

EXTRAORDINARY PUBLIC OPEN MEETING

Called by the Chair, Cllr Mike Norman

Tuesday 20 January 2015

7.30 pm at Clyst St Mary Village Hall

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Attendance: approximately 167 members of the public, plus District Councillor Mike Howe, Charlie Hopkins (Planning Consultant) and Parish Clerk (Juliet White and her replacement Tony Le Riche)

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

Apologies: Cllrs Perry and Gibbs

AIM OF MEETING:

Bishops Clyst Parish Council convened an Extraordinary public open meeting in order for the public to be able to voice their opinions on the following nine planning applications, to capture that information to assist in making its representations to EDDC, that reflect the community views:-

Applicant: Friends Provident

Location: Winslade Park, Clyst St Mary

Proposal: Click on each individual application.

14/2637/OUT	14/2638/LBC	14/2640/MFUL	14/2641/LBC
14/2642/FUL	14/2643/LBC	14/2644/MFUL	

Applicant: The Turnstone Group

Location: Land to North of A3052 Between Cat & Fiddle and Devon County Show Ground, Sidmouth Road, Clyst St Mary (otherwise known locally as 'Cats Copse').

Proposal: Outline application with some matters reserved for the construction of up to 93 dwellings and new access and associated open space (access to be considered)

[14/2237/MOUT](#) – Amendment for revised Transport Assessment and Addendum, Revised Travel Plan and Proposed Access Details. Supplementary Contamination information.

Applicant: Solstice Renewables Ltd

Location: Land surrounding Walnut Cottages, Oil Mill Lane, Clyst St Mary

[14/2952/MFUL](#) - Proposal: Installation of ground mounted photovoltaic solar arrays together with power inverter systems; transformer stations; internal access tracks; landscaping; CCTV; security fencing and associated access gate.

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 Gaeron Kayley, Save Clyst St Mary Campaign, took a photo of the meeting. The Chairman asked if representatives of the above planning applications were present in the room. There were no representatives from Friends Provident or Cats Copse applications.

Cyra Parkes from 930 Communications was present on behalf of the Solstice Renewables application.

Charlie Hopkins, Planning and Environment Consultant, was introduced and welcomed to the meeting as well the new Clerk, Tony Le Riche, who is to replace Juliet White. Charlie took the floor and explained his background briefly to the public.

Gaeron Kayley, Save Clyst St Mary Campaign, then took to the floor explaining the phenomenal support that had been received to date but the campaign still needs to gather further momentum. He welcomed contact from parishioners either via email saveclyststmary@gmail.com or letter (11 Clyst Valley Road, Clyst St Mary). The website <http://saveclyststmary.org.uk/about/> is being updated daily. EDDC is experiencing problems with uploading documents onto their website. The Campaign now has a bank account set up to receive pledges/donations. Payments can be made either at the Post Office or cheques sent to Gaeron directly.

Charlie Hopkins explained the failure of EDDC to produce an up-to-date Local Plan (2006 - 2026) and how the National Planning Policy Framework (NPPF) overlies the old, yet existing, Local Plan (1995 – 2011). With regards to the Winslade Park development, he outlined some material considerations that could be included in any objection. Sustainability of a development – these are ‘threads’ of the NPPF and important factors to consider are how residents in the proposed development can access local amenities sustainably. Another factor would be loss of open space and recreation land and another good policy consideration is air pollution.

Resident (Carol Trim)

She clarified EDDC’s failure to produce a Local Plan. She highlighted that 93 dwellings proposed for the village in the draft Local Plan had already been met. Even, taking into account Cranbrook, there is still a shortfall in housing targets. The NPPF does not set out any specific housing allocations within areas/districts.

Resident (Andy Scott, The Willows)

Highlighted the bottleneck at the M5 roundabout as well as existing travel problems in the Clyst St Mary area. He felt strongly that the Cranbrook development should have prevented development in villages and questioned why EDDC do not have a Local Plan in place.

Mike Howe (District Cllr)

Responded by saying that a Local Plan may not stop this type of development from going ahead. Recently EDDC refused a development in Pinhoe. It went to Appeal and was overturned. He said that ‘over development’ was a main consideration to highlight in any objection letter; damage to cohesion and vitality of the village. He continues to fight against all these types of applications.

Charlie Hopkins believes that there are enough planning policies for refusal of all applications but endorsed what Mike Howe said; any application can go to Appeal at a costly Public Inquiry. If EDDC lose, they would have to pay the developers costs; this is why EDDC need good reasons for refusal. He said that planning is not a democratic process. One letter with valid, good materials policy considerations far outweigh those with no good material policy considerations.

Currently the Winslade Park site has in it an established employment site which should be preserved. Should the development go ahead a substantial amount of employment land will be

lost and little is being proposed to replace it thereby residents from the proposed development would generate more use of the car to access their employment. This represents another good material consideration for refusal.

Resident

Traffic movements would be reversed should the Winslade Park development go ahead. Historically, vehicle movements entered the site during morning rush hour and left the site during the afternoon rush hour. Should the development go ahead, residents would be leaving the site during morning rush hour to join the other commuters on their way to Exeter and therefore adding to the existing problems on the road network. The same applies in the afternoon when residents return to Winslade Park, amongst the other commuters from Exeter who have to deal with the bottleneck that already exists at CSM. The direction of the traffic will be changed to match others in the area whilst historically it was *opposite* which didn't cause so much of a problem. This is something which should be brought to Officers' attention when considering highway issues as he believes that the applicant's information in relation to the traffic figures is incorrect.

Charlie Hopkins suggested another stance to adopt that would carry some weight is the adverse impact that the development would have on transport grounds; its adverse impact on pedestrians, cyclists, etc.

Currently 126 objections to the Winslade Park application are lodged on the EDDC website. English Heritage has objected to the 237 houses (14/2637/OUT) due to it being in close proximity to the listed building. Highways has not approved this same application and requested further information.

Mike Howe

EDDC is still accepting letters and email representations and is still processing comments, however they may not be put on the website. He reported that he sits on the Development Control Committee at EDDC and the more people writing in with good objection letters, the better.

Resident

Highlighted that there was no provision for an extension to the school, a doctor's surgery or dentist to cope with an increased population.

SOLAR FARM

Charlie Hopkins explained that there is no Local Plan Policy which now protects agricultural land but it is protected under the NPPF. Grade 1 – 3A (deemed 'best and most versatile') should be protected.

Cyra Parkes of 930 Communications, representing the applicant, explained that this application was refused first time around because some Grade 2 land was included within the project. Now the panels are on Grade 3 land only. Sheep will continue to graze the land and therefore it will remain as agricultural land and continue to be farmed. Solstice claim that they have spoken to local residents but one affected resident present said that she had not received any communication. Cyra Parkes encouraged anyone to speak to her after the meeting.

Resident (Carol Metson)

Asked if English Heritage had been consulted. Mike Norman answered saying that a letter had been written to English Heritage asking them to become involved as they were not included within the statutory consultations. English Heritage has approached EDDC and are now being consulted.

Mike Howe said that 'loss of agricultural land' was a good policy to quote and believes that all solar panels should be placed on roofs.

Oil Mill Lane Residents' Association (OMLRA) - was disappointed to hear of a second application for the solar panel following the first application's refusal. Grade 3A land is still considered prime agricultural land and also at least two properties are affected by heritage issues.

The Chairman then rounded off the meeting by inviting the public to vote (by way of a show of hands – approx. 167 residents present) on the following applications:-

Winslade Park (7 applications as listed above).

2 individuals were in favour of *all* or *some* of the applications

A clear majority of hands were shown as not in favour of all applications.

Cats Copse

0 in favour of application

A clear majority voted against the application

1 undecided.

Solar Panels

0 in favour of application

Clear majority voted against the application

17 undecided.

At 8.35 pm, there being no further questions, the Chairman thanked the public for attending and asked the Council members to convene to decide upon the above applications.

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Tables were set up and Council members (and 3 members of the public), District Cllr Mike Howe, and the Clerks gathered.

Declarations of Interest: Cllr Mike Fernbank because he is a member of the Countess Wear Cricket Club who use the facilities at Winslade Park.

Applicant: Friends Provident

Location: Winslade Park, Clyst St Mary

Proposal: Click on each individual application.

14/2637/OUT	14/2638/LBC	14/2640/MFUL	14/2641/LBC
14/2642/FUL	14/2643/LBC	14/2644/MFUL	

Cllr Mike Norman proposed objections to all 7 applications. Cllr Don Axford seconded. All agreed. Charlie Hopkins will prepare an objection letter by Friday (23rd January 2015) on Bishops Clyst Parish Council letter-headed paper.

Applicant: The Turnstone Group

Location: Land to North of A3052 Between Cat & Fiddle and Devon County Show Ground, Sidmouth Road, Clyst St Mary (otherwise known locally as Cats Copse).

Proposal: Outline application with some matters reserved for the construction of up to 93 dwellings and new access and associated open space (access to be considered)

[14/2237/MOUT](#) – Amendment for revised Transport Assessment and Addendum, Revised Travel Plan and Proposed Access Details. Supplementary Contamination information.

This application has already received the Council's objection but the amendment (as detailed above) was objected to by Cllr Don Axford, Cllr Rob Hatton seconded. All agreed.

Applicant: Solstice Renewables Ltd

Location: Land surrounding Walnut Cottages, Oil Mill Lane, Clyst St Mary

[14/2952/MFUL](#) - Proposal: Installation of ground mounted photovoltaic solar arrays together with power inverter systems; transformer stations; internal access tracks; landscaping; CCTV; security fencing and associated access gate.

Cllr Alan Cotterill proposed an objection, Cllr Don Axford seconded and all agreed. Cllr Norman read out the proposed draft letter of objection. Mike Howe highlighted that 3 listed properties were affected by this proposal (Old Kiddicott, Kenniford Farm and Greendale). There was also the belief that the proposal would have a detrimental affect on businesses and that there was an Environmental Health issue (humming of panels).

The Chairman thanked those for attending and declared the meeting closed at 8.55 pm.