

Shillingford Parish Council

Minutes of the Extraordinary Planning

Meeting held on Monday 12 June 2017

Present: Cllrs Carr (Chairman), Turner, Howard, Parrott & TDC Cllr Lake, no members of the public present.

- 1. Apologies for absence** – Cllr Stamp, Cllr Durrans & TDC Cllr Goodey
- 2. Declarations of Interest /Requests for Dispensations** – No declarations of interest were made.

3. Planning Application: 16/008176/FUL

Location: West Exe Park Alphington

Proposal: Outline application for employment development (Use Classes B1, B2 and B8) up to 47,112 square metres (gross floor area) together with associated infrastructure including new vehicular access, an internal road layout, car parking, landscaping, services and all other associated development (approval sought for access)

Applicant: Mr Maclean Exeter Estates Limited

Extensive discussion took place to consider the most recent application for the West Exe Park development. Grave concerns were expressed regarding the current application.

The parish council has reviewed the previous response from Exminster and Kenn parish councils outlining 6 key observations, namely:

1. The outdated data (2001) to model the traffic management assessment reports represents a flawed process that is unrealistic.
2. Failure to take into account driver behaviour which will lead to displaced traffic on country lanes
3. The significant impact on Kennford as a result of drivers with local knowledge attempting to avoid delays
4. The critical necessity for a slip road on to the A38 to mitigate traffic impact and concern that there are no guarantees that a slip road would be developed
5. The need to afford the area fullest protection as an Area of Great Landscape value
6. Concern regarding the impact of heavy traffic on the structure of the old bridge in Kennford

Shillingford parish council fully agree with this submission and in addition have concern regarding increase traffic on Waybrooke Lane, Shillingford Abbot, which is also likely to be used as a shortcut by drivers trying to avoid the inevitable hold ups due to an increased volume of traffic caused as a consequence of this development.

Discussion took place regarding the impact on the parish If there are traffic incidents on the M5 or A38/A380 and it is immediately apparent in Shillingford parish due to drivers following alternative routes to attempt to navigate around the incident. This is likely to be exacerbated if planning permission is granted for this development.

The traffic management solutions presented as part of this planning application are believed to be fundamentally flawed. The proposed road design does not enhance the existing road network or appear to adequately plan for the increasing volumes of traffic. Nor does it appear to future proof the use of the affected roads from future increases in volume and fails to take into consideration the local knowledge and experience of the existing road network which offsets an unacceptable volume and type of traffic onto small adjacent parish roads that are not engineered to safely deal with it.

The parish council feel that it is totally unacceptable for local communities to suffer due to the lack of provision of suitable and adequate infrastructure to support this development and believe that an adequate solution with a slip road onto the A38 may be dismissed as not commercially viable.

Shillingford parish council do not support this application.

Proposed Cllr Carr **Seconded** Cllr Turner **All agreed**

4. Planning Application 17/01225/FUL

Location: The Gatehouse, Shillingford Abbot

Proposal: Retention of an agricultural office building

Applicant: Mr M Bragg

The Parish Council have considered this application and a site visit has been conducted. The applicant plans to restore the original building on the original footprint using traditional materials. This project aims to replace what was a dilapidated barn and it is felt that if granted, this will enhance the appearance of the area. This application is fully supported by the parish council.

Proposed Cllr Howard **Seconded** Cllr Parrott **All agreed**

5. Approval of Expenditure – Parish Council Insurance. A query was raised regarding the quote which specifies two bus shelters when the parish only has one. This matter to be referred back to the insurers for reconsideration at the next parish council meeting.

- Gift Card for Internal Auditor, £50 - approved

Proposed Cllr Carr **Seconded** Cllr Turner **All agreed**

6. Clerk's Correspondence – None

7. Chairman's Remarks – None

Date of next meeting – Monday 14th August 2017

The meeting closed at 8.20pm

_____ Chairman