PLANNING MINUTES OF A LYMPSTONE PARISH COUNCIL MEETING HELD IN THE VILLAGE HALL AT 7.30PM ON MONDAY 16TH APRIL 2024.

PRESENT:	
Councillors	D Atkins, S Culhane, S Francis, R Gale-Hasleham, K Hill, N Linfoot (Chairman), A Minter and L Staddon
Clerk	Miss L Tyrrell
County Councillors	None
District Councillors	None
Public	1 member

Public session
The Chairman asked the member of the public present to speak on the relevant planning application at the time of the item.

24/48 Apologies
Cllr Payne due to other commitments.
Cllr Linfoot proposed to approve the apologies. Cllr Staddon seconded. Unan.

RESOLVED that the Apologies were approved by the PC.

24/49 Declarations of Interest
Cllr Atkins declared a personal interest with planning application 23/2632/MFUL.

This was recorded in the book.

24/50 Planning Applications

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

The Chairman read out the previous PC objection to the application. He referred to the comments made by Lympstone Flood Resilience Group (LFRG) and Lympstone Water Quality Group (LWQG); he asked the applicant present about the one-off flood issue. The applicant explained that due to the excessive rainfall during the building work, the disturbance of soil had caused the wash. She added that even if the site had been left as a field there would have been the same water runoff. She explained that they had now added silt fencing and sediment traps to reduce pollution from runoff. It should be completed and sealed by August. The water in future would run off into the attenuation tank and used for the stock. Cllr Culhane asked about the water pollution reported to the EA in February and March 2024 which had been investigated. She had been told that the EA had asked for pollution measures and if any other measures were planned. The applicant explained that the EA was happy that this was a short-term issue and wouldn't happen again. Cllr Culhane asked about the planned trees to be planted – was this for screening and/or flooding prevention? The applicant explained that they had been told this was necessary to offset the development. Cllr Culhane felt that additional tree planting could have been considered for natural flood management and stated that there was funding available to landowners for this purpose. She referred to the LWQG report which highlighted a lack of water pollution assessment. The applicant explained that they only submitted the statutory documents to EDDC for the site and not the area. Cllr Culhane added that the site could not be viewed in isolation and must look at the risk to the community. The

applicant explained that appropriate measures were in place. Cllr Atkins added that the flooding risk had immensely improved in the area over the last 60years. He explained that DCC had laid a pipe under the A376 to improve drainage, but the pipe was failing. A pond had been filled in and created a diversion in the water runoff which was causing the issue. He felt DCC should deal with this. Cllr Minter asked the size of the additional attenuation tank. The applicant explained that the tank under the development was a slurry store, the additional tank was for the water runoff. This had a slow-release flow rate. She added that the tank was 20,000litres capacity and will always hold 1,000 litres. All water would be run through a UV lamp to use for the stock. The additional water could be mixed with the slurry and spread on the land. Cllr Minter asked if the deposited soil further on the field would add to the velocity of water. The applicant explained that the amount of rainfall would remain the same irrespective of the topography, they were allowed to put soil elsewhere on their land. Additional spoil from this development would be used for infill and half the amount of what had been removed previously. They wanted to grow additional hedges and plant more trees to screen. The Chairman felt the applicant had greatly improved the flood plan and the EA had approved systems being added. He proposed to support. Cllr Culhane felt the planning application contravened the National Planning Policy Framework (NPPF), Section 2 on achieving sustainable development and Section 15 on conserving and enhancing the natural environment, and the East Devon Local Plan, EN14 on the control of pollution and EN18 on the maintenance of water quality and quantity. She added that the EA were advisors whereas NPPF were planning law. Cllr Linfoot highlighted the fact that the PC had not seen the EAs report, but the applicant had assured the PC that she was compliant. Cllr Atkins explained that the EA was a statutory authority to report to EDDC planning authority and not the PC. The applicant also added that the EA had explained their findings would be confidential and she was concerned how much was known about the EA findings and their development. Cllr Francis felt that a lot of the concerns had been mitigated with the amended application and EDDC would ultimately make the final decision from advice received from the appropriate authorities.

Cllr Linfoot proposed to support. Cllr Francis seconded. Cllrs Minter, Hill and Gale-Hasleham also supported the proposal. Cllr Staddon abstained, and Cllr Culhane objected.

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

Meeting closed at **8.15pm**

Chairman: Date: