the cost of the constant repairs to Mounthill, which had it been done properly in the past would now be resolved, had not been given to him. Cllr Randall Johnson said that she hadn't asked for that information as providing it would take up a lot of an officer's time and he wouldn't have been satisfied with the response anyway.

Cllr Hay reiterated that jobs have to be supervised and done properly in the first place.

She commented on the parking issues in Colyton, the clerk had forwarded Mr Boltons letter onto her. She would like, within the next 2-3 weeks, to talk to the businesses in Colyton and gauge their views and possibly hold a public meeting as well. She suggested that possibly, after discussions with the district council, a scheme could be operated whereby car park users get their ticket price refunded if they spend a certain amount locally. She wondered about the feasibility of such a scheme operating in Colyton?

Cllr Gibbins asked about the funding to complete the Stop Line way, money that had been previously diverted to the Somerset levels was expected to be paid back at a later date, was that going to happen? Cllr Randall Johnson said that more money was needed and as far as she was aware nothing had come back into the pot.

Mrs Smith asked if the bridges that were in a compound somewhere in the County awaiting placement on the footpaths recently rerieved by the Inspectors decision would now be relocated to their proper position? Cllr Johnson said that there was period in which the Stubbing's Group could appeal the decision but she would check on the bridges and check the legal status of the appeal as she is not fully aware of what the position is re landowners allowing access.

Mr West and Mr Bolton reiterated their strong feelings on the parking situation in Colyton, something needs to be done to support local businesses who can see a loss of trade with the closure of the bank and the parking situation.

#### 16/10/105 Report from District Councillors

District Cllr Helen Parr urged residents to look at the Local Plan and the map foe Seaton. This shows the area that has been agreed for development. People should question whether the submitted application is entirely within this area.

The Green Wedge Policy does not protect this area and doesn't preclude development on a green wedge site but anything that encroaches onto, and joins up two communities is not accepted.

She confirmed that the application to remove all affordable housing provision from the Yaffles site had been turned down, the District Valuer had deemed that perhaps 2 and not 6 affordable homes could be built.

#### 16/10/106 Highway Matters - nothing to report

#### 16/10/107 Report from Meetings Attended - nothing to report.

#### 16/10/108 Correspondence

- a) Publications e-mailed to councillors – Intouch/RSN etc
- b) Email letter from Lloyds Bank re percentage figures being incorrect on their external communication and a copy of their Branch review document. (*emailed to Cllrs*) - read out.
- c) Email consultation on removal of telephone boxes including the one at Seaton Junction Station (EX24 6BR) and Musbury .For info only as these are not in our Parish.
- d) Letter & Email re Electoral review of East Devon re Warding Arrangements.(*emailed to Cllrs*)
- e) Email of presentation given by EDDC Review Office re East Devon Parish Briefing on Boundary Review. (*emailed to Cllrs*)
- f) Letter of thanks from Axe Valley Ring & Ride re the donation of £250
- g) Details of 'A Gift box of Smiles' initiative organised by Katherine Sharp.
- h) Response from Lloyds Bank to our letter of 19<sup>th</sup> September re Protocol. – letter read out and a reply will be written.

#### 16/10/109 Finance

Minutes of the meeting held 26<sup>th</sup> September 2016 (Appendix L) to be noted

Cllr Pady proposed payment of the following, seconded by Cllr Dean and agreed by al.

Cheque	Payee			VAT	Total
DD	EDF	Electricity	4.01	0.20	4.21
DD	Tiscali	Telephone & Broadband	29.16	5.85	35.01
3770	Office Depot	Toner	22.93	4.59	27.52
3771	Play Inspection Company	Inspection of PMPF & Road Green	125	25	150
3772	Cash	Toilet Caretaker PMPF - September			£100
3773	MacLean (South West ) Ltd	P3 work to BW5 - Green Lane	450	90	£540
3774	Beviss & Beckingsale	Charges so far for acquisition of Library	1000	200	£1200
3775	Mole Avon	Goods	28.96	5.79	£34.75

- a) Play Inspection Services repeat Inspection order form. Cllr Parr proposed we book the service again for next year, seconded by Cllr Turner and agreed by all.
- b) Deadline for Precept receipt at EDDC is 23<sup>rd</sup> January 2017 - noted
- c) John requests Tuesday 18<sup>th</sup> October & Tuesday 8<sup>th</sup> November as annual leave - approved.
- d) Tennis Court treatment – Algoclear Pro - £73.44 + VAT - approved

## 16/10/110 Planning

Minutes of the meeting held Monday 26<sup>th</sup> September 2016 – (Appendix M) to be noted

### a Planning Applications

Cllrs Hay and Gibbins declared an interest in the Ashdown Caravan Park applications as the applicant is a personal friend.

#### **16/2339/FUL Ashdown Caravan Park, Colyton Hill – Mr Arbourne**

Retention of existing static caravan for use as warden's accommodation.

Cllr Real proposed that this application is **SUPPORTED**, seconded by Cllr Clifford and agreed on a majority vote.

#### **16/2355/VAR & 16/2312/VAR & 16/2354/VAR - Ashdown Caravan Park – Mrs Arbourne**

Delete conditions of original planning permissions:

7/79/80/C0787/36 d & f

7/79/76/C0907/36 c & d

7/42/77c1265/24 d & f

To allow year round holiday occupation.

Cllr Evans proposed that to prevent this becoming a residential park the plan is supported but on the condition that it closes for six weeks of the year, from January to March. There was no seconder.

Cllr Real proposed the plan is **SUPPORTED** and the conditions are all deleted but a further condition is added that the caravan park must be for holiday accommodation and not residential.

Seconded by Cllr Dean and agreed on a majority vote.

#### **16/2297/VAR Tritchayne Farm Cottage – Mrs Urquhart**

Variation of condition 4 of application 00/P0545 to facilitate unit 4 be occupied by a site manager.

**SUPPORTED** – proposed by Cllr Turner and seconded by Cllr Collier and agreed by all.

#### **15/2188/MOUT - Land East Of Harepath Road Seaton – comment as adjoining parish.**

Outline planning application for a mixed use development providing for class B1 (a) (offices up to 5050sqm), class B1(c) and B2 light/general industrial units (up to 3500sqm), open space and the erection of up to 150 no. dwellings (17 no. affordable) and associated roads and infrastructure including a main spine road (all matters reserved) |

**NOT SUPPORTED** – proposed by Cllr Real, seconded by Cllr Stephens and agreed by all.

The resubmitted application does little to address the concerns previously commented on by CPC.

East Devon District Council have stated that they have identified sufficient land to satisfy the required five year housing need. This fulfils the requirement of the NPPF para 47. without this application being considered,

The adopted local plan agrees on a site for future development within Seaton, this proposal is, in part, outside of the agreed site.

The site is in the area identified as a "Green Wedge", it is of high importance to wildlife, especially several bat species and the proposed development would result in the loss of a significant amount of versatile agricultural land around Seaton. Poorer quality land has already been identified for development within Seaton and the East Devon District which should be developed first before considering development on this higher quality land.

A significant part of the site proposed for housing falls within the Green Wedge between Seaton and Colyford. Development of this is contrary to Policy S6 of the adopted East Devon Local Plan and Strategy 8 of the new Local Plan, and would lead to or encourage the coalescence of the two communities.

Encroachment on the Green Wedge and harm to the character and appearance of the area were key factors in the Inspector's reasons for dismissing the Appeal last time and little has changed in the current application.

The Ministerial foreword of the National Planning Policy Framework states that the purpose of planning is to help achieve sustainable development. It goes on to say that Sustainable means ensuring that better lives for

ourselves don't mean worse lives for future generations.

It is the opinion of Colyton Parish Council that this new application is still not sustainable within the definitions in the NPPF.

The NPPF needs the planning system to perform a number of roles.

An economic role by ensuring that the right type of land is available in the right place and at the right time to support growth & innovation, and by identifying and coordinating development requirements, including the provision of infrastructure.

In the opinion of CPC this is NOT the right place or even the right type of land.

It is a Green Field site, within a Green Wedge with no infrastructure in place, or proposed, to support the development.

A social role - supporting communities by providing the supply of housing required to meet the needs of present & future generations, and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well being.

The CPC does not feel that this housing development meets that need. The number of affordable houses have decreased and is still not enough in an area that is economically deprived with very little full time employment on offer. Where are these people going to work?

If this development goes ahead the present infrastructure could not support it.

A new school, a health centre would be required as well as major development to the existing road structure, which currently consists of minor B class roads.

An environmental role - contributing to, protecting and enhancing our natural, built and historic environment: and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

This development does nothing to protect or enhance the environment. The future of the grey long eared bat is threatened with the prospect increased lighting from the proposal despite some adaptations to this recent application.

The application site is adjacent to the Axe Estuary Wetlands, described by Which Travel magazine as the 'best place in Devon to spot wildlife'. The impact of this development upon bats, dormice, feeding and nesting birds and migratory fish needs very careful assessment.

The flood risk would be significantly greater in parts of Colyford and Seaton if this development were allowed.

The site is within an area of Great Landscape Value, it is a tranquil, long undisturbed and open piece of land with great scenic value and has far extending views over the Axe Valley Wetland reserve and the vistas of the distant hills need to be protected as stated in the NPPF.

There is no real choice regarding the type of transport, The public transport available is not sufficient to meet the daily needs of current residents and bus services have been cut to maintain operating profit. There will be more dependency on cars with this development, so more gas emissions. Schools and shops are not within walking distance from most of the properties, and the local road structure is inadequate for such an increase in traffic movement.

In response to a resident's letter to the Prime Minister, David Cameron, the following response was received from the Department for Communities & Local Government 'although green wedges' are not mentioned in the Framework they are by convention generally given the same status as Green Belt, because they fulfil at least two of the five purposes of the Green Belt by preventing sprawl and encroachment into the countryside. The Framework maintains strong protection for Green Belt, which protects the environment & wildlife. It makes clear that planning should not only preserve, but enhance valued landscapes and help to halt the overall decline in biodiversity.

The Framework also requires planning authorities to recognise the character and beauty of the countryside, take into account all the benefits of agricultural land and encourage the re-use of brownfield sites if not of high environmental value.'

It is obvious that this amended application does not comply with the National Planning Policy Framework (NPPF). The proposed development would create sprawl and encroachment of the countryside, defeating the object of the Green Belt/Wedge.

To summarise, CPC feels that the reasons given by EDDC for refusal of the last application and the comments from the Planning Inspectorate at the appeal are still very much valid and echo our objections to this application.

Colyton Parish Council is not against all development, it is sympathetic to the needs to provide for future generations, however, this application on such an extensive scale is totally inconsistent with the current housing needs of the lower Axe Valley.

We reiterate the minister's vision of planning, the EDDC refusal of the previous application and the Planning Inspectorate Appeal decision and hope EDDC takes note.

**16/1870/FUL** - Land rear of Clarence House, The Butts  
Construction of 2 no. detached dwellings - **WITHDRAWN**

### **b Planning Decisions**

#### **Order FPS/J1155/7/10r DCC Definitive map modification Order 2013.**

Modifying and deleting footpaths within the DCC area to include FP8 Northleigh, FP3 Farway, FP6 Colyton and FP10 Southleigh

Appeal Decision – **The Order is not confirmed.**

### **c Planning Correspondence**

Copy of email from Howard West to EDDC planning re 15/2188/MOUT

#### **16/10/111 Amenities**

- a) Colyford Playpark – proforma letters sent out to five play companies with a deadline of Friday November 11<sup>th</sup> for submission of a plan. The Colyford Hall has been booked for 18<sup>th</sup> November for local children and residents to have their say in the choice of design.
- b) Annual Play Inspection & Stock Valuation. The Parish Handyman is working his way through the report, there were no major safety concerns.
- c) The PNPf new path has been finished, the cracked slabs and remaining shuttering will be mentioned to the contractor
- d) The Carnival Committee are discussing the new equipment at Road Green and will report back.
- e) The Parish Picnic was a great success. Thanks to the headmaster and staff of the Primary school who crocodile 170 children up to the site, the Axe Vale Conservation Society for running the quizzes and activities, and Mr & Mrs Fox for judging the writing competition.  
There will be an award ceremony at the school this Friday

#### **16/10/112 Neighbourhood Plan for Colyton Parish – update**

Cllr Evans believed that Colin Chesterton is organising a meeting on 19<sup>th</sup>. Currently in existence is the Steering Group of 9 and a Colyton Parish Committee. After the resignation of the Colyford Committee, although other Colyford residents have expressed an interest in joining the Committee, there needs to be a meeting first.

#### **16/10/113 Colyton Memorial Social Club**

Cllr Collier had attended a meeting at the Social Club, the finances are in quite a good state and the committee are standing in when necessary due to illness.

#### **16/10/114 Reece Strawbridge Centre**

Cllr Hay had attended a recent meeting. There was talk on moving the proposed Moviola project forward but there would have been considerable cost to set this up, further discussions are planned.

**16/10/115 Items brought to the CPC's attention after the agenda had been published – to be noted**

- a) Letter from Anton Bolton re Time Limited Parking in Market Place and replies from DCC & Neil Parish MP.
- b) Email re East Devon Gypsy and traveller Site Design and Layout Supplementary Planning Guidance (SPD)- Consultation Draft for Consultation from 4<sup>th</sup> October until the end of 15<sup>th</sup> November 2016.
- c) E mail from Cllr M Pigott re Seaton Hospital Beds. Request to write to CCG in support of Seaton Hospital
- d) Letter from local resident re release of land at Seaway Head for Affordable housing.
- e) Update on Community Speed Watch – Colyford.

**16/10/116 Matters to be taken into Committee - none****16/10/117 Dates of future meetings**

Finance & Planning – Monday 24<sup>th</sup> October

Colyton Parish Council Meeting – Monday 14th November

The meeting closed at 2045.

**Police Report figures attached – report received after the meeting.**

- The carnival went off pretty incident-free and no other incidents of note to speak of.
- The burglary in Southleigh continues to be investigated – arrests have been made.
- A shop in Seaton Town centre was broken into overnight and the safe removed. Shopkeepers and local residents to remain vigilant and to contact the Neighbourhood Team if they require any crime prevention advice.