

**WEST HILL PARISH COUNCIL**  
**MINUTES OF THE COUNCIL MEETING**  
**HELD ON 20<sup>th</sup> MARCH 2018 AT 7.30 P.M.**  
**AT WEST HILL VILLAGE HALL**

Present:	Cllr Margaret Hall (Chair) (MH) Cllr Jo Talbot (Vice-Chair) (JT) Cllr Christopher Hall (CH) Cllr Jessica Bailey (JB) Cllr Alan Cook (AC) Cllr Jill Ingle (JI) (left meeting at 8.58pm after LDA presentation)
In attendance:	2 members of the public

Item (a)	Discussion and decisions (b)	Action (c)
18/095	<b>Welcome and Chairman's announcements</b> The Chairman welcomed Parish Councillors and members of the public, reminded everyone that the meeting was being recorded and started the meeting at 7.35pm	
18/096	<b>Presentation by Sophie Thompson, LDA Design –</b> Sophie presented the results of the Public Realm Study. This focused on objectives for the study, observations about the public space in the village and connectivity, and then several ideas for possible future projects. These include removing non-essential traffic from West Hill Road, new village gateways and traffic calming, creating new seating areas, new pedestrian links, celebrating the woodland environment, improving the Woodland Trust land, shared use of school playing field, a new playing pitch/open space for the village. The presentation was positively received. The feedback will be incorporated in a Final Report, which will be considered by the Council. It is hoped that the key points can be presented at the Annual Parish Meeting on 23/4/18.	
18/097	<b>Public question time (3 minutes)</b> None	
18/098	<b>Apologies</b> Clerk, Cllr Kilian Hall, District Cllr Paul Carter, County Cllr Claire Wright	
18/099	<b>Declarations of Interests</b> JB declared a DPI for item 18/100 Planning application at Cherry Garth, as she is a next-door neighbour and is predetermined, and she would leave the room during discussion. JB declared a personal interest for item 18/100 Planning Application at Downalong as she knows the applicant, but she would remain in the room and take part in discussion.	
18/100	<b>Planning applications received</b> (previously notified to Councillors) <b>18/0496/FUL</b> Downalong, Higher Metcombe Proposal: Raising the roof to allow the addition of a new first floor, and remodelling of the external elevations  Response: Councillors resolved by 4:1 to Object – Councillors are not against the principle of re-development but feel that the scale and massing of the proposed development is not in keeping with the adjacent dwellings. It would be out of character for the area and thus contrary to Policy D1 of the East Devon Local Plan. In addition, as works to the roof space are proposed, there should be a bat survey.	

	<p><b>18/0494/TRE</b> Cherry Garth, Elsdon Lane          Proposal: T1, Beech: Reduce height by approx. 3-4 metres and reduce crown spread by approximately 2-3 metres. Existing height 22-24 metres. Existing spread N-S 19 metres, E-W 19 metres. Maximum diameter cuts 100 mm</p> <p>Response: Councillors resolved unanimously to Object – T1 is a significant tree and the proposed works are excessive and would damage the tree.</p> <p><b>18/0308/FUL</b> WI Hall and adjacent land at West Hill Road          Proposal: Demolition of WI hall and construction of 3 no. dwellings</p> <p>Response: Councillors resolved unanimously to Object – The site is outside the new BUAB in the Villages Plan, which should now carry considerable weight. There is no policy support for the proposal, unless it comes forward as an exception site under Strategy 35 of the East Devon Local Plan. This is a sensitive site on the edge of the village, and the proposed development is inappropriate with respect to the density and design.          If the application is approved, we request that the boundaries, including the frontages, should consist of Devon Banks or hedges incorporating native species, rather than metal or close-boarded fences or brick walls, in accordance with Policy NP26 (5) of the Ottery &amp; West Hill Neighbourhood Plan, which has now passed Examination and should carry considerable weight.</p> <p><b>18/0556/VAR</b> The Linhay (formerly part of Barnside) West Hill Road          Proposal: Variation of Condition 4 (obscure glazing of windows) of planning permission 17/2988/VAR to omit rooflights from requirement to be obscure glazed and fixed shut, and to allow top hung openings only in the first floor window in the south east elevation</p> <p>Response: Councillors resolved unanimously that they had no objections.</p> <p><b>18/0589/FUL</b> Perrimead, Hawkins Lane          Proposal: Alterations to roof and construction of dormer window to provide first floor accommodation and construction of balcony to rear.</p> <p>Response: Councillors resolved unanimously to Support. However, as works are to be carried out to the roof space, a bat survey should have been provided.</p>	<b>MH</b>
<b>18/101</b>	<p><b>Planning decisions received</b> for information (*denotes WHPC differed)          17/2952/TRE Babbling Brook – various tree works. Split decision* (report from Stuart Baker was circulated to Councillors) WHPC did not support          18/0279/FUL 4 Eastfield. Construction of single storey front extension and two storey rear extension Status: Approved          18/0008/FUL Shepherds Cottage, Bendarroch Road. Construction of detached carport. Status: Approved (WHPC supported the original application, which is the same as the second amendment which was approved, but had objected to the first amended plans)          17/2608/FUL Rucel, Bendarroch Road. Detached garage (alternative to garage approved under reference 16/1276/FUL) Status: Withdrawn (WHPC did not support)          ALL NOTED</p>	
<b>18/102</b>	<p><b>Finance/urgent matters</b></p> <p>a. RESOLVED to approve the amended reduced invoice from Cosmic for website design (INV 11593)</p> <p>b. RESOLVED to approve payment of an honorarium to the snow warden in the amount of £250. To be reviewed for future years. A debrief after this winter is needed</p>	<p><b>Clerk</b></p> <p><b>Clerk</b></p>
<b>18/103</b>	<p><b>Councillors questions, reports and items for future agenda</b>          Each Councillor is requested to use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas. <i>Councillors are respectfully reminded that this is not an opportunity for debate or decision making.</i></p>	

**DATE:**