

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Strategic Planning Committee held at Council Chamber, Blackdown House, Honiton on 23 September 2024

Attendance list at end of document

The meeting started at 10.02 am and ended at 6.10 pm

171 Declarations of interest

Minute 176 Site Otry_09

Cllr J Bailey declared an Other Registerable Interest as a Devon County Councillor, and the site is owned by Devon County Council.

Minute 189 Site Brcl_26

Cllr P Fernley declared an affects and prejudicial NRI as her home address is close to the site.

Minute 176 Site Otry_18

Cllr M Howe declared an Affects NRI as his sister lives in the area but won't be affected to a greater extent than anyone else in the area.

172 Public speaking

A statement was read out on behalf of Mr Bob Nelson, the Chairman of Broadhembury Parish Council. This set out the Parish Council's support of Brhe_04; but did not support Brhe_05 and Brhe_07 on the grounds of heritage and landscape impacts that cannot be overcome. The Parish Council did not support Brhe_09 and had provided an extensive letter covering the reasons. The BUAB follows no natural topographical feature and departs from the National Landscape boundary.

The statement included comments from the Blackdown Hills Parish Network, stating that they felt that "service villages" should be allowed to serve the hinterland of the hamlets they support.

Comments from the Blackdown Hills National Landscape urged the committee to urge the Council as planning authority to work with the two Protected Landscapes to determine how the Act may work in practice and asked that development in Protected Landscapes complies with the law.

Cllr Pullman provided general comments on concern of eroding the green wedge between settlements of Ottery St Mary and West Hill. The impact of proposed allocation would mean an additional 800 plus cars and heavy plant vehicles using unsuitable roads.

A statement was read out on behalf of Chris Booker, Co-Chair of the Oil Mill Lane Residents Association. They were not in support of the related sites and welcomed the working group's agreement that the allocations should not be supported. A number of reasons for the sites being unsustainable or viable were outlined to the committee, including loss of food production land.

173 Matters of urgency

None.

174 **Confidential/exempt item(s)**

None.

175 **Proposed Housing and Employment Allocations - Ottery St Mary and surrounds**

The committee considered the site allocations for Ottery St Mary and surrounding areas, as set out in the minutes below.

176 **Ottery St Mary site selection report**

Otry_01 Barrack Farm

Proposed use: Housing

Number of dwellings: 469

Officer recommendation: Allocate Otry_01b 70 dwellings and 1.25ha employment land

Cllr Grainger from Ottery St Mary Town Council spoke on the potential of the site, but balanced that with the impacts of development on the area. If the site went forward, he commented that this would be sufficient for the town requirement.

Ward Member Cllr Johns objected to the site, stating reasons of the lack of secondary school places, impact on the green wedge, and the scales of housing was too large for the town to accommodate after already rapid growth.

Ward Member Cllr Faithfull reminded the committee of the green wedge designation in the town's neighbourhood plan. If developed, this would lead to isolated residents with limited public transport access, as well as an adverse impact visually in the area.

Committee debated the balance of housing need across the sites proposed for the town, including the scale of Otry_01a being too large and too rapid growth for the current and planned infrastructure.

A proposal to move on for Otry_01a, and include for allocation Otry_01b was made by Cllr B Collins, seconded by Cllr Ingham

Committee **agreed to move on to the next site allocation** in consideration of Otry_01a.

Committee **endorsed the recommendation to include Otry_01b in the site allocation.**

Otry_09 Land at Thorn Farm, Exeter Road

Proposed use: Housing

Number of dwellings: 90

Officer recommendation: Allocate

Cllr Grainger from Ottery St Mary Town Council advised of the urgent need for school places, and concerns of the site's proximity to Cadhay. The site should not be allocated for housing, but for a school.

Ward Member Cllr Johns objected to the site on grounds of the lack of school places, asking that the site in full be allocated only for educational use.

Ward Member Cllr Faithfull felt the site was too close to woodland and bog land that would be adversely impacted, and that the impact on the open countryside was unacceptable.

Officers clarified that a large proportion of the site had already been identified for education, and work was ongoing with Devon County Council (DCC) as to what form this would take. A housing allocation on this site, owned by DCC, could help deliver the funding to deliver a school. Less than half of the site could accommodate 90 dwellings, needing a landscape buffer between housing and education designation.

Cllr J Bailey raised concern on the risk of allocation of any of the site for housing, in case that adversely impacted on the delivery of educational facilities.

Committee discussed the educational need, requesting further clarity from DCC on their plans for the site. The Chair proposed that the policy wording should be revisited following input from DCC, to express the intention for the development of educational facilities as a priority, with a housing element as a secondary requirement.

Committee recommended to include Otry_09 in the site allocation with the intention of the development of educational facilities as a priority, with a housing element as a secondary requirement.

(Cllr J Bailey left the meeting for the debate and vote of this item due to her declaration of a directly relates NRI as a Devon County Councillor, and the site is owned by Devon County Council)

GH/ED/26 Land west of Cadhay Lane

Proposed use: Housing

Number of dwellings: 200

Officer recommendation: Not to allocate

Cllr Grainger from Ottery St Mary Town Council objected to the site on the grounds of any allocation effectively removing the green wedge between the town and West Hill.

Ward Member Cllr Johns objected to the site and outlined some adverse impacts.

Ward Member Cllr Faithfull agreed with the recommendation not to allocate, particularly due to the adverse visual impact any development of the site would have on the surrounding area.

A proposal to move on was made by Cllr Jung, seconded by Cllr Davey.

Committee agreed to move on to the next site allocation.

Otry_10 Land to the north and south of Salston Barton

Proposed use: Housing

Number of dwellings: 20

Officer recommendation: Allocate

Dr Dunsford spoke of inconsistencies in the appraisal of sites, explaining that no other sites had an assessment of "rounding off" a development. She advised the committee that Salston was a separate hamlet and should not be treated as an extension of the town for the purposes of additional housing.

Cllr Grainger from Ottery St Mary Town Council objected to the site, including flooding issues.

Ward Member Cllr Johns objected to the site, highlighting lack of suitable pedestrian access and the impact of run off water to lower land.

Ward Member Cllr Faithfull also commented on the poor cycle and pedestrian route, flood risk and detrimental impact of right to light for the existing hamlet.

The committee discussed:

- Narrow lanes being unsuitable for developing safe pavements
- Access to the site was poor
- Existing outline planning application options for access still not suitable
- Splitting the site to allocate only part with a suitable buffer between the hamlet and the development
- New information on considering Salston as a hamlet in the assessment of the site
- Risk in considering part of the site as a green wedge that as yet did not exist.

A proposal to allocate the site failed.

A proposal to move on was made by Cllr J Bailey, seconded by Cllr Bethany Collins.

Committee **agreed to move on to the next site allocation.**

GH/ED/27 Land south of Strawberry Lane

Proposed use: Housing

Number of dwellings: 60

Officer recommendation: Allocate

Timothy Dudgeon spoke on behalf of a local home owners group in objection to the inclusion of the site, explaining reasons of road safety, narrow unsuitable lanes, and the impact of the school commute in that area. He also outlined flooding risks and subsequent impact of residents securing house insurance.

Dr Dunsford advised the committee of all four roads to the area being of single car width, as well as flooding risk. Due to the land elevation, the site was significantly above Salston.

Cllr Grainger from Ottery St Mary Town Council outlined the impracticalities of the access to the site.

Ward Member Cllr Johns objected on grounds of unsuitable pedestrian access, and the regular flooding to the road being exacerbated.

Ward Member Cllr Faithfull also referred to increased flooding, and adverse visual impact.

Committee **agreed to move on to the next site allocation.**

Otry_15 Land at Bylands, Slade Road

Proposed use: Housing

Number of dwellings: 8

Officer recommendation: Allocate

Cllr Grainger from Ottery St Mary Town Council did not object to the site allocation.

Ward Member Cllr Johns requested suitable pedestrian access.

Ward Member Cllr Faithfull also referred to suitable pedestrian access being required.

To include the site for allocation was proposed by Cllr Jung and seconded by Cllr Ingham.

Committee **endorsed the recommendation to include Otry_15 in the site allocation.**

Otry_18 Land east of Sidmouth Road

Proposed use: Housing

Number of dwellings: 63

Officer recommendation: Not to allocate

David McKenny spoke on behalf of a local action group in opposition to the allocation of the site, outlining access issues and adverse impact on local roads.

Cllr Grainger from Ottery St Mary Town Council advised that the site was unsuitable.

Ward Member Cllr Johns opposed the site allocation on grounds of access.

Ward Member Cllr Faithfull supported the officer recommendation not to allocate the site.

Committee **agreed to move on to the next site allocation.**

Otry_19 Land at Slade Farm, Slade Road

Proposed use: Housing

Number of dwellings: 48

Officer recommendation: Not to allocate

Cllr Grainger from Ottery St Mary Town Council supported the officer recommendation not to allocate the site.

Ward Member Cllr Johns agreed with the previous speaker.

Committee **agreed to move on to the next site allocation.**

Otry_21 Land at Gerway Farm, west of Sidmouth Road

Proposed use: Housing

Number of dwellings: 70

Officer recommendation: Allocate

Samantha Thomas of Carney Sweeney representing Wain Homes, outlined the ongoing technical assessment and advised the committee of the viability of the site, including planned landscaping buffers.

Cllr Grainger from Ottery St Mary Town Council commented on the additional work required to resolve the access issues, advising that the town council did not support allocation.

Ward Member Cllr Johns opposed the site allocation on grounds of visibility and voiced her concern on the impact on the local narrow roads.

Ward Member Cllr Faithfull advised that the images used in the report were incorrect and that further work was needed before the site could be recommended forward.

Officer advice was that DCC were satisfied that the site was deliverable with the two potential access options. Committee comments included further checks on the access and linking with a cycle path would be advantageous.

Cllr Jung proposed inclusion of the site, seconded by the Chair.

Committee **endorsed the recommendation to include Otry_21 in the site allocation.**

GH/ED/29b Gerway Farm

Proposed use: Housing

Number of dwellings: 188

Officer recommendation: Not to allocate

Cllr Grainger from Ottery St Mary Town Council advised that the site was unsustainable.

Ward Member Cllr Johns and Ward Member Cllr Faithfull supported the officer recommendation not to allocate the site.

A proposal to move on was made by Cllr Jung, seconded by Cllr Fernley

Committee **agreed to move on to the next site allocation.**

GH/ED/31 Slade Farm

Proposed use: Housing

Number of dwellings: 48

Officer recommendation: Not to allocate

Cllr Grainger from Ottery St Mary Town Council opposed the allocation of the site.

Ward Member Cllr Johns opposed the site allocation.

Ward Member Cllr Faithfull supported the officer recommendation not to allocate the site.

Committee **agreed to move on to the next site allocation.**

GH/ED/32 Church Path Field, land east of Chineway Gardens

Proposed use: Housing

Number of dwellings: 61

Officer recommendation: Not to allocate

Ward Member Cllr Faithfull supported the officer recommendation not to allocate the site.

Committee **agreed to move on to the next site allocation.**

GH/ED/33 Land adjacent Great Well Farm

Proposed use: Housing

Number of dwellings: 80

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

GH/ED/34 Land at Littlewell

Proposed use: Housing

Number of dwellings: 289

Officer recommendation: Not to allocate

Ward Member Cllr Faithfull commented on a potential link road to alleviate traffic issues that this site would bring.

Committee **agreed to move on to the next site allocation.**

GH/ED/35 Land at Ridgeway

Proposed use: Housing

Number of dwellings: 130

Officer recommendation: Not to allocate

Ward Member Cllr Faithfull commented on the impact of offroad parking but still supported the officer recommendation not to allocate.

Committee **agreed to move on to the next site allocation.**

177 **Tipton St John site selection report**

Otry_04 Land south of Otter Close

Proposed use: Housing or school/5 self build

Number of dwellings: 45 or 5

Officer recommendation: Allocate noting possible relocation of school site

Ward Member Cllr Johns supported the allocation as a school site with five self-build plots.

Ward Member Cllr Faithfull outlined the impact of the B3176 and lack of pavements, alongside school commute impact. He felt the proposal of 45 dwellings was excessive for the size of the existing community.

The Chair proposed that the allocation be put forward for education, with five self-build plots.

Committee **recommended to include Otry_04 in the site allocation as a site for education with 5 self-build plots.**

Otry_06 Land next to 6 Coombe Vale

Proposed use: Housing

Number of dwellings: 12

Officer recommendation: Not to allocate

Ward Members Cllrs Johns and Faithfull agreed with the officer recommendation not to allocate.

Committee **agreed to move on to the next site allocation.**

Otry_22 Coombe Bank

Proposed use: Housing
Number of dwellings: 29
Officer recommendation: Not to allocate

Ward Member Cllr Faithfull offered some resolution by reducing roof height.

Committee **agreed to move on to the next site allocation.**

178 **West Hill site selection report**

West_04 Land adjoining Wind Mill Lane

Proposed use: Housing
Number of dwellings: 36
Officer recommendation: Allocate

Philip Shaw spoke on the previously failed planning applications, and the unsuitable access and high density. The approaching narrow road with a blind bend was also unsafe.

Catherine Knee of Collier Planning spoke on behalf of the developer outlining the suitability of the site and Devon County Council had confirmed that there was capacity for development in the local primary school advising that financial contributions would be made towards secondary provision.

Cllr Pullman, representing West Hill Parish Council, advised that the site was outside the Built Up Area Boundary (BUAB) and did not have supporting infrastructure, limited facilities nearby, and being unsustainable.

Ward Member Cllr J Bailey felt the allocation was inconsistent with the spatial strategy and the tier 4 settlement. She was opposed to allocating the site.

Cllr Blakey proposed the allocation of the site, seconded by Cllr Howe.

Committee **endorsed the recommendation to include West_04 in the site allocation**

West_18 Land north and east of Eastfield

Proposed use: Housing
Number of dwellings: 30
Officer recommendation: Allocate

Simon Tofts, of Blue Cedar Homes, spoke about the current planning application that had no technical objections from Highways or South West Water. He advised that the site was deliverable.

Cllr Pullman, representing West Hill Parish Council, advised the site was outside the BUAB, with safety risks for those walking to school and the excessive distance to a bus stop.

Ward Member Cllr J Bailey felt the site was not sustainable, had a detrimental impact and did not comply with the spatial strategy.

Cllr Howe proposed allocation of the site, making reference to site West_04 links with the footpath on this site. Cllr Jung seconded the proposal.

Committee **endorsed the recommendation to include West_18 in the site allocation**

West_01 Land at Westhayes/Hayes End, Eastfield

Proposed use: Housing

Number of dwellings: 4

Officer recommendation: Not to allocate

Cllr Pullman, representing West Hill Parish Council, agreed with the officer recommendation not to allocate.

Cllr J Bailey, picking up comments on sites sifted out of the proposals, asked for such sites to be referenced in the plan to make clear to the public that those sites had been discounted.

Committee **agreed to move on to the next site allocation.**

West_20 Land adjoining Summerhill Broad Oak

Proposed use: Housing

Number of dwellings: 36

Officer recommendation: Not to allocate

Cllr Pullman, representing West Hill Parish Council, advised the committee of the steep unlit road with no pavement to the site, as well as mature trees with preservation orders on the site.

Committee **agreed to move on to the next site allocation.**

West_02 Adjacent junction of B3180 and Bendarroch Road

Proposed use: Housing

Number of dwellings: 20

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

West_03 Rear of Hasta-La-Vista, Windmill Lane

Proposed use: Housing

Number of dwellings: 5

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

West_07 Land at Lower Broad Oak Road

Proposed use: Housing

Number of dwellings: 13

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

West_08 Land adjacent to Badgers Bend, Lower Broad Oak Road

Proposed use: Housing

Number of dwellings: 30

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

West_09 Land adjoining The Gap, Lower Broad Oak Road

Proposed use: Housing

Number of dwellings: 10

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

West_14 Pikes Farm

Proposed use: Housing

Number of dwellings: 46

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

West_15 Flower Cottage, Elsdon Lane

Proposed use: Housing

Number of dwellings: 12

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

West_16 Elsdon House, Elsdon Lane

Proposed use: Housing

Number of dwellings: 8

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

West_19 Field at Lower Broad Oak Road behind The Pygthle

Proposed use: Housing

Number of dwellings: 9

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

179 **Payhembury site selection report**

Payh_01 Slade Barton

Proposed use: Housing

Number of dwellings: 15

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation**

Payh_02 Behind playing fields EX14 3HR

Proposed use: Housing

Number of dwellings: 14

Officer recommendation: Not to allocate

Committee agreed to move on to the next site allocation

Payh_03 Markers Park

Proposed use: Housing

Number of dwellings: 50

Officer recommendation: in part Allocate Payh_03a with 15 dwellings

Viv Game advised the committee that the constraints on the site determined by the Council in 2002 had not changed; local sewage was still overwhelmed, and the site was outside the neighbourhood plan area. The site was diverse in wildlife, with a number of recorded species recorded on the site.

Cllr Tim Cox, representing Payhembury Parish Council, advised that to include the site would increase the village size by 12%. Existing sewage could not cope with that and the local school was both full and with a waiting list.

Ward Member Cllr Richard Jefferies highlighted the demands for class Q barn conversions and the continuing sewage issues.

The committee were shown a view of the site from the approach road. The 2022 assessment had related to a larger site, but for this consideration the site had been split, with one area being suitable for approximately 15 dwellings.

The committee discussed aspects, with a proposal to move on failing.

Cllr B Collins proposed, seconded by Cllr C Brown, to allocate the site Payh_03a. The Chair proposed to move on from site Payh_03b.

Committee endorsed the recommendation to include Payh_03a for 15 dwellings in the site allocation.

In considering Payh_03b, Committee **agreed to move on to the next site allocation.**

180 **Plymtree site selection report**

Plym_01 Fordmore Farm

Proposed use: Housing

Number of dwellings: 50

Officer recommendation: Not to allocate

Dan Roger of Bell Cornwall representing the landowner, stated that the southern side of the site could be allocated as that aspect was suitable and there were close local facilities.

Cllr Vellacott, representing Plymtree Parish Council, did not support the site on grounds of the scale and the adverse impact.

A proposal to move on was made by Cllr J Bailey, seconded by Cllr Davey

Committee agreed to move on to the next site allocation

Plym_03 Land north of school

Proposed use: Housing

Number of dwellings: 30

Officer recommendation: Allocate

Stephen Hobday spoke against allocation, outlining local road safety issues in detail; he also spoke on flooding risk and that the area could not support growth with the current infrastructure.

James Persey spoke in support as the Landowner and advised that the local school was not at capacity. He felt the access was sufficient.

Cllr Vellacott, representing Plymtree Parish Council, did not support the site due to the lack of supporting infrastructure, and the scale was too large.

Ward Member Cllr Jefferies made reference to single track lanes which made the site unsuitable, and he agreed with the Parish Council view that the scale was too large in proportion to the size of the village. He suggested that a smaller number of dwellings should be considered.

The committee discussed the merits of an allocation with a smaller dwelling number of approximately 15, but that this may need further assessment before being put forward for allocation.

The Chair proposed that the site Plym_03 be allocated for approximately 15 homes and that officers propose an appropriate reduced boundary.

Committee agreed to allocate site Plym_03 for approximately 15 homes and officers to revisit the site boundary and bring the site back.

Plym_04 Land north of recreation ground

Proposed use: Housing

Number of dwellings: 70

Officer recommendation: Not to allocate

Cllr Vellacott, representing Plymtree Parish Council, did not support the site due to the scale and impact on open countryside. The site acted as a divide between two communities and should be maintained.

A proposal to move on was made by Cllr Jung, seconded by Cllr Fernley

Committee agreed to move on to the next site allocation.

Plym_05 Land west of Village Hall

Proposed use: Housing

Number of dwellings: 43

Officer recommendation: Not to allocate

Cllr Vellacott, Plymtree Parish Council, did not support the site due to the proximity to the Manor House and the environmental impact on a green field site.

Committee agreed to move on to the next site allocation

Brhe_04 Causeway End

Proposed use: Housing

Number of dwellings: 8

Officer recommendation: Not to allocate

The committee discussed the relationship between this site and Brhe_09 and the strong argument needed for putting forward any site under National Landscape status.

Committee **agreed to move on to the next site allocation**

Brhe_05 The Old Orchard

Proposed use: Housing

Number of dwellings: 10

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation**

Brhe_07 Land south of the Vicarage

Proposed use: Housing

Number of dwellings: 10

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation**

Brhe_09 Land opposite Broadhembury Village Hall

Proposed use: Housing

Number of dwellings: 10

Officer recommendation: Allocate

Ward Member Cllr Jefferies highlighted to the committee the heritage assets and the close proximity to a conservation area. The site was the gateway to the village, with land rising away denoting the start of the National Landscape. The scale of the proposal was also too large for the village.

Members were shown the view from the road to help understand the site.

Cllr Jung proposed to include the site, seconded by Cllr Blakey.

Committee **endorsed the recommendation to include Brhe_09 in the site allocation**

182 **Feniton site selection report**

Otry_20 Land to south east of Bridge Cottages, Feniton

Proposed use: Employment land 4.64ha

Officer recommendation: Needs further consideration

Ward Member Cllr Johns sought clarity for the use of the site, as she was concerned that the whole site would end up being allocated for housing. She supported the employment element of the site.

Ward Member Cllr Faithfull had no objection to employment on the existing footprint of buildings on site, and did not support removal of the existing orchard.

The orchard on site was clarified as a fruit production orchard and would be removed if the site was developed.

Cllr Blakey proposed allocation of the site as mixed use; seconded by Cllr Howe.

Committee **recommended to include Otry_20 as a mixed use site in the site allocation.**

Feni_05 Land and buildings at Burland Mead

Proposed use: Housing

Number of dwellings: 42

Officer recommendation: Allocate

Ross Bowen, on behalf of the landowner, outlined the range of dwellings for the site, including an element of affordable housing. The site had not been used for horticultural purposes for two decades, and was subject to a current planning application.

Miles Butler, representing Feniton Parish Council, explained that the Parish was in support in principle, but not of the current application being considered due to the density of housing.

Cllr Howe proposed inclusion of the site, seconded by Cllr Levine.

Committee **endorsed the recommendation to include Feni_05 in the site allocation**

GH/ED/38 Sherwood Cross (including Feni_09 and Feni_11)

Proposed use: Housing

Number of dwellings: 225

Officer recommendation: Not to allocate

Miles Butler, representing Feniton Parish Council, outlined the previous finding of a planning enquiry that the site was not sustainable, and this had not changed since that finding in 2014. Local infrastructure and pressure on school capacity would not support the scale of the proposal. The site had previously been subject to an objection petition with over 500 signatures.

The Chair read out a statement by Wimpy Taylor in support of the site and the reasons why.

Cllr Jung informed the committee of the final part of the flood alleviation scheme in Feniton. He felt that this proposal would be unfair on the residents and was disproportionate in scale.

A proposal to move on was made by Cllr Jung, seconded by Cllr Hayward.

Committee **agreed to move on to the next site allocation**

Feni_14 Land off Ottery Road

Proposed use: Housing

Number of dwellings: 75

Officer recommendation: Not to allocate

Miles Butler, representing Feniton Parish Council, made reference to the outcome of an earlier planning enquiry and supported the recommendation not to allocate.

A proposal to move on was made by Cllr Howe, seconded by Cllr Hayward.

Committee **agreed to move on to the next site allocation.**

Feni_01 Land at Sherwood Farm

Proposed use: Housing

Number of dwellings: 46

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

Feni_06 FPFA Club, Station Road

Proposed use: Housing

Number of dwellings: 30

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

Feni_07 Lyndale

Proposed use: Housing

Number of dwellings: 60

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

Feni_08 Land West of Beechwood , Station Road and Land East of Beechwood, Station Road

Proposed use: Housing

Number of dwellings: 83

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

Feni_10 Westlades

Proposed use: Housing

Number of dwellings: 36

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

Feni_13

Proposed use: Housing

Number of dwellings: 25

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

Feni_15 Land off Ottery Road

Proposed use: Housing

Number of dwellings: 30

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

(a) **Local Plan Member Working Group - Note of Discussions Ottery St Mary and surrounds**

The committee noted this report for information.

(b) **Feedback on potential development sites at Ottery St Mary and surrounding area**

The committee noted this report for information.

183 **Proposed Housing and Employment Allocations - West End and surrounds**

The committee considered the site allocations for the West End and surrounding areas, as set out in the minutes below.

184 **Broadclyst site selection report**

Brcl_29 Broadclyst

Proposed use: Mixed

Number of dwellings: 24 and 0.1ha employment land

Officer recommendation: Allocate

Duncan Cherrett advised the committee of the growth of the village that had adversely impacted on the volume of water run-off and increases in flooding events. The road access was already busy at peak times, and to include this site would increase that pressure.

Dr Lorna Mason spoke on behalf of 50 residents. Accessibility to the site was not safe; the village could not support the growth proposed due to pressure on the GP surgery, the bottleneck of the road structure, and frequently waterlogged roads during the winter months, with flooding common adjacent to this site. She also objected to sites Brcl_12 on the same grounds.

Angie Hurrin, Clerk of Broadclyst Parish Council, asked the committee not to turn the village into a dormitory village. The proposal did not do enough to provide employment opportunity and was not sustainable; local infrastructure improvement was needed now before any further growth could be considered.

Ward Member Cllr Rylance outlined the infrastructure improvements needed to help residents now, and asked for conditions on sites upstream to better protect the existing residents. The village had tripled in size in ten years and did not have the infrastructure to support that growth.

Ward Member Paula Fernley also made reference to the single track road access that was inadequate.

The committee discussed the known flooding issues in the area with sympathy, but concluded that planning conditions at application stage was the place to address those issues.

The Chair proposed to include the site for allocation in light of other Tier 4 sites that had also taken allocations.

A proposal to allocate was made by Cllr Jung, seconded by Cllr Davey

Committee **endorsed the recommendation to include Brcl_29 in the site allocation**

Brcl_12 Land west of Whimple Road

Proposed use: Mixed

Number of dwellings: 70 dwellings and 0.54ha employment land

Officer recommendation: Allocate Brcl_12a; Not to allocate Brcl_12b

Dr Mason had made earlier points of objection during the previous site discussion.

Angie Hurrin, Clerk of Broadclyst Parish Council outlined alternatives for access through Brcl_29 rather than from Town End for this site. Again the Parish felt that the site was not sustainable in light of the need for infrastructure improvement needed now for the existing residents.

Ward Member Cllr Rylance raised the issue of the narrow road access and the need for mixed housing development to enable generational residency in the village.

The Chair proposed that the access be reviewed in order to utilise Brcl_12a to link up with Brcl_29 to come back to the committee to consider.

Committee **agreed to move on from both Brcl_12a and 12b to the next site allocation.**

Brcl_09 Land at Heathfield (south-east of Woodbury View)

Proposed use: Housing

Number of dwellings: 15

Officer recommendation: Not to allocate (as site has now been allocated through Policy H3 of the Broadclyst NP)

Angie Hurrin, Clerk of Broadclyst Parish Council reminded the committee of the relationship of the site with their Neighbourhood Plan.

Committee **agreed to move on to the next site allocation.**

Brcl_22 Land at Jarvis Hayes Farm Junction of B3181 and Sunnyfield

Proposed use: Housing

Number of dwellings: 20

Officer recommendation: Not to allocate

Committee **agreed to move on to the next site allocation.**

185 **Westclyst site selection report**

Brcl_04 Land adjacent Poltimore Park, Poltimore

Proposed use: Housing

Number of dwellings: 8

Officer recommendation: Not to allocate

Angie Hurrin, Clerk to Broadclyst Parish Council, spoke in objection to the allocation of the site on the grounds of impact on Poltimore House and surrounding parkland's heritage value. The site was also a green wedge and required extensive mitigation for the ecological aspects of the site.

A proposal to move on was made by Cllr Bethany Collins, seconded by Cllr Fernley.

Committee **agreed to move on to the next site allocation.**

Polt_07 Land at West Clyst Poltimore

Proposed use: Housing

Number of dwellings: 200

Officer recommendation: Not to allocate

A proposal to move on was made by Cllr Bethany Collins, seconded by Cllr Olive.

Committee **agreed to move on to the next site allocation.**

186 **East of Exeter - Brcl_31 site selection report**

Brcl_31a and Brcl_31b Land at Mosshayne Lane, Pinhoe

Proposed use: Housing

Number of dwellings: 1000

Officer recommendation: Not to allocate

Nicola Sully of Pearce Planning, representing the developer promoting the site, outlined the benefits of allocating the site. This included opening up access to the Clyst Valley Park, providing affordable housing and additional facilities. Discussions were underway with Devon County Council on reaching agreement on a suitable access.

Angie Hurren, Clerk to Broadclyst Parish Council, told the committee that the site was not sustainable and did not provide new facilities. Any access to the site at the western corner was not desirable, and the impact on existing infrastructure was too adverse to support.

The Chair commented that there was no evidence at that time to support securement of an acceptable access to the site.

Committee **agreed to move on to the next site allocation**

187 **Employment site, Lodge Trading Estate, Station Road, Broadclyst site selection report**

Brcl_27 Lodge Trading Estate, Station Road, Broadclyst

Proposed use: Employment land 8.42 ha

Officer recommendation: Allocate 1.89 ha for employment land

Angie Hurren, Clerk for Broadclyst Parish Council, gave broad support for the allocation but did raise an issue of traffic impact in the area, particularly during school run times.

The committee discussed the site, including impact of lorries on Station Road and how the road layouts link to Cranbrook.

Cllr Fernley proposed to include the allocation of Brcl_27a, seconded by Cllr Blakey.

Committee **endorsed the recommendation to include Brcl_27a in the site allocation.**

In relation to Brcl_27b, committee **agreed to move on to the next site allocation.**

188 **Land North of Science Park site selection report**

Brcl_23 Land north of Science Park, Tithebarn Way

Proposed use: Mixed use; of which 2.37ha for employment land

Number of dwellings: 90

Officer recommendation: Allocate

The committee commented on the benefit to the local area of the employment land element as a sustainable mixed use site.

Cllr Fernley proposed inclusion of the site for allocation, seconded by the Chair.

Committee **endorsed the recommendation to include Brcl_23 in the site allocation.**

189 **Gypsy and Traveller Site, Langaton Lane site selection report**

Brcl_26 Land at Ash Piggery, Langaton Lane

Proposed use: Gypsy and Traveller accommodation, 1.38 ha

Officer recommendation: Allocate

Phil Wakely, from the 1st Pinhoe Scouts Group, outlined the extent of the local Scouts Group in this area and links with other related organisations, including frequency of meetings. He informed the committee of the popularity of the area for local people to visit, and the high level of pedestrians using the access road. The road was not suitable for the level of traffic. He advised that the site was unsuitable and asked the committee to reject the allocation.

Angie Hurren, Clerk to Broadclyst Parish Council, outlined the recognition of the need for an allocated site, but asked the Committee to consider the close proximity to the M5 and railway line, and how noise from those would be difficult to protect against for those vehicles or motor homes that would be on site. It was easier for housing to have a level of glazing installed to keep out the noise. The lane needs significant improvement and still needs good access for locals to visit the facilities. She concluded that it was unfair to expose this protected group to that level of noise pollution.

Ward Member Cllr Fernley advised the committee of the recreational use of Green Lane by walkers, as well as on a practical level to reach the station, surgery and other facilities. She did not support the allocation as she felt it would adversely impact the amenity value of the land, which would be put to better use as an extension of the country park. She then left the meeting for the debate and vote following her declaration of interest.

The committee discussed applying the same standards to a protected community as any other, in relation to potential noise pollution at the site. Equally the committee agreed that an allocation was required somewhere in the district and this proposal was the better option at that time. The site was also designed for a maximum of 15 pitches but these were not expected to be operating at a high turnover.

The committee asked if more detail from Environmental Health could be sought on the issue of potential noise pollution, but overall felt it appropriate to allocate the site.

Committee **endorsed the recommendation to include Brcl_26 in the site allocation**

190 **Adjournment**

The Chair adjourned the meeting due to the length of the meeting at that point, to be reconvened on Tuesday 1 October 2024 at 10am to consider the remaining items.

Attendance List

Councillors present:

B Bailey
J Bailey
K Blakey
C Brown
B Collins
O Davey
P Fernley
P Hayward
M Howe (Vice-Chair)
B Ingham
G Jung
Y Levine
T Olive (Chair)

Councillors also present (for some or all the meeting)

J Brown
R Collins
P Faithfull
R Jefferies
V Johns
E Rylance

Officers in attendance:

Matthew Dickins, Planning Policy Manager
Ed Freeman, Assistant Director Planning Strategy and Development Management
Keith Lane, Senior Planning Officer (Planning Policy)
Debbie Meakin, Democratic Services Officer
Claire Rodway, Senior Planning Officer

Councillor apologies:

H Parr

Chair

Date: