MINUTES OF A LYMPSTONE PARISH COUNCIL MEETING HELD IN THE VILLAGE HALL AT 7.00PM ON MONDAY 3RD MARCH 2025.

PRESENT:	
Councillors	D Atkins (DGA), S Culhane (SC), S Francis (SF), K Hill (KH), J Payne and L Staddon (LS) (Chair)
Clerk	Miss L Tyrrell
County Councillors	R Scott (RS) and J Trail (JT)
District Councillors	B Ingham (BI) and G Jung (GJ)
Public	4 members

Public session:
The Chair welcome all present and informed all of the sad passing of former Cllr and Herald editor, Chris Carter. She sent the PCs condolences to his wife, Judith and family. She asked for a minute's silence in remembrance of Chris.
The Chair invited members of the public to speak. One member of the public wanted to speak on a planning application. The Chair asked that this was raised at the time of the item.

25/20 Apologies

Cllr Gale-Hasleham due to other commitments.

RESOLVED that the apologies were accepted.
SC proposed. SF seconded. Unan.

25/21 Minutes

RESOLVED that the minutes of the PC meeting held on the 3rd February 2025 be confirmed as a correct record and signed by the Chairman.
SC proposed. SF seconded. DGA, K Hill and LS supported. JP abstained.

RESOLVED that the minutes of the Planning and Transport committee meeting held on the 13th February 2025 be confirmed as a correct record and signed by the Chair.
SF proposed. LS seconded. DGA and SC supported. KH and JP abstained.

25/22 To receive any Declarations of Interest

SF highlighted the fact that her husband was a member of the history society who was involved with the Lympstone Legends event but not directly involved with their grant application. Noted by members.

25/23 Clerk's Report:

25/23.1 Reviewed LPC documents and policies

The Clerk presented and highlighted the slight amendments for the following reviewed policies: Report on internal controls and Risk Management. These would be updated and recirculated once a new internal auditor was agreed and new banking arrangements were in place.

RESOLVED that the following reviewed policies were approved: Report on internal controls and Risk Management.
DGA proposed. LS seconded. Unan.

25/23.2 Reviewed LPC Risk Assessments
The Clerk highlighted the slight amendments to the following reviewed risk assessments: Avenue, Cliff and Candys Fields, Cemetery, Front Meadow, Gulliford Burial Ground, The Green and The Rag.

RESOLVED that the following reviewed risk assessments were approved: Avenue, Cliff and Candys Fields, Cemetery, Front Meadow, Gulliford Burial Ground, The Green and The Rag.
DGA proposed. KH seconded. Unan.

25/23.3 Lympstone Legends Community Project – Grant application received.
LS explained that the group was open to all from seven years plus. SC would like any grant awarded from the PC acknowledged by the group.

RESOLVED that LPC awarded a grant to Lympstone Legends Community project of £200 towards the cost of hall hire.
SC proposed. DGA seconded. Unan.

25/23.4 Herald Guidelines
The Clerk presented draft guidelines for anyone submitting articles for the Herald.

RESOLVED that the Herald guidelines were approved and adopted.
LS proposed. DGA seconded. Unan.

25/23.5 Casual Vacancy
The Clerk explained that there were two casual vacancies on the PC and due to the recent resignation of a Cllr, EDDC had been notified and the statutory notice for this vacancy would expire on the 17th March. Noted.

25/23.6 Finance – Payments / Financial summary / Budget report.

RESOLVED that the payments in Appendix 1 be approved.
DGA proposed. LS seconded. Unan.

The Clerk explained that Devon Audit Services had provided the PC with an estimate for an internal audit of £357 per day plus VAT. She had found out that this was a very competitive cost, and the PCs Internal Audit should only take a maximum of 1-2 days to complete.

RESOLVED that the PC accepted Devon Audit Services to internally audit the PC.
LS proposed. JP seconded. Unan.

The Clerk also informed everyone that the new bank account was open, and all signatories had received their letters to access the account to view and approve electronic payments submitted by the Clerk.

25/23.7 Clerk's Action List

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

25/24 Reports from the Chairman, East Devon District Councillors and Devon County Councillors.

Both RS and JT passed on their condolences to Mrs Judith Carter.

RS was interested to understand why Cllrs were leaving the PC, he understood it was a thankless task, but it was also very rewarding. He felt that people who volunteered in the community should be more appreciated. He explained that a DCC Cllr averaged an additional workload of 30hours per week. He felt their needed to be a change of mindset for people who put themselves forward. Cllrs all had genuine reasons to volunteer and help their community.

RS explained that DCC accounts were audited daily and DCC was the only county council in the country whose accounts were signed off externally. The change at DCC was a resident focus and a first-class service delivery. The audit was for 'service solutions' and not critical comments. They were redesigning how public consultations were run by considering 'what is the outcome you want?' to focus members of the public, Officers and Cllrs.

JT highlighted the fact that over the past financial year Lympstone had received a total of £4,081 in locality grants from both him and RS. He explained that between himself and RS they were on every single committee at DCC. They worked together as a team. He explained that the reorganisation to create a Unitary Council in Devon would take until 2028 to complete. The cost for this change would have to come from the taxpayer. JT added that he had viewed the broken gate at the village train station, and it would be repaired. There would be a traffic management system along A376 to replace street light bulbs and on Hulham Road to begin new road markings over the next few weeks. He would be inviting LPC to a site meeting to view the new Dinan Way Link Road development. JT thanked all members for working so proactively with him and RS and this positive relationship would continue if they were re-elected in May.

GJ agreed and reiterated RS concerns regarding retaining Cllrs. He read his report (see Appendix 2).

BI felt there was an average time frame of 18mths – 2yrs for Parish Cllrs due to members getting frustrated with systems and not being able to make change. He did add there were exceptions like DGA who had been a Parish Cllr for over 50 years. He believed it all depended on how you felt about serving your community. He explained that last year had been a particularly tough year with national government targets set and EDDC's short time frames to respond. He felt there was often a lot of external pressure on the PC which was out of LPC's control.

BI added that he was saddened to hear of Chris Carter's passing as he had been fond of him. He gave a brief history of how involved Chris had been with the village community.

The Chair read her report (see Appendix 3).

25/25 Planning applications

24/2397/FUL - Replacement dwelling, garage and associated works at 7 Orchard Close. *(Amended plan – expires 6th March)*

SC highlighted the points and concerns raised in EDDC tree officers report regarding the amended planning application proposed. She felt the PC should support the tree officer's recommendations.

RESOLVED that the Clerk send the recommendation of support from LPC to EDDC provided plans are amended in line with EDDC tree Officers recommendations to reduce the potential harm on the trees.

SC proposed. LS seconded. Unan.

23/2627/MFUL - Construction of proposed 'Educatering' facility (use class E(g) and B8) including parking, access, area for growing crops and landscaping at Land North East Of Parkfield Cottages Pink House Corner. *(Amended plan – expires 14th March)*

Members of the public raised the following points of objection:

- Amended plan shows a separation of industry and the education centre. This plan should be cited in an area for industry.
- A376 capacity issues.
- Lack of public access options.
- The site was in the coastal preservation area.
- Contravened East Devon Local Plan.
- Negative impact to the heritage and conservation area.
- No discussion with neighbours regarding their right to quiet and enjoyment. This industry would be operating six days a week, 5am – 6.30pm. Including increased light, noise and traffic pollution.
- The outcome would be a factory, but the reason given was for education.
- It was a proposed business with no evidence of success.
- It was a transfer of a factory from one site to this one – without the educatering facility this would not be allowed under current EDDC regulations.
- No proven need for and educatering facility.
- Was there an educatering facility on the original factory site? If not, why not?
- Not a viable facility.
- Flooding was becoming more of an issue and recent surface water was running more quickly along the road to pink house corner. This had started soaking through the cob walls of the cottage and HGVs would only increase this danger.

The Chair read two further objections received by residents not present (see Appendix 4). SC felt it was difficult not to support a local business, but this location was in the wrong place. She felt LPC had to object as before to the amended plan.

RESOLVED that the Clerk send the recommendation of object from LPC to EDDC.
SF proposed. LS seconded. Unan. DGA declared a personal interest – this was noted in the book.

25/26 Planning decisions

RESOLVED that the EDDC decisions were noted.

25/27 Reports of Committees

25/27.1 Assets and Amenities Committee

DGA reported that he had spoken with the NT regarding the parcel of land along the Avenue. He explained that the PC and volunteers could go in and begin clearing the area. LS suggested surveying the area and bringing a plan of action to the next Assets and Amenities committee meeting. KH felt a post and rail fence would be necessary to mark out and delineate the boundary line.

25/27.2 Environment Committee

SC welcomed Chris Wilmoth (CW) from the EA to the meeting to discuss the proposed EA BNG plan for Candys Field. CW explained that he had received the notes from the PC regarding the choice of trees and other points raised. He added that all trees chosen had to be native under current planning conditions. KH asked about the height of the trees. SC explained the trees would match the current trees in the field. SC suggested planting a couple of evergreens and colour e.g. Scots Pine and a Copper

Beech. SF shared concerns of trees being planted near where the Hub rebuild would take place. CW would look at the tree planting timeline and ensure the trees near the Hub building would be planted last and well protected.

RESOLVED that CW would seek a quote from Parklife for the work.
SC proposed. LS seconded. Unan.

25/28 Items for the next Agenda
Report from Community committee meeting.
Report from Planning committee meeting.

Meeting Closed: **8.43pm**

Chairman: Date:

Appendix 1:

Finance – Payments / Financial summary / Budget report.

Bank Account Reconciled Statement – Feb 2025

Current Account

Statement Number	23	Bank Statement No.	23
Statement Opening Balance	£280,425.77	Opening Date	01/02/25
Statement Closing Balance	£270,399.19	Closing Date	28/02/25
True/ Cashbook Closing Balance	£270,176.70		

Date	Cheque/ Ref.	Supplier/ Customer	Debit (£)	Credit (£)	Balance (£)
06/01/25	3477	Reformed Plastics (UK) Ltd	1,438.80	0.00	278,986.97
23/01/25	3479	Lympstone Village Hall CIO	24.00	0.00	278,962.97
23/01/25	3480	Optima Graphics Ltd	876.00	0.00	278,086.97
27/01/25	3481	Lympstone Village Hall CIO	40.00	0.00	278,046.97
27/01/25	3482	Castle CCTV Ltd	204.00	0.00	277,842.97
01/02/25	FPI 13/1/25	Herald Advert	0.00	900.00	278,742.97
03/02/25	3483	Employment	812.67	0.00	277,930.30
03/02/25	3484	Employment	2,379.34	0.00	275,550.96
03/02/25	3485	Employment	130.50	0.00	275,420.46
03/02/25	3486	Exmouth and District Community Transport Group	402.11	0.00	275,018.35
03/02/25	3487	Hilton Barnfield Architects	3,402.00	0.00	271,616.35
03/02/25	3488	PC Contractor	955.00	0.00	270,661.35
03/02/25	3489	S Wilson	4,850.00	0.00	265,811.35
03/02/25	3490	Public toilets cleaner	820.00	0.00	264,991.35
03/02/25	3491	Community Hub lunches	123.18	0.00	264,868.17
03/02/25	3492	Lympstone Village Hall CIO	24.00	0.00	264,844.17
04/02/25	DD EDF5CC 4/2/25	EDF Energy Ref: 671024465401 (Toilets)	63.00	0.00	264,781.17
12/02/25	FPI 12/2/25	Herald Advert	0.00	100.00	264,881.17
17/02/25	DD 17/2/25 001	EDF Energy A-DOBDO971	119.00	0.00	264,762.17
17/02/25	DD 17/2/25 E73	EDF Energy A-813EOE73	78.00	0.00	264,684.17
19/02/25	FPI 19/2/25	Herald Advert	0.00	63.00	264,747.17
25/02/25	XTV126000100158	HMRC (VAT)	0.00	5,320.81	270,067.98
27/02/25	DCC 5356361	Devon County Council	0.00	331.21	270,399.19

Reconciled by Lucy Tyrrell

Financial Budget Comparison

Comparison between 01/04/24 and 28/02/25 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	£6,043.00	£2,043.00
30	Burial Fees	£3,000.00	£0.00	£3,802.00	£802.00
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	£5,031.21	£4,031.21
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	£161,798.61	£96,651.11
Total Income		£65,147.50	£0.00	£161,798.61	£96,651.11

		2024/25	Reserve Movements	Actual Net	Balance
EXPENDITURE					
Council					
1000	Salaries	£29,000.00	£0.00	£42,744.70	-£13,744.70
1005	Expenses	£3,000.00	£0.00	£1,969.16	£1,030.84
1015	Village Hall hire	£2,000.00	£0.00	£672.00	£1,328.00
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	£195.82	£804.18
1035	Insurance, Audit, Electricity	£2,500.00	£0.00	£2,232.24	£267.76
1040	Misc	£2,500.00	£0.00	£1,508.80	£991.20
1045	Herald Printing	£6,000.00	£0.00	£7,138.00	-£1,138.00
1050	PC Maintenance Contractor	£7,500.00	£0.00	£7,745.00	-£245.00
1055	Grass cutting	£2,000.00	£0.00	£200.00	£1,800.00
1060	Other maintenance	£5,000.00	£0.00	£17,303.56	-£12,303.56

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	£13,271.91	£1,728.09
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	£2,063.82	£436.18
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	£7,853.01	-£3,853.01
1155	Cont 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	£3,223.86	-£2,223.86
Total Council		£109,400.00	£0.00	£115,015.77	-£5,615.77
Total Expenditure		£109,400.00	£0.00	£115,015.77	-£5,615.77
Total Income		£65,147.50	£0.00	£161,798.61	£96,651.11
Total Expenditure		£109,400.00	£0.00	£115,015.77	-£5,615.77
Total Net Balance		**-£44,252.50**		**£46,782.84**	

Appendix 2:

In answer to “What has East Devon District Council done for the Countryside and Climate Change?

Last week we agreed exciting new plans for our Recycling and Waste contract.
The current contract with Suez comes to an end in June 2026, so we had the choice to either invite waste companies, including Suez, to bid for a new contract, or to plan to run the service directly. The decision was made therefore, to ensure long-term cost-effectiveness and to provide adaptability, to set up a new Local Authority Trading Company known as a LATCo which will be formed to manage recycling and waste services as a none profit making company.
As recycling has become second nature, it has perhaps been forgotten why we recycle. To stop landfill and reuse materials.
Thanks to our residents and our recycling team we are number one in the country for the least amount of residual waste (Black Bin) and 5th in the in the country for recycling at around 61%.
Absolutely nothing goes to landfill.

This week we have a proposal to Cabinet on how we go about spending the £4.5m DEFRA grant we have received to clean up the Nutrient pollution for the Axe Estuary.
We are also signing off our Tree, Hedgerow and Woodland Strategy, which links into the Devon CC Tree Strategy, which we contributed and supported.
With another paper we will be considering Biodiversity Net Gain Habitat Banks.
Then in April we will be discussing the Devon Local Nature Recovery Strategy which we are also supporting, and later this year introducing our own policy on this important subject.
We are finalising the Blackdown Hills National Landscape policy for the next 5 years, along with the East Devon National Landscape as well, both due out in June.
On top of all this there is a New Habitat Regulation Draft Policy for the Exe Estuary and Pebblebed Heaths due which we are just finalising. This is in close association of Teignbridge and Exeter Councils.
Plus, we are expanding the Seaton wetlands nature reserve following the purchase of more land from funds that had to spent on habitat improvements, and work has started on our new SANGS area at Clyst Meadows at Broadclyst.

So, despite the amount of development we are required to provide by Government targets, we are working even harder on protecting and enhancing our Countryside and working towards Net Zero!

District Cllr Geoff Jung

Appendix 3:

Chairs report – 3rd March 2025

At last we see the signals of spring emerging in the hedgerows, snowdrop dotting amongst the verge, a sign of hope.

I have an apology to make. In the January report, I thanked many groups and volunteers for their amazing work within our village, unfortunately I missed off many too.
I would like to thank the Annual Garden Club show team, The Lympstone Art Exhibition, the WAL members and Lynn and the railway team amongst others I may still have missed. I am hoping you will all accept this belated thank you for their contributions for helping to make the Lympstone Community so great and proud to be a part of.

Thanks also to Cllr Scott and Cllr Trail for their support and their locality grant.

We are in the midst of the Regulation 19 which is the final part of the consultation for the EDDC local plan. This is the last chance for councils and residents to have their say, so please take time to go to the EDDC website and respond.

Thank you.

Cllr Lisa Staddon
Chair to LPC

Appendix 4:

I can see nothing in the revised plans which would change both Lympstone and Woodbury PCs' objections to the proposal.
The applicant's stated reasons for preferring this site are that they need somewhere where school children can see where food is grown and then processed. However, in order to address concerns from the HSE, the educational facilities have had to be de-coupled from the distribution hub and located at a distance. This leaves children with the experience of being in a classroom, something which all schools already have. It is ironic that this development purports to show children where our food is grown by building on high quality agricultural land.
Although the idea of allowing children to see where food is grown and then seeing how it is prepared sounds appealing, most of these children, living as we do in an agricultural area, will already be aware of the surrounding farms. Children are not easily fooled and may view the small plot left after the building of this development as an artificial token attempt at farming. In this case the school would be better off organising a trip to a real farm where they could see the more realistic production of a range of crops and livestock.
The applicant does not appear to have shown: "Evidence to indicate that schools would actually visit the site and over what frequency.." which was requested by the Members Advisory Panel Meeting on 9th November 2022.
With the educational facility not needing to be located adjacent to it, the delivery hub is just an industrial facility and the need to locate it in ten acres of agricultural land becomes redundant.
EDDC made it clear that robust evidence would be required to justify the location. The simplistic and rigid approach of requesting ten acres of agricultural land to industrial and employment hosts outlined in appendix one, is not robust.
It is unclear why Goosemoor would not be able to find a more suitable site further to the north, closer to the M5 and A30 which would allow for more efficient distribution to schools throughout the southwest without the need for even more lorries to travel at low speed along the A376. Indeed, I don't see why a business with aspirations to expand should want to increase costs and travel time by moving to a location further away from the arterial road network they will need.

M Moffatt

Regardless of the amendments to this application, I strongly object to the application on the following grounds:

- The application site is considerably outside the built up boundary in the middle of grade one agricultural land. Regardless of the fact we should not be building on agricultural land which we will need as global warming takes effect and food security is compromised, this goes against Strategy 7 of the EDLP which prohibits development. I am shocked that the LVIA states that the visual impact of this development would be low. This large industrial hub , primarily for the distribution of the ingredients of meals to schools throughout the South West, will be seen clearly from the woodbury road and the A376 and right up to the common and Woodbury castle.
- The application site is within the Coastal Preservation area and this development goes against strategy 44 which prohibits development which would damage undeveloped/ open land. This site is to be plonked in the middle of fields where there is no development at all. With two large industrial/ business developments already situated in Woodbury and Woodbury salterton there is no argument for the need for another and if this were passed, it would open the floodgates to equally large developmments on adjoining fields. This site is NOT in the emerging local plan whereas there are 139 hectares of employtment land available . The idea behind this business is unique and as such, it will inevitably grow as it already has and so more space and more delivery vans will be needed. This is a tourist area where people are drawn to the beauty of the Devon countryside. Unnecessary developments like this put our tourism industry at risk, especially at the gateway to Woodbury, Lympstone and Exmouth.
- EDDC policies state that support can only be given if a development is appropriate in size and form to the surrounding area. This is to be placed in an area with no such deveopment and only agricultural fields, a wood and two or three cottages. It is wholly inappropriate for its surroundings.
- The site is neighbouring the wood I own in Porters Lane. This has been sympathetically managed over generations of the Hallett family to encourage the wildlife especially roe deer and the hazel dormouse and many bird species such as the hobby, woodcock etc. Such a huge industrial development with vans, cars and lorries moving possibly thoughout the day and night as well as security lighting would compromise this important natural habitat.Yes, the applicant states that appropriate lighting will be in place, the the proximity of such human activity will inevitably effect the wildlife we have spent decades encouraging and protecting.
- Flooding on this stretch of the Woodbury road and junction with the A386 is a problem . This consequently means cars divert through Woodbury Village or across the common. This development would exacerbate the fast run-off of water increasing flooding on both the Woodbury rd and also Porters lane. As the culverts on Porters Lane become overwhelmed, the water would run off onto the A376 and cause traffic issues due to flooding there. The stream mentioned in the application which would be used for foul water run-off I assume is the small stream running down Porters lane which cannot manage the current heavy rainfall. It also assumes that it is ok to send foul water into the River Exe estuary, a SSSI. The tanks mentioned my weell hold back some water but with parking for 85 cars and room for loading bays etc, the loss of

such a large area for infiltration of rain into the soil will have an effect, especially at Pink House corner and Porters lane.

- This is not a small development. It is an industrial development and distribution hub. The name itself clearly illustrates that cars, minibuses, vans and large lorries will need to access this site from the woodbuy road. The increase in traffic on an already overloaded A376 will impact this road and increase risk. The Junction at Pink House Corner is very difficult to turn right towards Exeter and larger vehicles will have increased problems here. If a van is held up trying to turn right, no otherr car can get past to turn left. The vans from this hub will cause delays at this junction.The idling of such vehicles will cause the cottages adjacent to that junction to experience the vibration caused which could potentially be catastrophic, especially to the cob cottage.The other option is for all the vans, lorries etc to travel through Woodbury village and meeting the junction at the Arch. This would also be dangerous. The decision to move to a site 5 minutes further along the A376 than at their present site seems illogical and will just add to the problems experienced on this road. **The A376 is at capacity even before the impact of the new Dinan way link road is felt. Since this application was last discussed, local residents have seen traffic queues from Exmouth reach back to the Pink House corner junction and beyond when traffic lights have been in place along this road. The HUGE developments planned by EDDC for Lympstone and Exmouth (approxiately 2000 +houses) with residents who will mainly commute by car to Exeter or further afield will also hugely impact the A376. Adding a number of delivery vans coming in and out of this site would exacerbate an already dangerous road.**
- The entrance on the plans appears too close to the 90 degree corner just past Pink House Cottages. It would not allow enough visual warning to vehicles travelling from this corner. In addition, navigating this corner when a larger vehicle is also meeting you is disconcerting and dangerous. This site would increase the number of large vehicles travelling through this corner, increasing risk of RTAs on this stretch of road.
- The harm this development will do on all the counts above far outweighs the ecomonic gains . This should not be used as an argument to build on this green field site especially when there are plenty of industrial and brownfield sites in the area which are far more suited.

Jane Moffatt