

# WINKLEIGH PARISH COUNCIL EXTRA-ORDINARY MEETING

Wednesday 7<sup>th</sup> October 2020 7.30pm

held remotely in accordance with The Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings)  
(England) Regulations 2020

## MINUTES

**Present:** Cllr Turner (Chair), Cllr Brown, Cllr Hodgson, Cllr Bayley, Cllr Findlay, Cllr Jacobs, Cllr Naylor,  
Cllr Whitehead, Cllr Radcliffe, Clerk Melanie Bickell

**Also Present:** District Cllr Newton, County Cllr Saywell

### 90.20 APOLOGIES FOR ABSENCE

Cllr Turner moved to approve the absence of Cllr Mercer, seconded by Cllr Findlay, all in favour and **Resolved** (RR101/10/20)

### 91.20 DECLARATIONS OF INTEREST FROM MEMBERS

None received

### 92.20 PUBLIC PERIOD

### 93.20 MINUTES

Cllr Turner moved to approve the minutes of the Parish Council Meeting held remotely on 23<sup>rd</sup> September 2020 as a true and accurate record, seconded by Cllr Bayley, all in favour and **Resolved** (RR102/10/20)

### 94.20 PLANNING MATTERS

- 94.1. **1/0613/2020/REMM Reserved matters application** for layout, appearance, landscaping and scale for construction of 70 dwellings pursuant to permission 1/0346/2017/OUTM | Former Kingsley Plastics Western Barn Hatherleigh Road Winkleigh EX19 8AP

Cllr Turner moved and Cllr Naylor Seconded, all in favour and **Resolved** (RR1032/10/20), that

**Winkleigh Parish Council raise a fundamental issue that the whole original application has changed since the outline application was approved and therefore it should be re-submitted prior to considering the reserved matters.**

The laydown of the site has changed, Hicks Engineering plot is no longer included in the curtilage of the site, as per the Outline application. The outline approval for up to 70 dwellings was based on a different, larger plot of land than the current application because it included land that was to be vacated by Hicks Engineering. However, the agreement with Kingsley Plastics for Hicks Engineering to move to new premises on the Winkleigh Airfield has not materialised and they have not been relocated and will be continuing to operate on the site unless the agreement is honoured. Winkleigh Parish Council ask the Planning Officer if this current reserved matter is therefore appropriate to proceed. The Parish Council believe this is a material change from the approved outline application and the application should be a resubmission for amended outline permission if Hicks Engineering were to remain there, with a reduced density to accommodate for a smaller plot.

The Parish Council also enquire if the agreed s.106 conditions, which were instrumental in the Outline application going forward, will be fulfilled and that it may require renegotiation.

The Parish Council prefer the original agreement that Kingsley Plastics relocate Hicks Engineering to the Airfield.

**On the current reserved matters, Winkleigh Parish Council have resolved that they DO NOT SUPPORT this application as follows**

The Parish Council believe they are being invited to make decisions on misleading information in relation to the noise and traffic surveys which were both conducted outside of core business hours and traffic peak flow, which gave un-representational readings.

The development has failed to observe and reference the Winkleigh Parish Neighbourhood Plan.

Some of the keys on the drawings are incomplete, or reference other items on other drawings.

#### **Trees, landscaping, environment**

- There is no screening at the southern end of the working employment site. This will affect plots 18-21; 70. There does not appear to be an acoustic barrier here, or any landscaping/natural barrier. Where is the evidence that design of houses has taken noise attenuation into account as recommended by the acoustic consultants?

- There is no justification for the removal of the hedge bank and hedge on the western boundary of the site. This was identified as 'category B' in the Aborticultural Landscape Assessment (Trees with material conservation or other cultural value) there has been no attempt to retain the hedge bank and hedge and to improve its environmental value with reinforcement planting. The ecological survey identifies this loss as of more than local value. Mitigation measures do not appear to take into account the concept of environmental net gain as set out in Local Plan policy ST14 and Winkleigh Parish Neighbourhood Plan (NP) policy ENV1.
- Measures should be included to reinforce the eastern hedge boundary (poorer quality)
- The use of panel fencing between plots does not allow for dormice and hedgehogs etc to move across the site NP policy ENV4.
- The noise and dust raised by Hicks Engineering, should they remain on site, would have considerable impact on the dwellings in close proximity, with encroachment inside the properties a realistic prospect.
- The noise level was the reason why previous applications have been turned down on this site, and there will need to be significant controls from the developers to stop the noise coming through to the dwellings
- Flood and coastal authorities have raised concern regarding flooding at the bottom of the site which are shared by Winkleigh Parish Council.

#### **Layout and design**

The key presented with the Planning Layout does not clearly relate to the drawing. There is no identification of some of the elements noted in the key (affordable housing, Devon bank, tree information, plot division landscaping etc). Where are the bin store/cycle areas referenced in the key?

- There is no indication of how the Village Design Statement (VDS) has informed design or layout – NP policy ENV4.
- The overall design concept results in very little variation in roof line, building line/building orientation and elevation, resulting in a uniformity of appearance that is contrary to NP policy ENV4.
- The proposed layout does not result in the creation of new neighbourhoods, or pockets of integrated design linked effectively together – NP policies T1 and T3.
- The proposed layout does not facilitate movement across the site, other than by the roadways indicated – NP policies T1 and T3.
- Plots fronting Hatherleigh Road have no screening from the impact of traffic along the road. Even allowing for visibility splays there is scope to improve this.
- The footways proposed should allow for shared cycle/pedestrian surfaces, which may require a slightly wider footway than normal. There is no indication that cycling within the site has been taken into account in the design, NP policy T1. Cycle stores (and bin stores – NP Policy H2) are referenced in the key to the Planning Layout drawing but we have been unable to locate them on the plans provided.
- The reserved access to land east of the site should allow for both vehicle and pedestrian/cycle access.
- There is no communal or public carpark allocated anywhere on the site. The houses have allocated parking spaces, but there is no provision for visitors to park other than on the side of the road.
- The non-adopted part of the site, with access to over half of the houses is much narrower than the adopted side of the site and therefore, nowhere for pedestrians to safely walk around the non-adopted area
- The lack of pavement and street-lighting provision on Townsend Hill and Hatherleigh Road, with only one access and egress via Hatherleigh Road, which is very narrow, presents a danger to school children and does not provide direct, safe and convenient access to the school and village services and facilities. NP policy TTM3. The Parish Council would like to see the s.106 Agreement amended to incorporate footpaths and street lighting along Hatherleigh Road and Townsend Hill.

The Parish Council make very strong representation that the cost and maintenance of all communal areas, including the playgrounds, remains the responsibility of the developer and not passed to the Parish Council/Community  
Cllr Hodson moved that WPC ask our District Cllr to look into whether the outline application should be voided, seconded by Cllr Naylor. Cllr Hodgson withdrew the proposal (RR104/10/20)

#### **95.20 LIFE ON THE VERGE** (Doc 056/20)

Cllr Turner proposes that Winkleigh Parish Council resolve that, in principal, members support and are keen to move forward with planting wildflower on the verges in the Village, seconded by Cllr Naylor, 8 in favour 1 abstention and **Resolved** (RR105/10/20)

**95.1. DCC Natural Environment Officer response** – Tom Whitlock (Ecologist) (Doc 057/20)

*It is great that Winkleigh Parish are looking to manage all of your road verges for wildlife! Currently, DCC are advising that seeding of verges with a wildflower mixes is the last resort when managing your verges, as seed packets can be expensive and sometimes struggle in Devon's soils and climate – we are encouraging communities and local councils to manage their road verges for wildlife in the first instance, to see what species are already present. make a list of which road verges you would like to manage for wildlife and to discuss these with your Neighbourhood Highways Officer to see whether they are suitable. Your NHO should be able to inform you of things such as whether the verge is already managed for road safety etc.*

Cllrs Noted this response

Clerk to clarify that only the 30mph verges in the Village will be sown and invite Mr Whitlock as a guest speak for November

**95.2. DCC Highways Officer response – Darryl Jagger (Doc 058/20)**

*we would not let all verges be managed in this way as some have visibility splays which have to be cut regularly this is usually at junctions or in front of warning signs. In these cases, the visibility splays have continued to be managed in the normal way and the rest of the verge has been managed as a wild verge.*

*I also think once the parish start to fill out risk assessments they may decide that managing the verges on the 60mph roads in the parish requires to many control measures for them to undertake the work safely, so I suspect this may go from All verges in the parish to verges in a 30mph speed limit and not cut for visibility and are at least 0.5m away from the edge of the carriageway. The parish council really need to read through the website and the documents on it to understand the health and safety steps they need to take, how to assess the existing verges and then the ongoing maintenance of the verges in the future.*

Cllr noted this response. Cllr Jacobs stated it would only be the verges in the village within 30mph limit that would be sown and that only the first metre back from the road would be cut to give a bit of visibility to the drivers and shows the verge is being managed

**95.3. Identification of verges to be cut**

“It is important to note that any verge management plans developed by your parish or community group, need to be agreed with Devon County Council Environment Group prior to any work beginning”

<https://www.devon.gov.uk/environment/wildlife/managing-verges-for-wildlife>

Cllr Jacobs stated that the verges would be those currently under the remit of the grass cutting contract and work would be carried out on a verge by verge basis

**95.4. Training requirement for members/volunteers**

DCC Life on the verge requires that before beginning work on any verge, it is essential that

*Everyone involved understands what hazards they may encounter when working on verges and how to manage them. To this end, work must be carried out by people who can evidence that they have undertaken the DCC highway safety awareness e-learning course. The cost of DCC highway safety awareness e-learning course: Free Chapter 8 is only required if traffic management is required, the e learning course will outline when its needed. When required it would need the people installing the traffic management to be qualified.*

Cllr Jacobs moved that the Clerk arrange for all volunteers to receive the DCC highway safety awareness e-learning course, seconded by Cllr Findlay, all in favour and **Resolved** (RR106/10/20)

Cllr Jacobs to supply clerk with list of names and email addresses, Clerk to arrange e-learning

**95.5. Risk Assessment and Insurance requirements (Doc 059/20)**

DCC Life on the verge requires that *before beginning work on any verge, it is essential that A risk assessment form is completed prior to any works being undertaken*

Clerk advised that WPC insurance would cover this activity and volunteers/members provided the activity is lawful, all necessary risk assessments have always been carried out and Health & Safety training carried out and observed.

Clerk to provide risk assessment form and Cllr Findlay to carry out risk assessments once DCC have confirmed which verges we have permission for

**95.6. Plant identification survey**

DCC Life on the verge requires that before beginning work on any verge *a survey is carried out of what is currently growing on the verge and how can the botanical value of the verge be enhanced? It is important to get this survey right so if you don't have any botanical expertise in your community group, or think you may have found a rare species, please visit the Life on the Verge webpage for a list of Devon based botany experts to see if any are local to your area - <https://www.devon.gov.uk/environment/wildlife/managing-verges-for-wildlife>*

**Invasive plants.** It is illegal to cause some species such as Japanese knotweed to spread and these therefore need to be identified and may need special management e.g. never strim Japanese knotweed. Other introduced species such as winter flowering heliotrope are beginning to dominate our verges to the detriment of native flora. For useful links see [www.devon.gov.uk/wildlife](http://www.devon.gov.uk/wildlife).

**Protected species.** Species protected under wildlife legislation may be present on your verge (e.g. slow worms, common lizard, nesting birds and dormice) and care should be taken to ensure that these species are not harmed. Further information on these species can be found at <https://new.devon.gov.uk/environment/wildlife/wildlife-and-geology-planning-guidance>

Cllr Jacobs to arrange with volunteers to carry out verge assessments once DCC have confirmed which verges we have permission for

**95.7. Budget Provision** (Doc 060/20)

The Parish Council have not made any budget provision for this project in the current financial year. Cllr Jacobs reported that provision of a scarifier may be possible from a 3<sup>rd</sup> party, seeds and health and safety equipment were likely to be the only other cost outlay.

Cllr Hodgson moved that WPC use the £1000 environment budget for the Life on the Verge Project for the Village, seconded by Cllr Turner, all in favour and **Resolved** (RR107/10/20)

Cllr Jacobs to liaise with the clerk regarding the scarifier and any purchases/agreements to be via the clerk

**95.8. Verge Assessments prior to work being carried out**

DCC Health warning - *Not all commercial wildflower mixes contain purely native species. They are not therefore all suitable for use on our verges. Please do NOT sow a wildflower mix on your road verge without first agreeing this with DCC. Locally sourced seed should always be the first option. Also note that whilst sowing annual seed mixed provides instant colour in urban areas the seed needs to be re-sown annually and this is therefore very time intensive. For ecological and time reasons commercial annual mixes are not suitable for rural verges*  
Noted by Cllrs.

Cllr Jacobs to arrange with volunteers to carry out verge assessments once DCC have confirmed which verges we have permission for

**95.9. Maintenance and responsibility** (Doc 056/20) & (Doc 063/20)

*There are several methods used to manage verges around the Biosphere area, some provide better results for wildflowers and biodiversity than others. Sadly, some are detrimental to biodiversity and are even responsible for the disappearance of the wildflowers.* Seed sowing is most successful when carried out in the autumn (September – October) Or in early spring, March

Following permission from DCC Highways and Ecological Department, e-learning by all volunteers and risk assessment carried out, WPC to determine responsibility and maintenance programme

**95.10. Grass cutting contract going forward** (Doc 064/20)

Grass verges are currently cut by a private contractor for the parish council at £800 per year. This is due for renewal/tender following October pcm. Members to determine if there will still be a requirement for a grass contractor if they approve 'Life on the Verge' for the parish

Cllr Jacobs to review the grass cutting specification by 20<sup>th</sup> October as agenda document for 28<sup>th</sup> October pcm for discussion

**96.20 DATE OF NEXT MEETING**

28<sup>th</sup> October 2020, 7.30pm via zoom

Meeting closed 8.55pm