MINUTES OF A LYMPSTONE PARISH COUNCIL PLANNING AND TRANSPORT COMMITTEE MEETING HELD IN THE VILLAGE HALL AT 7.00PM ON MONDAY 17TH AUGUST 2026.

PRESENT:	
Councillors	D Atkins (DGA), P Carlisle (PRC), S Francis (SF) (Lead Cllr), R Gale Hasleham (RGH) and A Roberts (AR)
Clerk	Miss L Tyrrell
County Councillors	None
District Councillors	None
Public	12 members

Public session

A resident raised an objection to planning application 26/1502/PIP, he listed the following reasons: Site was in the green wedge, coastal preservation area, outside of the BUAB. Development was unsustainable both socially and economically, there was a lack of amenities and was of far distant to the village, access to the site was along a narrow lane. Another resident felt this site was outside the coastal preservation area. SF explained she would check this fact.

P&T 26/7 Apologies

Cllr Coleman, Hill, Payne and Staddon due to other commitments.

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

P&T 26/8 To receive any Declarations of Interest

None.

P&T 26/9 Planning Applications

P&T 26/9.1

26/1288/FUL **-** Proposed 1no. dwelling, landscaped garden with off-road parking and single storey double garage/workshop (re-submission of 23/0847/FUL) at The Linhay, Church Road.

Residents raised the following concerns as a previous planning application had already been started for this development and site:

- The current new build was breaching its own construction management plan.
- Lorries were using the main village road outside of their working hours.
- No wheel washing facility was being used and therefore silting up the main road.
- Rubble was left along main village road.
- Loading/unloading lorries were blocking all road users.
- Neighbouring properties were constantly being vibrated from lorries idling and moving all day from 7.30am.
- Dumper trucks were moving on/off site without a wingman and operating at all hours and during school drop off/pick up times.
- Dumper trucks were moving through the village and causing congestion when taking waste to a site via Wotton Lane.

- An ancient hedge had been removed in the conservation area, (not in ownership of the site) apparently due to emergency health and safety reasons 'asbestos' present. This contaminated soil remained piled up on site.
- A protected Oak tree had been left over exposed and unprotected which would lead to its decline.
- Incorrect footpath diversion was in place.
- Ancient track to Mill fields was being encroached and eroded – this was a vital access to village amenities. The field contained main village electric, fibre optic and sewer chamber. In case of a flood, this was the only entrance/exit to/from the field for National Grid, Broadband providers, SWW, EA, people and stock. In an emergency, if these field were not accessible then the village would be cut off and sewage could back up.
- The ancient track should be recorded on the Government website. SF added that this track could also be recorded to be protected with EDDC.
- Residents with full right of way over the track were being declined the use.
- The development site should be secured separately to the track.
- Weight access along the track had been undermined for any necessary vehicles including emergency vehicles.
- Large heap of soil along bottom of site created a raised bank along Wotton brook which would change water flow and speed and heighten flooding concerns further down the village.
- Total disregard to all neighbouring properties and residents using the main village road, public footpath/track.
- Total disregard to the wildlife and natural environment.
- EDDC Cllrs should be present to hear concerns from residents.
- Should escalate concerns to the MP.

SF read the correspondence received from a resident (See Appendix 1).
SF explained that the PC had heard this afternoon about an extended footpath closure for footpath no.1 from the Secretary of State until March 2027 or until the building work was completed. SF suggested that the PC write to DCC highways for further information regarding this extended footpath closure and highlight the concerns of residents with full rights of way being declined. DGA added that he had contacted EDDC and DCC about the hedge removal, the enforcement officer was on leave and DCC were going to send out an officer, no update had been received by the PC from any officers. SF asked residents to document any breaches and send information with photographic evidence to the PC. RGH raised the fact that section 6 of planning application 26/1288/FUL contained misleading information. The Clerk pointed out that the location plan and the title deed plan online showed different boundary lines and ownership. SF reiterated concerns of the over development of the site, in the conservation area and the historic track should be protected and reinstated. The conservation and environmental health officers should be notified. AR asked residents to write their own letters to EDDC, DCC, the MP and the planning officers and copy in LPC to any correspondence. PCR felt the current work should be stopped and no further planning applications considered pending further investigation. RGH felt the plans submitted were misleading, contradictory and incomplete so should not be considered by EDDC.

RESOLVED that LPC would strongly object to planning application 26/1288/FUL.
SF proposed. RGH seconded. Unan.

RESOLVED that LPC would write to EDDC and raise all concerns regarding the current building site.
SF proposed. RGH seconded. Unan.

RESOLVED that LPC would write to DCC PROW officer and raise all concerns regarding the current building site and extended footpath no.1 closure.
PRC proposed. DGA seconded. Unan.

RESOLVED that LPC would raise a complaint to EDDC regarding the entire planning process and enforcement for the site.
RGH proposed. PRC seconded. Unan.

To clarify, LPC will write to:

- EDDC CEO, Planning, Environmental health, Conservation, Green spaces, Legal, Trees and Enforcement Officers.
- DCC Highways and PROW officer.

P&T 26/9.2

26/1502/PIP - Permission in principle for the development of detached residential dwelling at Nursery Garage, Courtlands Lane.

SF explained that this site was now categorised as a brownfield site. She felt as Lympstone's allocation in the new EDLP selected sites was for 350 houses whereas Budleigh Salterton's was for 135 houses, Lympstone already had enough allocated development. SF added that as nothing in the previous reasons listed by the Planning Inspectorate appeal decision notice (April 2022) had not changed then LPC should remain to object. RGH referred directly to points from the Planning Inspectorate Appeal decision notice and agreed. SF added that the site was also near to heritage listed sites.

RESOLVED that the Clerk send the recommendation of object from LPC to EDDC.
SF proposed. DGA seconded. Unan.

P&T 26/10 The Mill

ACTION that the Clerk write to the owner of the Mill and ask for an update regarding works to the footpath at the Mill.

P&T 26/11 Blue Haze

RGH highlighted the fact that the development carried out at Blue Haze was not in line with the original planning consent. The track created was a solid driveway and should have been two-wheel tracks.

RESOLVED that the Clerk write to the enforcement officer to highlight the planning breach.
RGH proposed. SF seconded. Unan.

P&T 26/12 CIL/S106

AR explained that LPC must consider the potential CIL funding due to LPC if current and proposed developments were approved. There could be approx £1million due to the PC. He asked the PC to consider what would best enhance Lympstone with CIL money received. He felt LPC needed to engage with the community for the benefit of all. SF explained that the new NP was creating a wish list for CIL consideration. AR suggested projects such as sports facilities, refurbishing the public toilets, active travel to Lympstone common, 20mph speed limit and disabled access on and off footpaths. SF asked all present to send recommendations to the PC for consideration.
A resident did add that maybe the funding could be considered for enhancing what the PC already had rather than new projects and additional responsibility.
The Clerk added that the PC were meant to be meeting with EDDC CIL officer and would recirculate a reminder email to all Cllrs.

P&T 26/13 Passing bays

RGH highlighted the fact that a recent incident could have been a tragedy due to cars parked in passing bays and emergency vehicles could not pass. SF felt a reminder in the Herald could be added to warn drivers the danger of parking in these spaces allocated for passing only.

ACTION that the Clerk write to County Cllrs to ask about enforcement of cars parked in passing bays and whether signs could be erected.

P&T 26/14 Items for next agenda

None at this time.

Meeting closed: **8.27pm**

Chairman: Date:

Appendix 1 – Correspondence received

Planning Application 26/1288/FUL Meadow Linhay, Pig lane, Lympstone

I fully appreciate that rights of ways between neighbours are not part of the planning process, however given the situation I think you need to be aware of the potential consequences.

The track known as meadow path or pigs lane has been closed off by the builders with locked gates at the top and the bottom of the access adjoining Meadow Linhay. No one seems accountable for the situation that's been created. Vehicles have been parked day and night blocking the access. There remains an excavated hole awaiting inspection by South West Water and a structural calculation to establish that vehicles can pass over the track. Apparently it's been constructed with a weight limit despite not previously having one and there being no planning application for work on that part of the site! Having been provided with several dates when the track would be reopened none of them have actually happened. We were never asked if the track could be closed and when challenged assured that access would be maintained at all times.

Whilst blocking the access is a pain for us at The Mill, there remains a significant issue for the village of Lympstone should the access in Stone lane become impassible and one of the utility companies needs to get to their services. The fields in front of The Mill have both the low voltage and high voltage cables running through them. The main sewerage for Lympstone runs through the top field. Jurrasic fibre have their whole network underground contained within both fields. There is also Open reach network within both fields.

The track needs to be re opened and maintained urgently particularly given climate change. It's this time of the year that both Bosscastle and the Lynton/Lynmouth floods occurred. Wotton Brook at Stone Lane quickly becomes impassible. This is the only route into or out of the fields when there is deep water

We will be objecting to the planning application bringing the track within the (red line) development site for the above reasons. The track has been blocked since May with no plan in place. We were promised in writing access but unfortunately having reached agreement the locks were changed and the access blocked. Despite messages to the owners all I have received is a threatening solicitors letter, that I have replied to but not had a reply.

Thank you so much for your help,

Gaeron Kayley, The Mill, Lympstone.