

WINKLEIGH PARISH COUNCIL

The minutes of the extraordinary meeting held on Wednesday 29th May 2013, 7.30pm in Winkleigh Village Hall

Present: Cllrs Flockhart, Knight, Sansom, Turner, Bowers, Hodgson (& Griffiths – had given apologies and arrived late indicated in minutes *)
Dist. Cllr Lausen

Apologies: Cllrs Stutt & Gledhill

The signing of the minutes of the meeting held on 22nd May 2013 were confirmed and signed as a correct record.

Ex1.5.13 Declaration of Interest in matters to follow

Cllr Turner stated that she may be declaring a non pecuniary prejudicial interest should discussions turn to land allocation involving family land.

The Chairman reminded Cllrs of clauses of the Code of Conduct.

Public Period

Ex2.5.13 Current business matters

a) Local Plan Part 3

The Chairman formally advised Cllrs of a submission of additional land for housing development to be put forward to TDC . She advised Cllrs that the land belonging to Mr Rogers and locally known as Mid Devon Motors being 0.5 hec would meet TDC's SHLAA criteria and would indicate approx. 15 homes and was therefore consider viable and could form part of the discussions. The Clerk also advised that she had received communication from TDC that additional land on Winkleigh Airfield had been put forward under the SHLAA scheme adding that clarity and confirmation were required as she had further been advised that the land on the Airfield had been put forward for industrial development but that there was not a form for this.

*Cllr Griffiths arrived (7.40pm)

The Chairman addressed TDC's Response checklist :

1. Accuracy of background information : **Cllr Bowers proposed that the fact that the village has a Vets should be included in TDC's record of facilities within the village – 2nd Cllr Knight : AIF: MOTION CARRIED.**

2. Spatial Objectives & Vision for Winkleigh

The Chairman read out a draft document for consideration explaining the sources of information used in preparing a draft response and reminded Cllrs of the resolutions made at the AGM on 22nd May. Cllrs discussed. Cllr Hodgson queried if the "Robust Justification" provided in the draft would be considered strong enough to ensure a 5% allocation . The Chairman responded that following her meeting with TDC she believed the justification given will be acceptable to TDC.

The Clerk then read out a copy of a letter from a landowner to TDC requesting consideration of his land for light industrial development.

3. Preferred level/scale of growth

Cllr Turner declared a non pecuniary family interest and left the meeting. Cllrs discussed the requirement to identify appropriate site/sites for housing development and formally discussed all the sites put forward under the SHLAA scheme. Cllr Hodgson queried how the PC could be discussing

land outside the development boundary when a resolution was made at the last meeting stating that the boundary would not be moved. Cllrs discussed at length following which

Cllr Hodgson proposed that if it is accepted that if there is no room for the 5% growth within the existing boundary the proposal made at the last PC meeting (10.5.13ba) was void as it was undeliverable- 2nd Cllr Knight: AIF: MOTION CARRIED.

Cllr Bowers stated that the Mr Rogers' land should be discussed as it is within the development boundary. Cllr Hodgson responded that he was concerned about the loss of a service facility and local jobs and would like more information on the suggested relocation to the Airfield before committing as the potential loss of services was a fundamental issue in this decision. The Chairman then opened the meeting to Mr Tucker who was representing Mr Rogers at the meeting and asked for information regarding this. Following this Cllr Bowers proposed that the Parish Council support the site put up by Mr Rogers of approx 0.5 acres for the development of approx 15 homes – 2nd Cllr Sansom: voting: 5 for, 0 against, 1 abstention Majority in favour: MOTION CARRIED.

Cllrs stated that they did not believe the land on the Airfield was appropriate for housing.

Cllrs then discussed the three sites put forward by Messrs Turner for consideration. Cllrs discussed the potential benefits and problems for any development on each site. Discussions included vehicle access, proximity to shops & services, infrastructure requirements and pedestrian access. The Chairman then closed the Council meeting again to allow the public to make their views on the sites known following which the Chairman closed the meeting to the public again and resumed the formal Council meeting.

Following further discussions Cllr Hodgson proposed that the PC adopt adequate land from the eastern site of the village (off Old Chulmleigh road) adjacent to the existing development to accommodate the agreed allocation of approx 15 homes – 2nd Cllr Griffiths: voting: 5 for, 0 against, 1 abstention: Majority in favour: MOTION CARRIED.

The Chairman proposed that the PC respond that the development boundary is redraw but limited to allow accommodation of the agreed allocation of approx 15 homes on the site to the east of the village and that the development is to have adequate infrastructure , design controls, housing types to meet the community need including starter and affordable homes and provision of a pedestrian crossing to the sports centre – 2nd Cllr Bowers: AIF: MOTION CARRIED.

Cllr Griffiths proposed that within the agreed site there should be provision for a public car park – 2nd Cllr Knight: AIF: MOTION CARRIED.

Cllr Turner returned to the meeting.

The Chairman referred to the letter sent in from a landowner/parishioner regarding allocating a new industrial area in the Parish read out earlier in the meeting and declared a personal interest in this due to a shared boundary. Cllr Hodgson said he believed that this matter should be considered , that there are commercial units on site and some permissions and a great deal of site infrastructure suggesting that a restricted increase in permissible development on this area and others could be considered as long as it was not to the detriment of existing areas . Cllr Bowers said she felt that the development of the Airfield should be considered prior to any other industrial development discussions. Cllr Hodgson queried the status of the Airfield Site Development brief (SDB) and was advised by the Chairman that it is anticipated that this would be adopted as part of the Local Plan. Cllrs discussed the current situation on the Airfield and the current restrictions suggesting that a more relaxed approach to permissible development would be appropriate.

The Chairman then closed the meeting to allow the public to advise the Council of their views on this matter following which the meeting was then taken back into closed Council session.

Cllrs discussed the comments made by the public and in particular the suggestion that the businesses and landowners of the Airfield should be approached to review . Cllrs also acknowledged the information received that additional land had been put forward for development on the Airfield.

Cllr Knight proposed that the PC submit their outline views in principal for the Airfield in that greater flexibility in land allocation and permitted uses is required stating that the final decision can not be made until all the relevant parties have been contacted – 2nd Chairman: AIF: MOTION CARRIED.

Cllr Hodgson said he felt that Mr Hill had approached the PC and that he should be included in the PC's discussions with business and landowners on the Airfield and Cllr Hodgson proposed that Mr Hill and any other interested party should be part of the Parish Council's information gathering exercise when reviewing industrial development in the Parish – 2nd Cllr Bowers: AIF: MOTION CARRIED.

Following a lengthy debate The Chairman proposed that the PC adopt the draft Winkleigh Spatial Objectives and Vision document as read out with the addition of the amendments as discussed , that this and the proposals from this meeting and the last PC meeting be forwarded to TDC as the formal response of Winkleigh Parish Council to TDC's Local Plan Part 3 consultation - 2nd Cllr Knight: AIF: MOTION CARRIED.

Ex3.5.13 . Late Items at the Chairman's discretion

The Clerk advised that Mr Passmore had purchased and installed a bench adjacent to the Winkleigh sign on Hatherleigh Road and had asked the Council for confirmation that this is acceptable. The Councillors responded that this was a very generous act and Cllr Bowers proposed that a letter of thanks be sent to Mr Passmore- 2nd Cllr Turner: AIF: MOTION CARRIED.

The Clerk reminded Cllrs that the casual vacancy for two Councillors on the Parish Council had been advertised and that to date no election had been called. Cllrs were advised that should an election not be called by 31st May 2013 the Parish Council could then advertise to co-opt two new Councillors.

There being no further matters to discuss the meeting was declared closed at 10.25pm