MINUTES OF A LYMPSTONE PARISH COUNCIL MEETING HELD IN THE VILLAGE HALL AT 7.00PM ON MONDAY 2ND DECEMBER 2024.

PRESENT:	
Councillors	D Atkins (DGA), S Culhane (SC), R Gale-Hasleham (RGH), K Hill (KH), J Moffatt (JM), J Payne (JP), B Pearson (BP) and L Staddon (LS) (Chairman)
Clerk	Miss L Tyrrell
County Councillors	R Scott (RS) and J Trail (JT)
District Councillors	B. Ingham (BI) and G Jung (GJ)
Public	14 members

Public session:
The Chair welcomed all present and invited members of the public to speak.
A resident congratulated a local landowner on his reinstatement of a Devon bank, and she felt that people should speak to landowners first before criticising their work online. She added that the ditches and hedges in Candys Field needed urgent attention.
Another resident asked where the Parish boundary was along Hulham Road, and this needed to be clarified when EDDC identified sites to be developed. He added that at EDDC Strategic Planning Committee (SPC) no one from Lympstone stood and defended site Exmth04. He felt the whole process was all about EDDC hitting a target. SC explained that Lympstone had not been allowed to speak on the site. GJ added that a planning boundary was not a planning matter and Parish boundaries would be looked at in the future.
A resident noted that the LPC had not attended the recent SPC meeting, and a process should be considered so someone could always attend. The Chair explained that there was time pressure on Cllrs due to the little notice given and proposed that EDDC meeting agendas were posted on the PCs facebook page and website to give members of the public time to register. She added that only five days statutory notice was given by EDDC and speakers had to register three days before the meeting. GJ explained that the same notice was only given to the District Cllrs. It was not EDDC policy to give more time. BI explained that he could not always attend the meetings, and all meetings were always held during the day, but EDDC could host meetings in the evening if they wanted to. He felt the short notice made it difficult, especially when there were extremely important decisions to take. Sometimes only five members could make a meeting which was inappropriate and unfair on them and everyone else.

24/127 Apologies

Cllr Minter due to other commitments.

RESOLVED that the apologies were accepted.
DGA proposed. RGH seconded. Unan.

24/128 Minutes

RESOLVED that the minutes of the PC meeting held on the 4th November 2024 be confirmed as a correct record and signed by the Chairman.
DGA proposed. LS seconded. KH, JM, JP, BP supported. SC and RGH abstained.

24/129 To receive any Declarations of Interest

SC declared a personal interested with item 24/133.1
This was recorded in the book.

24/130 Casual vacancies

LS explained that there had been one application of interest from Mrs Sue Francis.

RESOLVED that Mrs Sue Francis was co-opted onto the PC.
LS proposed. RGH seconded. Unan.

Cllr Sue Francis (SF) read out and signed the Declaration of Office in front of the Clerk and all members present.

24/131 Cllr Mike Howe, Vice Chair of East Devon District Council Strategic Planning Committee

The Chair welcome Cllr Mike Howe (MH) to the meeting. MH introduced himself and explained he was the ward member for Clyst St. Mary. (See Appendix 1 for all questions asked and answers given.)

24/132 EA Biodiversity Net Gain (BNG) Project

Mr Chris Wilmoth (CW), EA Project Manager was present to introduce the EA's proposal for BNG to offset the Underhill flood wall extension works. CW explained that the construction was planned for Summer 2025 and the EA would be submitting the planning application in January 2025. He showed a proposed plan for Candys Field and tree planting. The project had to involve planting trees in order to achieve the necessary gain in biodiversity. If the proposal was not acceptable to LPC then the EA would need to purchase BNG credits from outside East Devon.

SC explained that the PC only had limited public green space available to plant trees. The NT had been approached but they were not able to help. She wanted the credits kept in the Parish of Lympstone for the benefit of the community. The trees would provide canopy cover and soak up water. The lower NW corner of Candys field was boggy, and the trees would reduce this. The maintenance for LPC would be reduced as the EA would maintain the project for 30years. CW explained that a legal S106 document would be produced to outline all the finer details and legal responsibility. The EA would pay LPC for contractors. KH felt the boggy area would benefit from more trees. SC added that succession planting (advised by Alistair Jeans, Senior Arboricultural Officer, EDDC) could be included for the current Lime and Cherry trees which are too densely planted close to the tennis courts. SF asked if there was flexibility to start work due to the current Hub building plans in the field. CW explained that it could be but would need a separate conversation. JP liked the idea of grouping trees but not so keen on a line of trees. DGA agreed to the trees in the boggy part of the field but not the other areas. The other areas were designated to different users and there must be room left clear for machinery to attend to the ditches and hedges. He could not agree and could not understand why the wall needed more work. Mr Brewer from LFRG explained that the wall had a gap, and the EA was plugging this. LFRG supported the necessary work. DGA felt further discussion was needed. CW explained that a decision must be made by end of December to submit the planning in January. DGA suggested other private land and SF had suggested, on behalf of a resident, a possible site along the new Dinan Way Road extension. CW explained that different areas had been investigated and there was now no time to baseline assess other locations. A resident added that Candy's field was a recreational field, and the ditches and hedges needed sorting out first. Access to the field must be considered.

RESOLVED that some trees were accepted to be planted on Candys Field.
LS proposed. SC seconded. SF, RGH, JM, JP and BP supported. DGA objected. KH Abstained.

It was agreed that another discussion to finalise how many trees and their location would be discussed at the committee meeting on the 9th Dec.

24/133 Clerk's Report

24/133.1 **Grant Application** – received from Wild About Lympstone (WAL) group.

DGA explained he would support a grant of £100. LS explained it was a community event and would support the cost of the room hire. SF agreed. JM asked if the event was for all Parishioners or just group members.

RESOLVED that a grant of £100 would be awarded towards room hire on a provision of the event open to all Parishioners, not just group members.
JM proposed. LS seconded. Unan.

24/133.2 Parish Precept

RESOLVED that the 2025/26 parish precept of £56,000 would be applied for from EDDC.
LS proposed. DGA seconded. SC, KH, RGH, JM, JP, BP supported. SF abstained.

24/133.3 Clerks contract statutory requirements

RESOLVED that the new recommendations for the Clerk from NALC were accepted.
KH proposed. DGA seconded. Unan.

24/133.4 Finance – Payments / Financial summary / Budget report

RESOLVED that the payments in Appendix 2 be approved.
LS proposed. KH seconded. Unan.

The Clerk highlighted the fact that the Herald publishing cost was supported by the adverts included in the paper. In the New Year, articles submitted which contained subliminal advertising would be reviewed.

24/133.5 Clerk's Action List

RESOLVED that the Council received and noted the Clerk's action list.

24/134 Reports from the Chairman, East Devon District Councillors and Devon County Councillors.

The Chair read her report (see Appendix 3).

RESOLVED that for transparency, the letters from LPC to EDDC would be included on the website.
LS proposed. JP seconded. Unan.

BI explained that he had reflected on his time as a ward member and felt that in his 30 years of service, this had been his worst year due to the Dinan Way Link Road being started and he felt that DCC had not listened to the community. He explained that this had been compounded by EDDC with the emerging local plan and the consequences for this Parish. He felt previous policies and independent inspector advice had been ignored. He felt the alleged consultation regarding views on the coalescence between Exmouth and Lympstone had been ignored. The meeting called to protect green wedges where all officers and members agreed at the time had been ignored. He believed this year had been a disaster for the Parish, but he would continue to fight for the Parish. BI wished everyone a Merry Christmas.
GJ read his report (see Appendix 4).
The Chair added that the letters sent to EDDC from LPC was not directed at any individual but the eEDLP process.
JT reported that he was glad to be back, but it would take a bit more time to him to fully return to duties. He explained that temporary traffic lights were back on the A376 until the 20th Dec. He would be asking for the lights to be removed at weekends if works were suspended during this time. There was currently lots of utility work in the village. There was now an embargo on any more traffic orders due to the A376 and he asked the Clerk to keep the County Cllrs updated with any further Highway notices in the Parish. JT explained that the elections were 1st May 2025 for County Cllrs and purdah would begin six weeks before this. He added that it had been a pleasure working with the PC and LFRG and wished everyone a happy Christmas and new year.

24/135 Planning applications

24/2412/TCA - Rowan - reduce crown by approximately 1m, maximum diameter of cut (MDC) 30mm. x2 Hazel - prune back branches to neighbouring property by 1-2m. MDC 20mm. Removal of invasive akebia quinate at 2 Olga Terrace Longmeadow Road.

RESOLVED that the Clerk send the recommendation of support in line with EDDC tree officer recommendations from LPC to EDDC.

SC proposed. DGA seconded. Unan

24/2373/FUL - Construction of front porch on south elevation at 21 Underhill Crescent.

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

DGA proposed. LS seconded. Unan.

24/2408/AGR - A steel portal framed building to be used for storage of agricultural machinery and produce at Land Adjacent To Tedstone Lane Woodbury.

RESOLVED that the Clerk send the recommendation of object as the application should be close to other farm buildings and in a less prominent position.

SF proposed. LS seconded. Unan.

24/2397/FUL - Replacement dwelling, garage and associated works at 7 Orchard Close.

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

JP proposed. RGH seconded. SC, SF, KH, JM, BP, LS supported. DGA objected.

24/136 Planning decisions

RESOLVED that the EDDC decisions were noted.

24/137 Reports of Committees

24/137.1 Assets and Amenities Committee

Deferred to next PC meeting.

24/137.2 Community committee

Deferred to the Finance and Advisory committee meeting on 9th Dec.

24/137.3 Environmental Committee

Deferred to next PC meeting.

24/137.4 Planning and Transport committee

Cllr Gale-Hasleham read his planning update report (see Appendix 5).

Cllr Culhane read her report on the site allocations in the new East Devon Local Plan (see Appendix 6).

A resident asked if the site allocations could be included on the website with a link to a map and published in the Herald. Unan agreed.

Traffic data survey – deferred to the next PC meeting.

24/138 Items for the next Agenda

LPC 2025/26 budget.
Assets and Amenities committee update.
Met office climate change and community webinar update.
Traffic data survey.

Meeting Closed: **8.56pm.**

Chairman: Date:

Appendix 1:

Cllr Mike Howe, Vice Chair of East Devon District Council Strategic Planning Committee
The following questions were asked by LPC and members of the public for MH to answer (NB: *MH responses in italics below*):
LPC Chair:

- Why wasn't a mid/long term timetable of the process not shared with the Parish council?

There was no mid/long term plan after the Government released the new NPPF. EDDC had to react and respond quickly.

- What has EDDC learnt from this process?

That it has been exhausting. No one liked it or wanted it, but the new NPPF gave a small opportunity to give a smaller target than the alternative. The target had to be produced quickly to accept the smaller number of houses for development.

- Regarding the extensive pressure placed on the smaller Councils and members of the public, how will EDDC provide support for the future?

It has not been a viable process and once through it EDDC will reflect but haven't at this time.

Cllr Culhane:

- At the Strategic Planning Committee meeting on 3rd September, I raised the concerns of the Lympstone community about infrastructure capacity, and asked a question about EDDC's £11m unspent CIL and S106 money and whether spending could be prioritised for the urgent infrastructure upgrades required to cope with the additional housing proposed in Lympstone, Exmouth and the surrounding area.
  The response I received from Ed Freeman, Assistant Director for Planning, was that the CIL Working Party would consider bids later in the year for infrastructure projects.
  What is the timeline for the bid submission process and how will spending be prioritised?

The bids are in and being analysed. A meeting will be held in January 2025 to discuss them, the priorities are education, health care, EA and Highways.

- The Dinan Way Extension is being built entirely within Lympstone parish boundaries in the Wotton valley, an area much valued and appreciated for its rich wildlife and farmland. DCC's planning application for the Dinan Way precedes the requirement for Biodiversity Net Gain.
  Can EDDC assure this community that it will take measures to protect and mitigate against the negative impact of this construction project on our village environment, and if so, what these measures will look like?
  Unfortunately not, GJ will pick up on this but EDDC cannot be responsible after planning permission has been granted.

Cllr Francis:

- At the SPC on the 22nd there was a discussion on whether new settlement boundaries should include the SSI and for example land at Courtlands for football/cricket pitches. Mr Freeman stated the new Local Plan needs to be taken as a whole and there are protection for circumstances such as these.
  This appears convenient for planners to quote but difficult for the 'lay person' to follow. These changes affect the village we are proud of but are difficult to understand. Surely the planning committee working with the planners can produce guidelines that are clear and easily understood, and alleviate the need to work through a very long and technical document?

SPC are meeting next week. The new artificial intelligence programme used has shortened reports by two thirds, shortening reports should help in the future.

- More with your Planning Committee hat on how can Parish Councils and Parishes ensure if they have to accept large numbers/ areas of new development then the 106 agreements give them something back for example the new green area from Charles Court. We might hope there will sports space and facilities from Courtlands (Lymp 07) How can you support this, and this be achieved as a lasting amenity and asset for the village/community and not be sold off in the future for development?

The planning application should not be changed and backed up by the LNP. no mitigation for sports fields only houses.

- How can the new plan more fairly help Lympstone who has to accept 42 houses (GH/ED72) that because of ancient boundaries technically belong to Woodbury but join on to our village and we receive no benefit from just the bear the brunt and strain of the development? Was the blanket policy not to allow neighbouring Parishes to speak on circumstances such as this truly fair.

No, but it was the best attempt to keep the meeting under control as there were many boundary sites that both Parishes wanted to speak on in East Devon. SPC did extend the speaking for each allocation, it was the best attempt at the time.
The Chair added that it was a shame that exceptions could not have been made.
This could not have been done as too many people would have wanted to speak on boundary sites.

- Lympstone is a special place, the people who live here wish for it to remain a separate village and simply cannot understand why it is classified as a Tier 3 settlement and put on a par with for example Budleigh. What is the new plan doing to stop us slowly being absorbed into Exmouth and remain a separate village?

It is a lovely idea but could not be promised. There is an opportunity to speak again at the SPC and later in the new year with the planning inspector.

The Chair stood down standing orders to allow members of the public to ask their questions.
Residents:

- Has EDDC made a formal objection to the Government of unreal housing targets?

Previously, yes but any objections have been ignored. We have objected before and do not want more numbers forced upon us.

- Why has Lympstone, an area along the Estuary with SSSI status received more development than Budleigh Salterton?

Budleigh Salterton is an East Devon National Landscape so is more protected.

- What is the deadline for the eEDLP?

EDDC can produce a number within 200 of the Government proposed housing targets if the EDLP is produced within a month of targets being released.

- What is your critical pathway policy?

No critical pathway policy so must produce a sound local plan by the Governments deadline.
The resident added that perhaps EDDC could ask the relevant minister why there is no critical pathway policy.

- At the SPC why did WPC seemingly have more time when LPC could not speak on boundary sites?

Unfortunately, I would have to re-watch the video to answer this.

- Lympstone was one of the first Parishes to implement a NP and this was ignored by EDDC. How can Lympstone time their next NP more carefully?

LNP is out of date, it was not ignored but overridden.

- There are no proposed sites within walking distance to the train station so fail to see how this can be use in planning terms.

Having a train station in the Parish is a key criterion in sustainable planning, the process had been reviewed and scrutinised.

- Exmth04 was allocated 50 houses but the developers are submitting 130 houses, which number is it?

This is now down to the planning process with Officers and members to determine.

- When will the titled balance change to see more development?

EDDC expect that when the NPPF is published to receive more planning applications as EDDC does not have a five-year land supply.

Appendix 2:

Bank Account Reconciled Statement – Nov 2024

Current Account

Statement Number	20	Bank Statement No.	20
Statement Opening Balance	£296,828.84	Opening Date	01/11/24
Statement Closing Balance	£292,000.70	Closing Date	30/11/24
True/ Cashbook Closing Balance	£291,678.21		

Date	Cheque/ Ref.	Supplier/ Customer	Debit (£)	Credit (£)	Balance (£)
07/10/24	3427	SLCC	238.00	0.00	296,590.84
07/10/24	3432	ALS Laboratories (UK) Ltd	378.41	0.00	296,212.43
21/10/24	3436	Multiple Suppliers/ Customers	122.70	0.00	296,089.73
04/11/24	3439	East Devon District Council	954.72	0.00	295,135.01
04/11/24	3440	Employment	2,379.34	0.00	292,755.67
04/11/24	3441	Employment	812.67	0.00	291,943.00
04/11/24	3443	The Lympstone History Society	225.00	0.00	291,718.00
04/11/24	3445	Optima Graphics Ltd	705.00	0.00	291,013.00
04/11/24	3446	Employment	266.30	0.00	290,746.70
04/11/24	3447	Alison West - Bespoke Web Designs	58.00	0.00	290,688.70
04/11/24	3448	Graham Collins Building Maintenance Contractors	38.00	0.00	290,650.70
04/11/24	3449	Mrs Jo Cowe	770.00	0.00	289,880.70
04/11/24	3450	Exmouth Drain Cleaning	95.00	0.00	289,785.70
04/11/24	DD EDF5CC 4/11/24	EDF Energy Ref: 671024465401 (Toilets)	63.00	0.00	289,722.70
08/11/24	FPI	Herald Advert	0.00	135.00	289,857.70
15/11/24	DD 15/11/24 001	EDF Energy A-DOBDO971	119.00	0.00	289,738.70
15/11/24	DD 15/11/24 E73	EDF Energy A-813EOE73	78.00	0.00	289,660.70
18/11/24	FPI 18/11/24 24/031	Herald Advert	0.00	500.00	290,160.70
19/11/24	FPI 19/11/24 LT/52	Memorial bench	0.00	465.00	290,625.70
20/11/24	FPI 20/11/24	Herald Advert	0.00	450.00	291,075.70
20/11/24	FPI 20 11 24	Herald Advert	0.00	100.00	291,175.70
24/11/24	FPI 24 11 24	Herald Advert	0.00	25.00	291,200.70
26/11/24	FPI 26 11 24	Herald Advert	0.00	50.00	291,250.70
29/11/24	DCDevonCC	Devon County Council	0.00	750.00	292,000.70

Uncleared and unpresented effects

04/11/24	3444	Royal British Legion	100.00		291,678.21

Reconciled by Lucy Tyrrell

Financial Budget Comparison

Comparison between 01/04/24 and 30/11/24 inclusive. Includes due and unpaid transactions.
Excludes transactions with an invoice date prior to 01/04/24.

		2024/25	Reserve Movements	Actual Net	Balance
INCOME					
Council					
10	Precept	£52,137.50	£0.00	£52,137.50	£0.00
15	CIL	£0.00	£0.00	£90,953.10	£90,953.10
20	DCC re Candys Field	£400.00	£0.00	£0.00	-£400.00
25	Herald Adverts	£4,000.00	£0.00	£3,481.00	-£519.00
30	Burial Fees	£3,000.00	£0.00	£3,387.00	£387.00
35	Lymp FC	£0.00	£0.00	£0.00	£0.00
40	Flower Beds	£0.00	£0.00	£0.00	£0.00
45	Wayleaves	£10.00	£0.00	£7.54	-£2.46
50	Misc	£800.00	£0.00	£1,439.17	£639.17
55	Web adverts	£0.00	£0.00	£0.00	£0.00
60	Parishes Together	£1,000.00	£0.00	£0.00	-£1,000.00
65	External grants	£1,000.00	£0.00	£4,300.00	£3,300.00
70	YC Rech	£2,500.00	£0.00	£2,385.09	-£114.91
75	VHMC	£0.00	£0.00	£0.00	£0.00
80	MoD Comm Cov	£0.00	£0.00	£0.00	£0.00
85	DCC error	£0.00	£0.00	£0.00	£0.00
90	Community Hub	£100.00	£0.00	£0.00	-£100.00
95	Woodbury PC	£200.00	£0.00	£0.00	-£200.00
100	Guildford BG	£0.00	£0.00	£0.00	£0.00
105	FLOS	£0.00	£0.00	£0.00	£0.00
Total Council		£65,147.50	£0.00	£158,090.40	£92,942.90
Total Income		£65,147.50	£0.00	£158,090.40	£92,942.90

		2024/25	Reserve Movements	Actual Net	Balance
EXPENDITURE					
Council					
1000	Employment	£29,000.00	£0.00	£36,504.01	-£7,504.01
1005	Employment	£3,000.00	£0.00	£1,711.67	£1,288.33
1015	Village Hall hire	£2,000.00	£0.00	£474.00	£1,526.00
1020	Chairman's Allowance	£200.00	£0.00	£200.00	£0.00
1025	Subscriptions	£1,500.00	£0.00	£1,430.00	£70.00
1030	Courses, travel etc	£1,000.00	£0.00	£145.82	£854.18
1035	Insurance, Audit, Electricity	£2,500.00	£0.00	£2,232.24	£267.76
1040	Misc	£2,500.00	£0.00	£1,436.85	£1,063.15
1045	Herald Printing	£6,000.00	£0.00	£6,262.00	-£262.00
1050	PC Maintenance Contractor	£7,500.00	£0.00	£6,790.00	£710.00
1055	Grass cutting	£2,000.00	£0.00	£200.00	£1,800.00

1060	Other maintenance	£5,000.00	£0.00	£15,394.56	-£10,394.56
1065	General tree work	£3,000.00	£0.00	£0.00	£3,000.00
1070	Bin emptying	£1,000.00	£0.00	£795.60	£204.40
1075	Handyman	£0.00	£0.00	£0.00	£0.00
1080	Notice boards - maintenance	£1,000.00	£0.00	£0.00	£1,000.00
1085	Play equipment	£500.00	£0.00	£126.00	£374.00
1090	Lights in CF	£2,000.00	£0.00	£1,245.74	£754.26
1095	Toilets	£15,000.00	£0.00	£5,497.17	£9,502.83
1100	Flood equip maintenance	£500.00	£0.00	£54.00	£446.00
1105	LERG expenses	£400.00	£0.00	£17.55	£382.45
1110	Gulliford cemetery	£600.00	£0.00	£815.00	-£215.00
1115	Burial Ground	£10,000.00	£0.00	£0.00	£10,000.00
1120	YC Maintenance	£1,000.00	£0.00	£819.00	£181.00
1125	YC Utilities	£2,500.00	£0.00	£1,500.96	£999.04
1130	Website etc	£500.00	£0.00	£1,291.00	-£791.00
1135	Adv Weath	£200.00	£0.00	£0.00	£200.00
1140	Gully Emptying	£2,000.00	£0.00	£0.00	£2,000.00
1145	Parishes Together	£0.00	£0.00	£0.00	£0.00
1150	Hub Projects	£4,000.00	£0.00	£4,538.52	-£538.52
1155	Coot VH Car Park	£0.00	£0.00	£0.00	£0.00
1160	DCC / DCF Funding	£0.00	£0.00	£0.00	£0.00
1165	YC Recharge	£0.00	£0.00	£0.00	£0.00
1170	Emergency Fund	£0.00	£0.00	£0.00	£0.00
1180	FLOS	£1,000.00	£0.00	£0.00	£1,000.00
2000	S137 Funding	£1,000.00	£0.00	£100.00	£900.00
2010	Other Grants	£1,000.00	£0.00	£1,683.57	-£683.57
Total Council		£109,400.00	£0.00	£91,265.26	£18,134.74
Total Expenditure		£109,400.00	£0.00	£91,265.26	£18,134.74
Total Income		£65,147.50	£0.00	£158,090.40	£92,942.90
Total Expenditure		£109,400.00	£0.00	£91,265.26	£18,134.74
Total Net Balance		**-£44,252.50**		**£66,825.14**	

Appendix 3:

Good evening and welcome all. Although this is not the end of the Council year, it is our last meeting of 2024.

I would like to congratulate Cllr Francis on her appointment and welcome her back to the Council after her time away from the PC.

We have had an extremely busy year since May with planning taking up the bulk of Councillors time.

I attended the pre-school AGM and the school is going from strength to strength however, it was announced that sadly Kate Grabke would be leaving. I would like to thank Kate for all her hard work at the school, she has been a pivotal member of making the school such a success.

We have so much to be grateful for this year. The open gardens, the PC summer party on Candys Field, the Furry Dance and the resurrection of the Beating of the Bounds, many thanks to the hard work and determination of Mr Rob Harrison for this and leading the happy walkers round… What an amazing community.

A thank you to Cllr Scott for his continued work with Lympstone Flood Resilience Group and providing them with sand for the grit bins. Also thank you to Cllr Scott and Cllr Trail for their generous locality grant for the Community Hub to support the provision of the monthly meals.

The Christmas tree festival is looking spectacular, please go down, pause and enjoy this magical display, it's another way the community has joined together, thank you to Wendy Reynolds.

The living advent calendar has begun… thanks to Doreen Murray for continuing to organise, the creative designs in the windows are truly looking lovely.

I would like to take this time to notify all, that the PC has written to EDDC regarding the Local Emerging Plan and the undue pressure it placed upon the PC regarding site allocation for future development. The letter was also sent to Parish and Town Councils In East Devon and many have replied to LPC with their support. I would like to thank Mike Howe from EDDC coming this evening, thank you.
For complete transparency I would like to propose we add these letters to the Website for members of the public to view and read.

Lastly thank you to our Clerk and Councillors for their continuing hard work, to our EDDC councillors and our County Councillors, thank you.

I would like to wish everyone a Merry Christmas and healthy happy New Year. Please join us after tonight's meeting for Christmas dinks and nibbles.

Cllr Lisa Staddon
Chair to Lympstone Parish Council, 2nd Dec 2024

Appendix 4:

To Lympstone Parish Council

In reference to the letter sent to East Devon regarding the pressure you have had to endure as a Parish Council during the Local Plan process.

As a Cabinet member and therefore jointly responsible for how the Local Plan has been enacted I take the responsibility for how it has been handled personally.

The previous **Local Plans** and the **Greater Exeter Strategic Plan** (The GESP) were until the final consultation stage, held in confidential meetings and not open to the public. Back in 2021 I and the new administration believed this was not democratic and agreed that the **Local Plan** would need to be totally **open** to the public and even broadcast.

This new **Local plan** was therefore agreed by the Administration to be open and transparent after we scrapped the ill-conceived and damaging Greater Exeter Plan whilst we were in lock down during Covid but unfortunately a difficult time for providing good communications. However, time was not on our side.

Just to explain, the GESP Strategy would have seriously damaged East Devon with proposals to redevelop sections of Sowton Industrial area, the Motorway service area and replaced with housing, together with Marsh Barton, and move the industry and commercial into East Devon. Four townships with an extra 500 plus dwellings in East Devon based around existing villages, and housing totalling 15,000 between Woodbury and Clyst St Mary. Even the promised Transport Plan was curtailed to be a lacklustre Exeter alone plan, so don't believe the political spin that the GESP was anything other than a total disaster.

So, messing around with GESP delayed the start of the process and the decision to be open and transparent meant more discussion and feedback, but I believe far better than the end result of a near completed plan for the required 6-week public consultation!

Your letter considers (I quote)

" The actions of EDDC are wholly undemocratic and draconian in their resolve. Appearing to have no regard for strong local opinion."

I believe we have been more democratic and less draconian than ever before.

You Question.

"Has EDDC considered the ramifications of current actions? The proposed 920 houses and 18,400 will add a potential 55,000 people to our local population, not to mention the growing lack of green space and amenity areas for the population."

Yes, obviously we have, and we have challenged these numbers with the Government, but the new figure is yet more houses of 200 a year **not less**, if we don't hit the new Government deadlines for this plan.

Regarding Green space, I am personally working on with the help a much larger team of officers on the Clyst Valley Regional Park, SANGS locations, Improved National landscape proposals, Tree strategy, Nature recovery, and was part of the steering group for the Lower Otter Project, which is now a National Nature Reserve along with the Pebblebed heaths. I am totally committed to improving public access and improving and enhancing our countryside.

You want **EDDC**. *"To ensure that every aspect of infrastructure is improved to cater for such an increase in development* ***BEFORE*** *any development can be allowed to take place.*

A nice idea but….

The Highways Authority, Education, Health and SWW are all failing, and our own figures show there is around £70m short to cover the growth experienced in the last 10 years.

It took Dinan Way 40 years to materialise after Brixington was built out!

Local Authorities have been squeezed for years, there is no spare funding available and anyway until the plan is adopted there is no certainty where the new infrastructure is needed.

I understand the pressure you're under, but unfortunately County Councils, District Councils and parish and towns are all under the same pressure, we are all in the same boat!

Local Government has a massive challenge, with a gigantic step change coming with far reaching effects, and I hope we can continue to work together.

East Devon District Cllr Geoff Jung - 2nd December 2024

Appendix 5:

Update from EDDC Planning Committee meeting 19/11/24

24/0721/FUL – Land North East Of Grange Close
The erection of two detached dwellings with integral double garages, to include associated hard and soft landscaping.

Discussion centred around Committee members' concerns about the site being partly outside the BUAB, flood risk, the steep slope of the land, narrow access, and the overly large footprint of the proposed 2-storey properties (412m 2 and 431m 2 for plots 1 and 2 respectively). In addition, much was made of the character of the local area being predominantly an estate of bungalows. One member raised the issue of Self-build being exempt from CIL payments and BNG. Surface water runoff and flood risk were discussed but could not be used as a reason for refusal as the EA had been consulted and did not have any issues with the plan. The local flooding authority had also been consulted but declined to comment as the development was too small. Additionally, members were unhappy that a Grade A mature Oak had been pre-emptively felled prior to the planning application being submitted.
Historically, outline consent had been secured in September 2023 for one single dwelling (23/1079/OUT), although this site had been the subject of previous refusals and a dismissed appeal due to flood risk, ecological impact and access concerns. Members were keen to refuse this application, and eventually a decision citing policy D1 of the existing Local Plan and policies 5 to 7 of the Lympstone Neighbourhood Plan was reached (7 for, 2 against, 3 abstentions). Contrary to Planning Officers' recommendation for approval, the application was refused on the grounds of overdevelopment and massing, and being out of character with the local area.

24/0301/MOUT - Land South of Meeting Lane
Outline application (with all matters reserved apart from access) for the erection of up to 42 dwellings, affordable housing and associated infrastructure.

This outline permission was approved subject to reserved matters which the applicant stated would be forthcoming in early 2025, with the scheme to be completed in 2027. Despite several objections, as this was an outline application, matters such as layout, flooding, etc were not for consideration. The Committee were advised that the only matters for consideration were the planning principle and whether the reduced vehicle and pedestrian access were acceptable to the Planning Committee. As the Strategic Planning Committee agreed to allocate this site for development in the new Local Plan, and members had no issues with access, the proposal was accepted. The Chair stated that the reasons for refusal of application 23/1269/MFUL in August 2024, would be fully considered at reserved matters stage.

Cllr R Gale-Hasleham
2/12/24

Appendix 6:

Update on site allocations in the Newly Emerging Local Plan - for LPC meeting 2/12/24

As Joint Lead on Planning, I would like to thank members of this Council, our Clerk and residents who have given their continued time and dedication to responding to the pressure of the tight deadlines imposed by East Devon District Council's emerging Local Plan.
On 29th October, Cllr Minter, myself and several residents attended Day One of Strategic Planning's site allocation committee meeting. Tensions and emotions ran high, as the Strategic Planning Committee was tasked with finding enough development sites to locate the houses needed to meet the government's mandatory housing target.
We were there for 10 hours from 9am to 7pm; Lympstone sites (even though said to be in Exmouth) were at the beginning of the day, other Lympstone sites at the end of the day. We left after this, but the meeting continued; Woodbury was next up. The meeting did not cover all sites, and was reconvened on Friday 1st November, which Cllr Minter also attended, in case any of our sites which had been previously 'moved on' were revisited to make up the numbers. Thankfully, they were not. Sites which are currently not allocated are Lymp_09 (54 houses); Lymp_10a (100) and Lymp_10b (50) at the top of Wotton Lane all the way up LHS Hulham Road; also Lymp_17 (20) a woodland next to Marley Drive, and GH/ED/74 (141) land at Strawberry Hill which was dismissed due to flood concerns.

The following sites were allocated for development:

<u>Within the current boundary of Lympstone parish:</u>
LYMP_01 Land at 22 Underhill Crescent - 2 dwellings (approved 24/0674/FUL)
GH/ED/73 Land south of Meeting Lane - 42 dwellings (approved 24/0301/MOUT)
LYMP_07 Courtlands Cross - 100 dwellings
Total 144 dwellings, except that LYMP_07 has been allocated to Exmouth.

<u>Along the current Lympstone-Exmouth boundary:</u>
LYMP_14 Below Coles Field - 59 dwellings (Lympstone boundary through the middle)
Exmo_04 To the west of Marley Drive and The North of Higher Marley Road - 50 dwellings (Exmouth)
Exmo_47 To the south of Summer Lane, just before the East Devon Way, Hulham Road - 15 houses (Exmouth)

<u>Along the Lympstone-Woodbury boundary:</u>
GH/ED/72 Land north of Meeting Lane - 42 dwellings allocated (Woodbury)

We continue to respond to planning applications, potential development sites, landscape and green corridor proposals, flood risk, water pollution and infrastructure concerns, as well as the proposed boundary changes. Our aim as always is to represent the community's wishes and promote our current Neighbourhood Plan wherever possible, and try to get the best results for this parish. However, our hands are very much tied by the new government's mandatory housing targets, and EDDC's timeline. Unfortunately, this lack of flexibility has led to a site-first strategy whereby sites are decided before infrastructure requirements can be considered, something which I do not believe any of us are in favour of.

Cllr Susie Culhane
Joint Lead Planning & Transport