

**Minutes for the meeting of Colyton Parish Council held on Monday 10<sup>th</sup>  
June 2024 at 7.00 pm in the Colyton Town Hall.**

**Present:** Cllrs S Real, K Clifford, A Stenning, J Gardiner, A Parr, G Chesterton, M Mann, J Hay and R Turner.

**Also in attendance:** EDDC Cllr H Parr and S Haines (clerk)

**Members of public:** 1

**24/06/50 Receipt & Approval of apologies for absence.** Cllr Stephenson.

**24/06/51 Declaration of Interests.** None.

**24/06/52 Police Report. No update since March.** Noted.

**24/06/53 Approval of the minutes of Parish Council Meeting held Monday 13<sup>th</sup> May 2024.** Cllr Stenning proposed these be approved, seconded by Cllr Mann and agreed by all.

**24/06/54 Matters arising from the Minutes.** None.

**24/06/55 Public Question time.** A member of public stood and informed the Council that he has completed a 101 house leaflet drop to houses on Burnards Field Road, Seaway Head and Bishops Court regarding East Devon District Council's proposed development above Burnards Field Road. He has had 10 responses. He then explained to those 10 people how they can make their comment to the current public consultation currently live until 27<sup>th</sup> June.

Cllr Parr thanked him for his efforts.

**24/06/56 Report from County Councillor.** No report received.

**24/06/57 Report from District Councillors.** Cllr H Parr read through her report, informing the Council that last week there was a Strategic Planning Committee meeting at EDDC to agree the process for deciding which sites should go into the Draft Plan. Once sites are in the plan then they will go forward to the inspector and those will be the preferred sites. The recommendation was that there would be a member Working Party which would meet behind closed doors so not open to the public which she is not in agreement with. They will decide these matters. Several Councillors were quite unhappy about this arrangement because public perception is that this is going to be a done deal. Unfortunately we could not win that vote but they did agree that East Devon would be divided up into areas and when an area is being discussed, the relevant Parish Councils will be able to send one representative to speak on its behalf.

**The second matter is the lights in the Dolphin Street Car Park, these are still not working.** Cllr Parr confirmed that she has emailed the officer and he has replied that he had asked the engineers to look into this as they visited the site in March and EDDC are still awaiting a report from them.

Cllr Hay raised a couple of points, he stated that the street lights being out in Dolphin Street car park is unacceptable and that EDDC officers need to work harder to resolve this – not pass the buck. He then stated that Honiton High Street was being cleaned up and weeded by a team last week, when is it Colyton's turn? Cllr H Parr replied that we have a very dedicated member of Street scene living in Colyton and he quite often spends time weeding as he walks through town, he has done several streets in Colyton on his own off his own back. Finally Cllr Hay mentioned an article he read about a town in Gloucestershire. The headline read 'Sewage to swamp local town in development given the go ahead' this is the same situation as we have here in Colyton, the development of the old factory site was never going to be stopped as it was a brown field site but the development above Burnards Field Road would be a disaster. EDDC don't listen to our concerns. Cllr H Parr replied that the sewage system is a huge agreement against development on the green field site, she stated that South West Water are the delegated authority on drainage and should make a report before any application is agreed but they don't always do so.

Cllr Real commented that the broken street lights in the car park was reported to Cllr Arnott in November.

**24/06/58 Highway Matters**

a) TTRO2457437 temporary prohibition of through traffic. Hillhead (from junction with Gribblemead to junction with Brookfield Drive) Tuesday 6<sup>th</sup> August between 09:30 – 15:30. Cabling for new customer connection.

b) TTRO2457665 temporary prohibition of through traffic. Sidmouth Road and The Butts (From The Butts to near Meadow Croft) Monday 29<sup>th</sup> July – Friday 9<sup>th</sup> August. To excavate and install approx. 14 metres of new water main into new development site.

Cllr Hay commented that this work should take a couple of day's maximum, not two weeks. Cllr Mann explained that they allow for any unforeseen issues.

c) DCC Hattoc – Cllr Hay. Cllr Hay informed the Council that he believes that the DCC Hattoc committee meets sometime around August and the Council should prepare a report to be submitted for consideration, this was agreed and will be on the next agenda.

**24/06/59 Report from Meetings Attended.** Cllr Stenning reported that she attended a Strategic Planning Committee meeting at EDDC. She was given three minutes to talk about the Local Plan and made a strong report echoing the Council's feelings on any development above Burnards Field Road, she concluded by stating that Coly\_02A and Coly\_02B should be removed from the Plan. Cllr Parr thanked her for her time and efforts.

**24/06/60 South West Water – sewage system. Cllr Hay.** Cllr Hay raised his concerns regarding the sewage systems and the lack of any action from SWW. They have come for site visits and examined reports and admitted that there are issues that need repairing but nothing seems to be happening, what can we do next? Cllr Parr stated that all we can do is keep the pressure on them. Keep sending in pictures and videos and don't let them think we have given in. Cllr Mann stated that the main issue is that this is a nationwide issue – not just here. Cllr Stenning stated that we should write to our MP, this was agreed by all but will need to wait until after the election as the current MP may not be the same in a few weeks. This will be placed on the next agenda.

**24/06/61 Lack of response from EDDC regarding letter sent by clerk on 11<sup>th</sup> April 2024 regarding Land at Stafford Common.** Clerk to email, asking for a response and to check that the Land Registry sent an acknowledgement of receipt email.

**24/06/62 Future meetings in the Mortimer Room – Cllr Hay.** Cllr Hay proposed that meeting be conducted on the Mortimer Room for now on, seconded by Cllr Mann. There was a vote with two in favour and 6 against, motion denied.

#### **24/06/63 Correspondence**

- a) The Rural Bulletin
- b) EDDC Covid update
- c) Rural Funding Digest May Edition
- d) Email from EDDC, Councillors must ensure their Declarations of Interest are up to date, if any changes need to be made then the Clerk should be informed.

#### **24/06/64 Finance**

Minutes of the Finance meeting held 28<sup>th</sup> May 2024 (Appendix D) to be noted.

Accounts to be approved for payment.

**DD Talktalk broadband and telephone 39.17 VAT 7.83. Total 47.00 pounds.**

**DD British Gas Lite workshop energy 20.38 VAT 1.02. Total 21.40 pounds.**

**DD Biffa Waste management 196.19 VAT 39.24. Total 235.43 pounds.**

**BACS Mr Fitzpatrick toilet caretaker. Total 120.00 pounds.**

**BACS Mr Tharp footpath contract. Total 340.00 pounds.**

**BACS Halcyon cemetery maintenance – not yet received.**

**BACS Lee Clifford Engineering Ltd to make good and install barrier at playing fields labour 1900.00 VAT 380.00 Materials 500.00 VAT 100.00. Total 2880.00 pounds.**

The above accounts were approved for payment. Proposed by Cllr Mann, seconded by Cllr Real and agreed by all.

- a) Invoice sent to Colyford Parish Council for the amount of 136.00 pounds this is 40% of the footpath bill. Noted.
- b) CIL report for 2022-23 for approval and signing. This was approved, it was also agreed to use CIL funds to pay for the bill submitted by Lee Clifford Engineering Ltd.

#### **24/06/65 Planning**

Minutes of the meeting held 28<sup>th</sup> May 2024 – (Appendix E) to be noted.

- a) **Planning application from East Devon**
- b) **Planning decisions from East Devon**

**c) c) Planning correspondence.**

Notification received from EDDC. An application for a street licence renewal has been made by The Exe Valley Pizza Co to continue trading as they already do. Any comments should be sent to the licencing team by 16/06/2024. Noted.

Comment for the Local Plan. The clerk read out the proposed comment – see appendix A – this comment was approved for submission.

**24/06/66 Amenities**

Minutes of the meeting held 28<sup>th</sup> May 2024 – (Appendix F) to be noted.

a) Clerk has emailed the highways team regarding confirmation of the rules for structures (in this case bus shelters) proximity to highways. Awaiting a response. No response yet, this will be on the next agenda.

b) Request from a new allotment tenant to put a 4 X 6 shed on a plot. Agreed.

c) A half allotment plot is being given up, does the Council wish to split it into two quarters? It was agreed to be halved.

**24/06/67 Items brought to the CPC's attention after the agenda had been published to be noted.**

Trim trail fencing, this now does not come in the Steel Grey Colour. Moss Green is available which would match the existing play parks gates, the tennis court fencing and the trim trail itself. Cllr Mann proposed this be accepted, seconded by Cllr Real and agreed.

The clerk reported that Mr Pady is organising works to be done on behalf of the Parish Council without running it through the clerk or the Council. This is work which would incur an invoice. Cllr Mann proposed a letter be written to him explaining that he cannot do this and the letter should be signed by Cllrs Parr and Turner as Chairman and Chair of finance. This was seconded by Cllr Hay and agreed by all.

**24/06/68 Matters to be taken into Committee.** None.

**24/06/69 Dates of future meetings**

Annual Parish Inspection – Monday 17<sup>th</sup> June

Committee meetings – Monday 24<sup>th</sup> June

Full CPC meeting – Monday 8<sup>th</sup> July.

**Meeting closed: 20:00.**

**Appendix A**

**Colyton Parish Council's response to the EDDC Local Plan consultation.**

**Green Wedges**

Colyton Parish Council strongly supports the current Green Wedges between Colyton and Colyford plus Colyford and Seaton. We do not want any alterations to them.

**Town Centre Retail Areas**

Colyton Parish Council agrees that the existing retail area for the centre of Colyton should remain as it is.

**Designated Neighbourhood Area Housing Requirements**

Colyton Parish Council strongly opposes the designation of Coly 02a and Coly 02b on Old Sidmouth Road, Colyton which are both considered unsuitable for development in the Colyton Parish Neighbourhood Plan. This plan took 6 years to 'make' and was endorsed by over 90% of our residents and should be respected. It includes a ban on development above the 200 foot contour in order to preserve the natural setting of the town and its conservation

area, Seaway Head being an Exception Site for the building of affordable homes. The proposed site for development can be viewed from the *entire* Coly Valley and across the Axe Valley from Musbury, both of which are in the East Devon National Landscape. It is outside the established Built-up Area Boundary of the settlement and would erode the existing marked and abrupt transition from town to countryside. We ask that you respect the natural boundaries.

Colyton doesn't *need* more housing other than affordable homes. We already have 72 houses about to be built on the Former CeramTec Site. A further 49 dwellings in this specific location is unsustainable. Colyton doesn't have the jobs for all these residents and therefore they would need to commute for work unless they were all retirees who would need to drive into town as the site is too far away from the town centre and up a *very* steep hill.

The Primary School is at capacity or certainly will be once the 72 houses have been completed, the GP practice is tiny and mostly Colyton residents have to visit the Seaton surgery for treatment plus there isn't a dentist for miles. In fact, no mention is made of additional infrastructure other than "the developers can sort it out".

These sites can only be approached from single track lanes mostly frequented by dog-walkers. Love Lane is constantly running with water and the banks of Clay Lane are susceptible to collapse. Old Sidmouth Road gushes with surface water from this field during downpours which then travels down Hillhead and along Burnards Field Road. Development would destroy these lanes including Fair View Lane, Colyford as residents seek alternative means to join the A3052 in Colyford.

The sewage treatment plant, shared by Colyford, is currently at capacity. It leaks above ground in several places including the pipes going across the River Coly, with excrement and sanitary products surfacing in the farmer's fields close to the plant. All this *before* the 72 houses and 6 light industrial units have been built on the Former CeramTec Site.

In 2016 you rejected plans for development of this site, 15/1758/MOUT, citing: Strategy 7 (Development in the Countryside) and Strategy 27 (Development at the Small Towns and Larger Villages) of the East Devon Local Plan 2013-2031 in that it would have a detrimental impact on the landscape of the town and there was no special justification for the site. It was also contrary to strategies 43 and 50 as well as policy 34 concerning affordable housing. None of these objections have been addressed to make the site acceptable. Nothing has changed. In fact, your Delegated Officer's Report was damning and we would refer it to you. To quote from the report:

#### ***DELEGATED REPORT***

##### ***Highway Issues***

- *Traffic implications on a section of road where there is already potential for vehicular and pedestrian conflict.*
- *The junction at the top of Hillhead just to the north of then site has a blind corner and there is an increased risk of accidents from additional traffic.*
- *Highway safety concerns for pedestrians.*

- *Then access road to the proposed development is far from suitable being only single carriage way with no pavement, very steep and frequently used.*
- *The traffic survey supplied by the developer is inaccurate and significantly underestimates the n volume of traffic using approach roads.*
- *The road is already narrow but creating an informal one way will be extremely dangerous and affect the visibility on exit from existing properties. It will also create fumes from awaiting cars, lorries, tractors, etc..*
- *Junction at the top of Hillhead has a blind corner, additional traffic will increase the likelihood of an accident situation.*

### **Infrastructure**

- *Lack of local employment for future residents.*
- *There isn't the local infrastructure to cater for the additional population in particular the local school is at full capacity.*

### **Landscape/Character Impact**

- *The proposed site is outside Colyton boundary and is an intrusion on the skyline of an area of valued landscape.*
- *Impact on Area of Outstanding Natural Beauty.*
- ***Greenfield site previously designated as Area of great Landscape Value and should not therefore be built on.***
- *The existing houses already built outside of Colyton's building line are a blot on the landscape.*

### **Amenity**

- *Two storey properties would be imposing on existing development to the north.*
- *Security concerns for existing residents of Burnards Field Road.*
- *Houses will overlook existing properties to the north compromising the privacy of existing residents.*
- *In the event that the principal of development is found to be acceptable dwellings on the north side of the indicative spine road should be single storey only.*

### **Drainage/Flooding**

- *There are concerns about the effectiveness and capacity of local sewage system and where the proposal would increase demand on this system.*
- *Surface water flooding impact on properties to the north on lower land.*
- *The field already causes a lot of drainage problems due to the 'clay nature' of the soil, when there is heavy rain it runs off into neighbouring roads and gardens. Developing will only cause more of a problem.*

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### **Planning policy/Need**

- *Development outside the Built-up Area Boundary (BUAB) for Colyton.*
- *Insufficient affordable housing provision.*
- *There is no significant local demand for houses.*
- *There is a large brownfield site on the market in Colyton which is more convenient to the town centre, and should be developed before any thought is given to building on a greenfield site.*
- *The Council has already got a five year housing supply.*

In all, albeit that EDDC already no longer has a 5 year housing land supply, Coly 02a and Coly 02b should be removed from the new East Devon Local Plan 2020-2040 and should be afforded the protection associated with the Green Wedges.