MINUTES OF A LYMPSTONE PARISH COUNCIL MEETING HELD IN THE VILLAGE HALL AT 6.00PM ON MONDAY 22ND JANUARY 2024.

PRESENT:	
Councillors	S Culhane, S Francis, N Linfoot (Chairman), A Minter and L Staddon
Clerk	Miss L Tyrrell
County Councillors	J. Trail
District Councillors	None
Public	2 members

Public session

County Cllr Trail reported on the upcoming one lane road closure along the A376 to replace the gas mains beginning on 29th January for forty days:

- Advanced warning signs erected 22nd Jan along Highway between Sowton roundabout, Woodbury and Exmouth.
- Facebook notification announced.
- October 2023 - Clerks from Lympstone, Woodbury and Exmouth had attended a meeting with Cllr Trail, Wales and West utilities company and utilities enforcement officer.
- Temporary traffic lights to be erected at Courtlands Cross and up from Saddlers Arms along A376.
- Summer Lane closed.
- Courtlands Lane one way.
- Wotton Lane one way.
- HGVs diverted from Sowton Roundabout to Sidmouth Road (to Halfway House and across common land).
- Cllr Trail, enforcement officers and utilities officers will be frequently on site.

He added that there will be issues. High issues expected along Hulham Road, Woodbury Roads, Salterton Rd and along A376. Any issues reported to LPC must be forwarded on to Cllr Trail.

Cllr Minter asked about the current road closure along Exe View Road. Cllr Trail explained that this would be completed by 25th January.

Cllr Trail explained that he had visited Thorne Farm and DCC was investigating a blocked drain along the A376 outside of the site. He was working with the owners to mitigate flooding issues.

24/12 Apologies

Cllr Atkins due to ill health.
Cllr Hill, Moffatt, Payne and District Cllr Jung due to other commitments.
Cllr Linfoot proposed to approve the apologies. Cllr Francis seconded. Unan.

RESOLVED that the Apologies were approved by the PC.

24/13 To receive any Declarations of Interest

None

24/14 Planning Applications

23/2632/MFUL - Proposed siting of a dairy building and hardened access track at Thorne Farm.

Cllr Minter reported on the applicants Acorus rainfall calculations from the EDDC online planning portal compared to rainfall data from LFRG:

A. Rainwater Tank Capacity Calculation Comparison (See Appendix 1)

The planning application rainwater collection tank size: ***20,000 litres.***

In brief summary, I undertook a 'like for like' calculation of the Acorus data estimate (Planning Portal) and actual observed maximum rainfall data (LRFG). The results (attached) are as follows:

a) Planning Application

Total maximum estimated, 'wet month' daily rainfall collected from new Dairy Unit hard Surfaces: 17,016 litres.

Spare tank capacity: ***2,984 litres***

b) LRFG

i) 4 January 2024. 0.6496 inches of rain fell in 4 hours: 71,990 litres

Proposed tank shortfall, therefore flood run-off: ***51,990 litres***

ii) November 2012. 1.9488 inches of rain fell in 17.5 hours: 215,969 litres

Proposed tank shortfall, therefore flood run-off: ***195,969 litres***

B. Background

Cllr Linfoot, Mr Brewer (LFRG) and I have been working with the Applicants for the Thorne Farm Dairy Site (23/2632/MFUL) to get to the bottom of the application's rainfall and waste water tank sizing (20,000 litres) calculations. On Monday 8 January 2024 in the Parish Council meeting, LFRG and LPC had expressed their serious concern that the increases in hard surfaces proposed by the application for the siting of a new, robotic dairy unit at Thorne Farm .

We noted that DCC Flood Risk Group had also expressed reservations and wished to see the calculations that accompanied the applicant's assertion that a water tank size of 20,000 litres was adequate for the run-off from the proposed new hard surfaces. This was posted to the planning portal on 11 January 2024.

Following a site visit to Thorne Farm by Cllrs Linfoot and Minter on 17 January 2024, LPC and LFRG also requested from the applicants' agents, Acorus, the calculations used in deciding on the tank size of 20,000 litres so that these could be checked against actual rainfall data collected by the LFRG.

Following requests for rainfall data and calculations from the applicants by Cllr Minter and Mr Brewer and counter-requests by the applicants to see the LFRG data, on 18 January 2024 revised rainfall calculation were posted on the planning portal in answer to the DCC Flood Risk Group. Neither LPC nor LFRG were notified that this data was made public or available at the time.

The revised Acorus 'Rainwater Calculation Data'. ***(See Appendix 2)***

Along with the actual LFRG data, I have used the Acorus data posted to the planning portal to calculate a comparison tank capacity/ attenuation capacity requirement between the application and actual observed maximum rainfall data over the last ten years.

Cllr Minter felt that at this time and due to lack of a full comprehensive flood risk plan this application could not be supported due to concerns of flood risk further down the village.

The Applicant was present and explained that there was already a hardstanding where the building was going to be so no additional water run off would be created. She added that she would continue conversations with the PC and LFRG so as not to cause a flood issue elsewhere. She explained that water was expensive and precious commodity that they wanted to use/recycle as much as possible. She added that it was important to note that the water run off along the main road does come from a variety of sources and not just the farm.

Cllr Linfoot proposed that Lympstone Parish Council supported the principle to promote local business and agriculture, however, LPC could not support the potential downstream flood risk. Cllr Staddon seconded. Unan.

RESOLVED that the Clerk send the recommendation of object from LPC to EDDC.

23/2740/OUT - Outline permission for the construction of up to six dwellings sought with all matters reserved other than access at Land South Of Courtlands Lane Exmouth.

Cllr Culhane proposed to object to the outline application due to the following reasons: Impact in the Coastal Preservation Area - visual openness and views to and from the Estuary, outside BUAB, contravenes both Exmouth Neighbourhood Plan and East Devon Plan, lack of amenities, single lane access, no pavement, not in keeping with the surrounding area, and the established single line of neighbouring properties, disrupts the skyline and overdevelopment of area.
Cllr Staddon seconded. Unan.

RESOLVED that the Clerk send the recommendation of object from LPC to EDDC.

Cllr Culhane also highlighted the following for a previous site application: 14/2752/FUL (for 2 houses) and the reasons cited for refusal, including reasons listed by Natural England, and the impact of suburban design, size and massing of the 6 properties and the site's close relationship with heritage listed buildings. The development of six dwellings would represent an unacceptable visual and physical intrusion into the surrounding countryside and is contrary to national and local policies designed to safeguard encroachment into open countryside and where special justification is required for new housing. The application also contravenes NPPF guidance that “development will only be permitted where it would not harm the distinctive landscape amenity and environmental qualities".

24/0054/FUL - Proposed new roof, incorporating dormer windows to north and south elevations. Insertion of a new double hung sash window in proposed west elevation at 12 Harefield Cottages, The Strand.

Cllr Minter explained that this dormer window was much larger than the previous application. He proposed to object due to the imposing proposal, negative adverse impact, and detrimental effect in a conservation area. It was out of character with the street scene and contravened LNP conservation area policy. Cllr Francis seconded. Unan.

RESOLVED that the Clerk send the recommendation of object from LPC to EDDC.

Amended plan: **22/2428/FUL** - Siting of six shepherds huts with external decking, 3 boiler houses/log stores, one with decking area, and associated infrastructure (partially retrospective application) at Lympstone Manor Hotel.

Cllr Culhane was concerned that the ecology statement submitted to EDDC was a letter that recognised no potential protection of species. She highlighted additional concerns: coastal preservation area, additional light pollution, foul water issues, sewage being pumped uphill, fuel used and air pollution. She questioned the design and access statement as there was no evidence of what had been done.
Cllr Linfoot proposed to support the improvements to the layout and landscaping of the site. However, he noted and was concerned that the issues raised in LPCs original objection had not been addressed: lack of any improvement to the sewage infrastructure, ecology (no updated ecology survey), waste management and flood risk. Cllr Francis seconded. Cllr Minter and Staddon supported the proposal. Cllr Culhane objected.

RESOLVED that the Clerk send the recommendation from LPC to EDDC.

Cllr Linfoot added on the responses to applications 23/2740/OUT and 22/2428/FUL, LPC should make reference to District Cllr Jung recent report in Exmouth Journal www.exmouthjournal.co.uk/news/24043851.east-devon-councillors-discuss-sewage-pipe-bursts-exmouth/
Unan agreed.

Meeting closed **7.30pm**

Chairman: Date:

Appendix 1:

Application: Proposed Siting of a Dairy Building and hardened access track
Reference: 23/2632/MFUL
Site: Thorne Farm, Exmouth Road, Lympstone, EX8 5AG

Rainwater Calculation Data

Rainfall data from MANNER-NPK

According to the data, the average rainfall per year is 782mm.

Based on an average rainfall per year of 782mm, and accounting for climate change at 45%, the total rainfall equates to 1,134mm over 12 months.

This equates to an average of 3.1mm per day throughout the year.

Taking exclusive account of the wet months from November to February, this equates to an average of 3.9mm per day in a worst-case scenario.

Based on a worst-case scenario as above, approximately 0.153 inches of rainfall occurs per day.

We consider the rainfall and drainage management of the proposed development below for both the roof water and yard water.

<u>Dairy Building Roof Water:</u>

The roof of the proposed building extends to 2,525 sqm (27, 178 sqft, 3,913,632 sq inches).

3,913,632 sq inches x 0.153 rainfall /231 = 2,592 gallons x 4.546 = 11,783 litres of rainfall.

The Applicants will collect the above rainfall, which will be sent to the above ground water tank, for treatment and reuse within the proposed dairy building.

Dairy Building Yard, Track and Hard Standing Area Water

The proposed concrete pad/yard and track area totals 1,108 sqm. This totals 11,926 sqft (1,717,344 sq inches).

1,717,344 sq inches x 0.153 rainfall/231 = 1, 137 gallons x 4.55 = 5,169 litres.

The above rainfall will also be sent to the above ground rainwater collection tank.

Water Tank

The Applicants propose to site a water tank with a capacity of 20,000 litres. The above calculations show that the water tank will be able to accommodate the collection and storage of water at the site for the 1 in 100 year, allowing for climate change at 45%.

Other

The above calculations have been provided in response to DCC Flood Risk Management Team's comment on the Application and reflects the rainfall for a 1 in 100 year + 45% allowance for climate change.

The Applicant kindly requests reference to be made to Paragraphs 7.10 – 7.15 of the submitted planning statement and for this information to override the rainfall data provided in the Planning Statement.

As confirmed in the Planning Statement, the Applicant seeks to collect rainwater from the roof of the proposed dairy building, in addition to the surface water from the yard, track and hard standing area. The collected water shall be directed to an above ground water tank, with a capacity of 20,000 litres, and shall be treated with a UV treatment plant to enable the water to be reused as washing down water in the parlour, in addition to drinking water for the cattle.

On average, dairy cows consume 180 litres of water per day. The proposed development relates to the housing of 120 dairy cows. A total of 21,600 litres of water is therefore required daily.

In both instances, the water required for the dairy cows outweigh the amount of water collected from rainfall. It is to be noted that the proposed dairy building will also be connected to a mains water supply to ensure that no shortfall in the supply of water shall occur.

The above calculations demonstrate that the capacity of the tank is sufficient. The above worst-case scenario calculations in particular show that the tank shall still have 3,048 litres of spare capacity available after accounting for the new dairy building, track and areas of hardstanding. In any instance, as the cows shall be drinking from this captured and treated water supply, the tank will be continuously drawn down.

It can be confirmed that all aspects of the surface water drainage has been considered for the proposed development and that a sustainable drainage system has been proposed.

In consideration of the above, the development has been shown to collect and sufficiently contain all surface water and shall not lead to an increase risk in flooding.

Appendix 2:

Lympstone Parish Council

23/2632/MFUL

Site: Thorne Farm, Exmouth Road, Lympstone, EX8 5AG

Water Tank for collection and storage of water	20,000	litres	

A. Daily Rainfall Calculations

1. Acorus, on behalf of applicant

Average annual rainfall	782	mm	
Adjusted for climate change +45%	1,134	mm	
Annual Daily average +45%	3.11	mm	/day
'Wet Months' Nov to Feb	3.90	mm	/day*
'Wet Months' Imperial equivalent (/25.4)	0.1535	inches	/day*

*Apparently equiv. to 1 in 100 year event

Source: MANNER-NPK software.From the MANNER-NPK website: '*MANNER-NPK is a practical software tool that provides farmers and advisers with a quick estimate of crop available nitrogen, phosphate and potash supply from applications of organic manure'.*

'Cautionary note

The information supplied by the MANNER-NPK software is for guidance purposes only and is not intended to fully substitute for professional agricultural advice. The user is responsible for ensuring the accuracy and completeness of all data entered and used by MANNER-NPK , and for any commercial decisions taken based on any of the outputs from the MANNER-NPK software.'

2. Lympstone Flood Resilience Group

14/01/2024	Water fall in 4 hours	16.5	mm	/day
		0.6496	inches	/day**
Nov 2012	Water fall in 17.5 hours	49.5	mm	/day
		1.9488	inches	/day***

Twice in 12 year event!

** Source: Actual Rainwater gauge data

*** Source: EA's consultants during the preparation of the Lympstone Hydraulic Model Project, a 5 year project completed by the EA's consultants JBA in 2022

B. Dairy Unit Plan Hard Surface Increase

i) Dairy Building Roof Water

Surface area		2,525	sqm
	or (x10.764)	27,179	sqft
	or (x144)	3,913,790	sqinches

ii) Dairy Building Yard, Track and Hard Standing Area Water

Surface area		1,108	sqm
	or (x10.764)	11,927	sqft
	or (x144)	1,717,418	sqinches

C. Tank Capacity Calculations

Hard Area (Sqinches) x Rainfall (inches) /231 = Gallons x 4.546 = Litres

	Hard Area (sqinches)	Rainfall (inches)	/231	Rainfall Gallons	x 4.546	Rainfall Litres
i) Acorus for Applicant						
Dairy Building Roof	3,913,790	0.1535		2,601		11,826
Dairy Building Yard	1,717,418	0.1535		1,142		5,189
	5,631,208			3,743		17,016
Water Tank Capacity						20,000
Estimated Maximum Rainfall in one day						**2,984**

Spare Capacity

ii) Lympstone Flood Resilience Group Actual Max Rainfalls

		04/01/24		
Dairy Building Roof	3,913,790	0.6496	11,006	50,034
Dairy Building Yard	1,717,418	0.6496	4,830	21,956
	5,631,208		15,836	71,990
Water Tank Capacity				20,000
4 January 2024 - Actual Rainfall 0.6496 inches in 4 hours				**-51,990** **Capacity Shortfall**

		Nov 12		
Dairy Building Roof	3,913,790	1.9488	33,018	150,102
Dairy Building Yard	1,717,418	1.9488	14,489	65,867
	5,631,208		47,507	215,969
Water Tank Capacity				20,000
November 2012 - Actual Rainfall 1.9488 inches in 17.5 hours				**-195,969** **Capacity Shortfall**