

EXTRAORDINARY PUBLIC OPEN MEETING

Called by the Chair, Cllr Mike Norman

Wednesday 7 January 2015

7.30 pm – 8.30 pm at Clyst St Mary Primary School Hall

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Attendance: approximately 140 members of the public, plus District Councillor Mike Howe and Parish Clerk

Parish Councillor attendance: Cllr M Norman (chaired the meeting), Cllrs Axford, R Norman, Hatton, Perry, Fernbank, Gibbs, Fairburn, Cain, Scanes, Chudley and Cotterill.

AIM OF MEETING:

Bishops Clyst Parish Council convened an Extraordinary public open meeting in order to establish whether the Parish Council should employ the services of a planning expert to assist it in producing representations to planning applications in the Parish. Most recently received are the 7 applications from Friends Provident, just before Christmas (22 December 2014) and which has a deadline date for representations to EDDC of 15 January 2015 (taking into account the Xmas period). For ease of reference the application numbers are as follows:

[14/2637/OUT](#)

[14/2638/LBC](#)

[14/2640/MFUL](#)

[14/2641/LBC](#)

[14/2642/FUL](#)

[14/2643/LBC](#)

[14/2644/MFUL](#)

WELCOME

The meeting was opened with the Parish Council Chairman welcoming the members of the public to the meeting and highlighting the fire exit locations. He explained the reasons behind calling an Extraordinary Meeting and summarised concerns not only with the recent planning applications (above) from Friends Provident on Winslade Park land but also all future development in the Parish (namely, Winslade Park, Cats Copse and Plymouth Brethren field). If granted, the village would see a potential growth of 120%. This would have a detrimental impact upon the village, its infrastructure, services and environment. He explained that locals had established a 'Save Clyst St Mary' campaign which has proved very successful and it is hoped that the Council can agree to employ an expert planning consultant in order to assist with its representations to EDDC. The Chairman's address is attached ([Appendix 1](#)).

SPEAKER 1

Local resident John Selby, on behalf of Gaeron Kayley who is leading the 'Save Clyst St Mary' campaign, then took to the floor. In summary, he explained that the campaign had been set up to object to all inappropriate development within the Parish and it is hope that the campaign will work with the Parish Council in order to achieve its aims. He briefly outlined the progress of the campaign to date and explained how people can get involved either by way of donations/pledges (already received pledges exceeding £2,000), join the campaign, being added to a distribution list or requiring help in writing a letter of objection to EDDC. He reiterated the importance of residents writing individual letters of objection to EDDC (must quote the planning application number). A website has been set up <http://saveclyststmary.org.uk/about/> which contains vast quantities of information and advice. Save Cyst St Mary ca be contact via email saveclyststmary@gmail.com

The Express & Echo is running an article online and further articles are due to be published raising awareness of the campaign. Further coverage is likely.

English Heritage has opposed the planning application for 237 houses (14/2637/OUT) on grounds of adversely affecting the setting of the Grade 2 house. John read out the letter of objection.

He finished off by saying, the number of public present demonstrates the strength of feeling that exists within the community over this matter and asked the Council to recognise this and, as community representatives, vote in favour of employing an expert planning consultant. Full report attached **Appendix 2**.

John Selby sat down.

SPEAKER 2

Cllr Peter Cain introduced himself. He explained his involvement in the newly formed Sports and Recreational Club which consisted of 10 – 12 representatives some of which are from clubs that currently use the Winslade Park site for cricket and football. He categorically stated that the Club is opposed to any development of the green field site (ie, total 19 acres) at Winslade Park. It is hoped that the whole 19 acres can be retained for sports and recreational development and that should become self-funding. He rounded off by offering a copy of the Club's objection report submitted to EDDC, to the Save Cyst St Mary campaign.

Cllr Cain sat down.

SPEAKER 3

Parish Council Planning Chairman, Cllr Shaun Perry, stood up and addressed the public explaining that 93 dwellings are stipulated in the Local Plan (up to 2025) for Cyst St Mary. He listed that 15 had been given approval within the village and 80 on land adjacent to the village hall had been granted which should fulfil this village's requirements. As it stands, potentially 580 dwellings (minimum) could appear if all applications as detailed above, were granted. This represents 120% – 125% growth which is inappropriate and impractical. In addition to the potential growth within the Parish, consideration should also be given to outlying areas namely:

- Exmouth – potentially 1,000 dwellings to be built
- Lympstone – potentially 25 dwellings to be built
- Clyst St George – potentially 50 dwellings to be built
- Sidmouth – potentially 1500 dwellings to be built
- Village at Greendale – potentially 500 dwellings to be built
- Ottery St Mary – potentially 150 dwellings to be built

Cllr Perry then quoted Section 32 (page 8) of the Planning Inspectorate’s Report on the Examination into the Devon Waste Plan as provided to DCC on 6 October 2014, as follows:-

“Spatial strategy

32. Policy W6 identifies a number of specific locations where strategic energy recovery facilities could be developed. In the main, the sites have been chosen so that provision would be made in different parts of Devon relatively close to the larger centres of population. However, there are two sites in the Exeter area. These are known as Hill Barton (W6C) and Greendale Barton (W6D). The choice of two sites in the same area has led to concerns that there would be undesirable cumulative effects. In particular, both locations are served by the A3052 where there are existing air quality issues, notably at Clyst St Mary.”

Cllr Perry sat down.

The Chairman asked for questions/comments from the floor:

Winslade Park resident: stated that the campaign needs to be logical, polite and dispassionate. The Local Plan states 90 houses delegated to the village and that 250 houses constitute a separate village notwithstanding other factors.

Cat & Fiddle resident: expressed concern that elderly residents would face when egressing the Park onto the A3052 with added volumes of traffic, as well as the allocation of social housing.

Cat & Fiddle resident: stated that the Anthrax burial site next to the Park had come back as ‘inconclusive’. District Cllr Mike Howe followed that up by saying that extensive tests had been carried out and that nothing positive had come back. He also stated that Anthrax spores have a lifespan.

Resident: was appalled at the use of greenfield sites being built upon just because it adjoined a brownfield site.

District Cllr Mike Howe addressed the meeting saying that the pre-application advice from EDDC is 'not supported' due to its impact upon a Grade 2 building, being on a greenfield site and that there was a good argument for overdevelopment however it would be difficult to refuse development on brownfield sites. Cats Copse is a greenfield site and should remain as such. He continued by saying that he would like to see the greenfield site undeveloped and used as a community asset which could mean a possible purchase by an authority. Although the deadline date for the Winslade Park applications is 15 January 2015 (extended by a week due to Xmas period), District Council will still be accepting representations after that date right up to the day before a decision is made.

Resident: asked if the commercial aspect of the planning could be supported – District Cllr Mike Howe explained that there may be some challenges as to whether F&C REIT have marketed the commercial aspect as best they could.

The more letters of objection that the District Council receive, the better. One letter does not have to be limited per household – 2 or more can also write.

Resident: Since Friends Provident and DEFRA have left the site, the amount of traffic has been reduced considerably.

Resident: Asked that the Council book the village hall as a future venue.

SPEAKER 4

Rob Hatton, Neighbourhood Plan Lead, then stood up and spoke about what's behind the Neighbourhood Plan which is a document that, once completed and agreed, will form the basis for District Council decision making, in particular on planning issues. Over 300 residents responded to a recent questionnaire. Another meeting is planned for Thursday 15 January 2015 (7 pm) at the Primary School Hall to look at the aims and objectives. All public are invited to come along. It is hoped that the Neighbourhood Plan will be completed by September 2015. Full details/minutes are included in the Parish Council website www.bishopsclyst.btik.com

Resident: asked if it might be possible for the government minister to call-in an application (ie, to take the decision away from the Local Planning Authority (LPA).

Feniton had recently been faced with much the same problem as Clyst St Mary with a large percentage increase in development. As a village, they took on the developers and their campaign was incredibly successful.

At 8.30 pm, there being no further questions, the Chairman thanked the public for attending and asked the Council members to discuss the appointment of an expert planning consultant.

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Tables were set up and Council members (and 5 members of the public), District Cllr Mike Howe and the Clerk gathered. Four members of the public and County Cllr Claire Wright were also present.

Item 1 on the Agenda:

- Discuss the employment of an expert planning consultant in connection with development at Winslade Park as well as future development in the Parish.

Some discussion took place over an explanation of ‘inappropriate’ development which would not be supported by the Council. In essence, the use of greenfield is deemed inappropriate however each planning application is to be looked at individually. If the greenfield development was taken away from the Winslade Park plans, that total houses on brownfield site equates to between 200 - 250 which is still a very high number for the village to cope with. We should be guided by the consultant on the way forward which reflects the village’s needs.

Cllr Mike Norman proposed that the Council employ an expert planning consultant. Cllr Cotterill seconded. All agreed. Cllr Mike Norman had previously circulated a list of consultants that had been asked to quote for their services (**Appendix 3**) and some discussion took place as to the most suitable candidate. At this stage Cllr Cain questioned the Chairman asking if he had made any verbal agreement with Charlie Hopkins (one of the candidates); Cllr Mike Norman replied that he had not done so and that Mr Hopkins was awaiting the Council’s decision. Cllr Axford proposed Charlie Hopkins be employed as he lives in East Devon and has an excellent track record as being behind the Feniton success. Cllr Scanes seconded this proposal and all members present agreed. County Cllr Claire Wright (whose Ward covers Feniton) spoke and recommended him wholeheartedly. It was agreed that Cllr Mike Norman instruct Charlie Hopkins tomorrow morning and that he be asked to prepare a response as quickly as possible (due to time limits) and to provide regular updates regarding his fees. Cllr Cain stated that he would re-evaluate the precept calculations and adjust according to include some funding towards the consultant (although it was noted that the campaign had achieved pledges).

Item 2 on the agenda:

- Discuss Emergency Working Group’s Terms of Reference and management of expenditure.

Deferred to a Full Council Meeting.

The Chairman thanked those for attending and declared the meeting closed at 9.05 pm.

Page 6 = Appendix 1

Pages 7 & 8 = Appendix 2

Page 9 = Appendix 3

APPENDIX 1

Welcome to you all to this Extraordinary Meeting of the Bishops Clyst Parish Council.

This meeting has been called because some Councillors have had concerns over my intention to call an Emergency Group meeting before Xmas when it was going to consider whether the proposed developments amounted to an emergency and if so whether the Emergency Group were going to employ a planning consultant. There was some urgency in calling the Emergency Group meeting as the Winslade Park application arrived just before Xmas and this Council was being asked to respond to the application by 16 January. The view of some Councillors was that the planning applications did not amount to an emergency despite the fact that we were going to consider the future life of the Village and its possible demise if permissions for development are granted.

We currently have three sites under proposals to develop inappropriate number of housing within our Parish that if granted will have a significant impact upon our environment, infrastructure and fabric of village life that we enjoy. There is a very real risk of -potentially increasing the Parish in size by 120%. These sites are Winslade Park, Cats Copse and Plymouth Brethren field.

A recent survey has shown that 57% of residents are not in favour of any more development other than what has already had permission granted, however 56% did say that if there is to be any development then that development should be on 'brown field sites'.

Such are the feelings within the parish over the proposed developments has seen the formation of a campaign group calling themselves "save Clyst St Mary village" and who have the support of the residents and are a strong representation of the majority who do not want any more development. They have distributed circulars around the village and have had positive responses including donations of money should the Council agree tonight to employ a consultant with planning expertise.

The purpose of tonight's meeting is to discuss and consider employing such a consultant but before we do I will invite any comments from the public.

APPENDIX 2

Good evening Ladies & Gentlemen.

Firstly, I would like to thank our chairman for the opportunity to say a few words this evening.

I am not an expert in planning matters, there are others here much better qualified than I to deal with the detail of planning and development.

I am a resident of Clyst St Mary, and I'm here, simply as a spokesman for our campaign group, deputising for Gaeron, our campaign leader, who, due to work commitments, is unable to be here tonight. I would like to remind everyone why this extraordinary Parish Council meeting has been called. The principal item on the agenda is "Discuss the employment of an expert planning consultant in connection with development at Winslade Park as well as future development in the Parish"

I would like to add to that:- The "Save Clyst St Mary Village" campaign is NOT limited to Winslade Park. We are objecting to ALL INAPPROPRIATE development in our Parish, including The Cat and Fiddle and The Solar Farm, off Oil Mill Lane and any future INAPPROPRIATE development. We are NOT opposed to ALL development. We accept we have to take our fair share of development on Brown Field sites, but we DO object to Developers attempting to re-classify Green Fields as Brown Fields, simply because the Green Fields are adjacent to Brown Field sites. I would like to re-assure our Councillors that our campaign in no way is attempting to usurp the Parish Council's role. We wish to give support to our Council and undertake activities that the Council, by its very terms of reference, is not able to do.

I would like to take a moment to review the progress of our campaign so far.

We have carried out 2 leaflet drops. The first was limited in circulation, just to gauge residents feelings. The response led us to believe that a meaningful campaign could be established, and several residents were very keen that we should go ahead.

The second leaflet drop was all encompassing and more detailed. We posted leaflets into approximately 500 letter boxes throughout Clyst St Mary, and some we believe outside CSM. We did this only last week, Monday, Tuesday and Wednesday. The response in support of our cause has been absolutely staggering. Way beyond our wildest dreams. The leaflet we circulated (show leaflet) explained 4 ways in which people could help. Many residents have offered help in all 4 areas.

We have already received written pledges exceeding £2000. And more has been promised. Within little over a week Peter Simmons has set up a web site for us. I do commend people to look at this, it is excellent and contains a wealth of information and advice. Particularly there are examples of letters of objection

that you can use to formulate YOUR objection letters. I MUST clarify one point -1 have been advised that it IS acceptable to send 1 letter of objection to all the planning applications, PROVIDED you state ALL the application numbers at the top of your letter. This is very important. If you don't, your objection won't count. Crucially, letters of objection are key in this campaign. So, the more,the better. The only thing the Planners will take into consideration are the letters and emails they receive from individual residents quoting the Planning Application Numbers at the top. Nothing else will be taken into consideration.

If you don't have internet access we ask that you fill in one of our forms, which you will find outside when you leave, giving your name, address and telephone number. We can then write a letter on your behalf, bring it to you and, if you are happy, you can sign it. We will take it away and ensure it gets to EDDC Planning Dept. Even if you do have internet access and intend to write your own letter, we would still like to be able to communicate with you in the future. This campaign will run for some time and it would help us greatly if you would either fill in a form or email your details to saveclystmary@Gmail.com. The web site also has a "latest news" section which will keep you up to date with developments as and when they happen. There was an article in the Express & Echo online last Monday evening and a further article is due to be published in next Thursday's paper, both raising awareness of our campaign. Gaeron is attempting to get coverage in the Western Morning News, on Radio Stations and Television. So, keep looking at the web site to be informed of forthcoming announcements in the media.

Last December the 8th I came to a regular Council meeting here. There were 4 members of the public present. Myself, Gaeron and 2 others. We estimate that there are about 100+ residents here tonight. The support we have tonight and financially, must surely demonstrate to each Council Member the strength of feeling that exists within our community, and I ask each and every Councillor to recognise this and, as our representatives, vote in FAVOUR of employing an expert planning consultant to spearhead our campaign. You have the full support and backing of our group and we are looking to you for the leadership that is required. If any Councillor feels they cannot vote to support us, we ALL would like to hear their reasons for not doing so.

Thank you for affording me the opportunity to speak tonight.

APPENDIX 3

CHARLIE HOPKINS	£150.00/hour or £750.00/day No VAT	www.charliehopkins.co.uk	Is available
PAUL BARKLEY - Exeter Planning		exeter-planning.co.uk	
ACORUS RURAL PROPERTY SERVICES Ltd.		www.acorus.co.uk	Not within their remit for objections
HEATHER WOODMAN Forester Town Planning	£55/Hour No VAT	uk.linkedin.com	Is Available
GARSDALE PLANNING SERVICES			Not his type of work
PICHLER PLANNING	Already deployed to C St George ?????? Developers	www.pichlerplanning.co.uk	Declaration of Interest
LEITH PLANNING CONSULTANTS, LANCS.	Platinum package - £150/200 Hour + VAT plus exps	www.leithplanning.com	
AFA Planning Consultants, Croydon		afaplanningconsultants.co.uk	Do not do objections
KINGSLEY SMITH Solicitors, Chatham	£240.00/hour +VAT	www.kslaw.co.uk	
PETER ROWLAND Tavistock	£135.00/Hour - no VAT + disbursements	www.rowanedwards.com	Is Available
PCL PLANNING EXETER			Conflict of interest Cats Copse
TETLOW KING PLANNING BRISTOL		www.tetlow-king.co.uk	Has a Potential Conflict of Interest
Some distance from Devon			
Declined			

Has not responded and I cannot reach him