

# **East Worlington Parish Council**

Clerk: Alice Turner, 01837 83484 / [clerk@eastworlingtonpc.org.uk](mailto:clerk@eastworlingtonpc.org.uk) / [www.eastworlingtonpc.org.uk](http://www.eastworlingtonpc.org.uk)

## **Minutes of the Extra-ordinary Parish Council meeting held on Wednesday 30th March 2022 at 7.30pm in the Parish Hall.**

**Parish Councillors Present:** Diana Sturla (Vice-Chair), Nigel Pankhurst, Simon Good (acting Chair).

**Also in Attendance:** Alice Turner (Parish Clerk). Members of the public in attendance.

### **BUSINESS TRANSACTED.**

#### **E1.3.22: Welcome.**

The Vice-Chair opened the meeting & reminded everyone that the Clerk was taking an audio recording to aid with taking the minutes, the recording will be deleted once the draft minutes are published.

Cllr Sturla then handed over to Cllr Good as acting Chair for this meeting.

#### **E2.3.22: Public Speaking Time (max time: 15 minutes - Standing Orders 3e and 3f).**

Items raised included:

1. Concerns over highways,
2. School capacity,
3. Would East Worlington Parish would receive any of the S.106 agreement?
4. Concerns were raised over the suitability of the utilities for the proposed development
5. and access through the existing site.

Cllr Good closed the public session.

#### **E3.3.22: Apologies for absence.**

Resolution required to approve apologies (with reasons) made to the Clerk prior to the meeting.

The Clerk reported that apologies had been received from Cllrs Rhodes (prior Commitment) & Cllr Smyth (Prejudicial interest (E6.3.22 a))

Cllr Good proposed that apologies from Cllr Rhodes (prior Commitment) & Cllr Smyth (Prejudicial interest (E6.3.22 a)) be approved, seconded Cllr Sturla. All in favour – Motion Carried.  
(RR2021/008)

#### **E4.3.22: Declarations of Interest.**

Cllr Smyth had declared a Prejudicial interest in E6.3.22 a) and as such was not in attendance.  
No other interests declared at this time.

#### **E5.3.22 Co-option. Reminder - 2 vacancies on the Council, contact the Clerk for information – Noted.**

#### **E6.3.22: Current & New Business.**

- a) **Response on Application 74879: Residential development of 155 dwellings and associated infrastructure (Phase 2) at Land south of Broomhouse Park and west of Willow Rise Witheridge.**

Cllrs to discuss a response to this application. The Parish Council has not been formally consulted but has received an extension to comment.

Cllr Good had drafted points for consideration in the Councils response which was discussed and amended where necessary.

Cllr Good proposed that the Council approve a response as amended at the Council meeting ensuring that comments on infrastructure concerns, visual impact, water & Electric, concerns of flooding in the area and affordable homes be included for the Clerk to submit to NDDC, seconded Cllr Pankhurst. All in favour – Motion Carried. (RR2021/009)

The agreed response can be found in Appendix A.

#### **E7.3.22: Finance (Clerk).**

- a) **To approve financial schedule of payments as presented by the Clerk at the meeting.**  
No Financial schedule presented.

#### **E8.3.22: Confirmation of meetings at East Worlington Parish Hall (unless stated otherwise):**

- a) **The Annual Parish Meeting will be held on Thursday 26<sup>th</sup> May 2022 at 7.00pm.**  
b) **The Annual Council meeting to be held on Thursday 26<sup>th</sup> May 2022 at 7.40pm.**  
Please note that any changes to meeting dates or venue will be posted on the Website

There being no other items the acting Chair closed the meeting at 8.04pm

#### **Appendix A: Agreed response to Planning application.**

Following a review of Planning Applications 73742 and now 74879 (Land south of Broomhouse Park and west of Willow Rise Witheridge Tiverton Devon EX16 8FD: Residential development of 155 dwellings and associated infrastructure) East Worlington Parish Council make the following observations as a strong protest.

1. The Parish Council of East Worlington are very concerned at the scale of this development and its impact on Witheridge, a critical centre for our villagers which already lacks the infrastructure and services necessary for the larger geographically dispersed community it serves. Council planning instead of looking to discharge their housing quota should not support this application at this scale.
2. There is currently inadequate access to the Mid Devon Medical Centre through a housing estate served by narrow roads with children, older residents, and pets in danger from vehicles. This will get significantly worse if the proposed development proceeds and these issues are not addressed. Naturally as the Council and through the Council the Highways Authority you are now formally notified of the impact of this proposal.
3. There is inadequate parking at the Mid Devon Medical Centre not only for staff, but for deliveries and patients alike. The spaces are narrow and make it hard for older people to access the Mid Devon Medical Centre and their vehicles. There is simply no alternative in this area especially for people from our village to get to the Mid Devon Medical Centre other than by car. It is essential therefore that space to extend the car park to the rear of the Mid Devon Medical Centre be made available and that sufficient space be left for Mid Devon Medical Centre expansion be accommodated to allow for changes in local patient care to be planned for in advance, such as scanning and screening, training, blood donation etc. Witheridge should be considered as a local hub, and not just a small town or village as it serves a wider extended community.
4. The development density proposed threatens to increase the population by between 35 and 40%, the developer does not appear interested in investing in the community they wish to build even at the basic level of access and health. They should be required to fund these basic provisions. There are no services for young people in Witheridge, this expansion will create a youth issue. The developer should be required to fund leisure and other facilities suitable for young people in a remote area with frequent poor weather. Public transport is minimal at best to other centres.
5. The developer clearly accepts their development presents a new flood risk to both the practice and surrounding properties through the provision of holding ponds. These bodies of water WILL increase

the insurance cost to all the surrounding properties and especially the practice. Whereas this may be an acceptable cost to new homeowners the developer should be required to mitigate their impact on adjacent properties.

6. The positioning of a pond so close to the Mid Devon Medical Centre as planned is considered irresponsible and seems to cynically endanger a critical service. Flooding of the Mid Devon Medical Centre by the positioning of the pond is likely given the sudden heavy downpours that are normal locally and only predicted to get worse.

The loss of the Mid Devon Medical Centre for any reason and in this case one that is easily foreseeable could be considered negligent. (Possibly misfeasance/nonfeasance) of public servants to protect the communities' interests.

The current estate has already caused notable storm surges in Drayford and it is a concern that the new developments' rainwater runoff will be so significant that it is possible that lower lying properties in Drayford may be threatened.

7. The developer has not yet finished their current Willow Rise site the roads are not adopted and there remain infrastructure and access issues.

8. Access to the village of East/West Worlington will increase as a result of additional residents in Witheridge. The roads are in very poor condition having suffered neglect over many years, single track narrow, dangerous and arcane at best suited for traffic of the 1970's, with few passing places and used by increasingly large agricultural vehicles with no ability to reverse. The drainage is inadequate causing hazardous road conditions in wet weather and in freezing conditions have caused avoidable road accidents. These roads will be needed for pupils to access the school in East Worlington.

There is no car parking for the East Worlington School at all, creating a dangerous bottleneck on a blind corner.

The developer should be required to fund road improvement schemes to improve these routes and make them safe to use all year round. The responsible landowners and authorities should be required to carry out their responsibilities in full.

9. Access to facilities - There are no shops, restaurants, sports facilities or other services in the Worlington's with residents relying on Witheridge for same. Parking in Witheridge is at full capacity already making it difficult to shop and run errands, especially for the sick and elderly. The increase in population will serve to exacerbate this problem and money should be made available to improve these services.

10. Infrastructure - We are shocked at the complete absence of recognition of the need to improve basic infrastructure. We consider the failure to address matters of Water, Sewage and Electricity a demonstration of the disregard this developer has to the success of development at this scale.

1. Sewage - It is known that the sewage system in Witheridge cannot cope with the Willow rise development and this is causing significant foul waste issues for residents that are not being addressed. The latest planning application states that the sewage services to be used for these 150 houses is "Unknown". As a private planning application would be rejected out of hand if this provision was not addressed we believe it irresponsible of the Council to proceed further with this plan until the necessary infrastructure is in place.

The Little Dart River flows through the Villages and Farmland of East and West Worlington - The water is used by cattle as a source of drinking water and contamination will enter the food chain if the river is polluted.

We have already observed sewage odours in the river and it is not acceptable for raw sewage to be allowed into this important water course for any reason.

Please provide information that supports this consideration has been met in full.

2. Electricity - The electricity supply to the area is under strain with frequent service interruptions. The load created by another 150 houses the introduction of electric vehicles and

the increasing input from Solar PV need to be specifically addressed. Please provide information that supports this consideration has been met in full.

3. Drinking Water - The fresh/potable water service to Willow Rise suffers from poor flow. Proper consideration needs to be given to demonstrate that the new developments demands on the supply can be met to at least the minimal standard.

Please provide information that supports this consideration has been met in full.

11. Affordable Housing - Witheridge is at the centre of a large rural community notable for low wages, casual labour and job insecurity. The minimal provision for Affordable Housing does not meet the minimum standards set by the Council and the proposal should be rejected on these grounds alone. Of the circa 400 bedrooms proposed for the estate only 25 are in affordable homes - seriously??

12. Comment flow over - We consider this new application is an artifice to shrug off the many negative comments of the former application. The new application does not address any of the significant issues arising and we are of the opinion that this should not be allowed, and the comments should follow the applications until formally addressed.

Signed: *Clr R.D Smyth* Date: 11<sup>th</sup> August 2022