LYMPSTONE PARISH COUNCIL

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15th October 2024

To All Members of the Planning and Transport Committee of the Parish Council,

You are summoned to attend a Planning and Transport (P&T) Committee meeting of Lympstone Parish Council**,** to be held **6.45pm** on **Monday 21st October 2024 in the Meeting Room at the Village Hall.** The business to be transacted is set out below.

Members of the Public are cordially invited to attend.

The agenda and all attachments can be found online at www.lympstone.org.

A. Minter

Cllr Andrew Minter
Lead Cllr of Planning and Transport Committee

AGENDA

	Public session *POLITE NOTICE - To all Members of the Public, There are 15 minutes at the start of the PC meeting for a public session. This is where members of the public can raise questions and queries to the Cllrs, you have up to three minutes to speak. Once this session has closed, the PC meeting begins and any further points, questions and queries from the public must be emailed to the Clerk after the meeting for the Cllrs' attention. Thank you.*	6.45
P&T 24/21	*INFORMATION:* **Apologies**	7.00
P&T 24/22	*INFORMATION:* **To receive any Declarations of Interest**	7.05
P&T 24/23	*ACTION:* **Minutes** – To confirm the minutes of the Planning and Transport meeting held on 9th October 2024 (attached pgs 3 - 5).	7.10
P&T 24/24	*ACTION:* **East Devon Local Plan Site Allocation Meeting 29 October 2024 -** To review sites and agree on LPC speakers. Decide on representatives from LFRG and sites including other resident attendance. Consider transportation for attendees.	7.15
P&T 24/25	*ACTION:* **Planning Applications**	7.45

	24/0301/MOUT - Outline application (with all matters reserved apart from access) for the erection of up to 42 dwellings, affordable housing and associated infrastructure at Land South Of Meeting Lane *(expires 25th Oct).* **24/1957/VAR** - Variation to Condition Numbers 2 and 11 (approved plans and materials) on Planning Permission 22/2190/FUL (New two storey dwelling with associated landscaping and works to the front boundary wall) changes to fenestration, external materials, and design at Highcliffe Bungalow Sowden Lane *(expires 31st Oct).*	
P&T 24/26	*ACTION:* **EDDC Planning Committee meeting 22nd Oct 2024** **24/0674/FUL** - Construction of two dwellings at Land At 22 Underhill Crescent. Agree additional proposed statement from Cllr Culhane regarding flooding and water quality.	8.15
P&T 24/27	*DISCUSSION:* **Items for the next Agenda**	8.25

Lympstone Parish Council

Planning and Transport Committee 14.00, 9 October 2024 – Lympstone Village Hall

Present: Cllrs Culhane (Chair), Staddon, Gale-Hasleham, Hill and Minter

Members of the Public: None

Public Session: No members of the public present.

P&T 24/15: Apologies
Cllrs Payne and Atkins.
Proposed: Minter
Seconded: Gale-Hasleham
Passed, Unan.

P&T 24/16: Declarations of Interest
None

P&T 24/17: To approve minutes of Planning & Transport Meeting 28 May 2024.
Proposed: Culhane
Seconded: Staddon
Passed, Unan.

P&T 24/18: Joint Meeting with Exmouth TC, Woodbury and Lympstone Parish Councils.
Cllr Culhane told the committee that a joint response from all three councils had been sent to the EDDC Strategic Planning Committee (SPC), setting out their proposals for new Suitable Alternative Natural Green Spaces (SANGS), Coastal Protection Areas (CPAs) and Green Wedges across all three council areas. The correspondence had been sent by the Clerk to Woodbury, on behalf of all three councils.

Cllr Culhane presented the annotated map showing the area bounded under consideration. It was considered that if all three councils involved were in agreement for redesignating these areas to SANGS, CPA and Green Wedge, it would be more difficult to ignore at EDDC and DCC.

SANGS – from Exe View Road covering the land to the North (left hand side driving in the direction of the Common/ B3180) up to the B3180. This land is part of the Wotton Brook catchment and development would cause an existential flood risk to Lympstone. Fields known as Lymp 09, 10 and 10a on draft EDDC Local Plan. Area marked orange on map below.

Cllr Culhane explained that the correspondence had been officially agreed by ETC and WPC under delegated powers, but not by LPC.

Cllr Gale-Hasleham emphasised that, as a Parish Council, LPC re-emphasised its commitment to safeguarding as much green space as possible, despite Government directives, for future generations to enjoy. He stated that once the land has been developed it has gone forever.

Resolution 1

We, as a signatory to the joint email, agree with the email contents and map concerning SANGS, CPA Green edges and protected area in Exmouth, Lympstone and Woodbury. We note that the shaded area also known as GH ED 72 which is proposed by the landowner for development is at least 2 miles distant from Woodbury village centre, but directly abuts Lympstone Parish. Lympstone Parish Council on behalf of Lympstone Parish reserves the right to object to the development of this land unless any benefit (financial and infrastructure) accrues to Lympstone Parish Council to provide facilities for the inevitable increase in population and this populations' ancillary requirements that will entail.
Proposed: Culhane
Seconded: Gale-Hasleham
Passed, Unan.

Cllr Culhane also talked about the benefit and need for wildlife corridors to the North and South edges of Lympstone Parish, which were not set-out on the correspondence to SPC

Resolution 2

To reaffirm our commitment to the nature, wildlife and ecological network of the Parish, we recommend the creation and designation of Wildlife Corridors on: i) the Northern edge of the Parish from the Estuary to Yonder Wood via Meeting Lane and Harefield Lane; and ii) the Southern edge of the Parish from Courtlands Lane through Pitt Farm in the Wotton Valley up to the top of Summer Lane, to the proposed SANGS area and up to Lympstone Common. These corridors will protect green spaces, provide protected wildlife corridors and, with pedestrian access, will promote Active Travel across the Parish. It will also protect the Spirit of Place that is Lympstone Parish.
Proposed: Culhane
Seconded: Gale-Hasleham
Passed, Unan.

Action: Cllr Culhane to communicate Resolution 2 to EDDC SPC and EDDC Cllrs Ingham and Jung (copied to DCC Cllrs)

The discussion then turned to the upcoming EDDC SPC meeting to discuss those sites that were 'held over' following the EDDC SPC site allocation meeting on 3 September 2024. Cllr Minter informed the meeting that D.Cllr Ingham had contacted him to say that the meeting would not take place before 29 October 2024 at the earliest and that the plan was to publish the agenda by the end of this week. Once the agenda was published, applicants could register to speak at the meeting.

The sites that need speakers are: LYMP 07, 08, 09 and 10. It is believed that Mrs Jane Moffatt may want to be represented/ have a statement read out concerning GH ED 73, which is in Woodbury Parish.

P&T 24/19: 3West outline planning application 24/0301/MOUT
Cllr Minter confirmed that although the detailed planning proposal for GH ED 72 (Strawberry Hill and Meeting Lane, 42 houses) had been rejected, 3West also had an Outline Planning Application in the EDDC Planning portal and this would be presented in December 2024.

He set out the pros/cons that an informal meeting held on 1 October 2024 had agreed on prior to Cllrs Staddon and Minter meeting Mr David Matthews of 3 West on 4 October 2024. This was a consultation meeting and Minter/ Staddon proposed sending correspondence to 3 West outlining objections to the OPP from LPC and the Parish that LPC represents.

It was agreed that LPC would send a short email to 3 West thanking them for the meeting and setting out reasons why LPC would not be supporting the Outline Planning Application.

Action: Cllr Minter to draft and circulate for approval before sending to 3 West.

P&T 24/20: Items for next agenda
None.

Meeting closed: **15.00**

Chairman: Date: