

Otterton Parish Council

Date & Time	7 th April 2025		Location	Otterton Village Hall			
Councillors Present	Initials			Also Present	Initials		
Mr Richard Witherby	RW	Parish Councillor					
Ian Simpson	IS	Parish Councillor	Chair	Members of the public	3		
Peter Wells	PW	Parish Councillor		Cllr Henry Riddel	HR		
Belinda Shoemaker	BS	Parish Councillor					
Jerry Fry	JF	Parish Councillor					

Apologies	Initials	Reason for Absence	Absent without Apology	Initials	
Charlotte Fitzgerald	CF	Diary conflict			

In Attendance	Initials	Capacity	Minutes to
F Mills	FM	Clerk	Councillors, website, notice board

Ref	Main meeting agenda item, comment & decision	Action Owner
1	Welcome & Apologies received & accepted as above. The Council members took a moment to remember Paul Jarvis who until recently was an independent Councillor at EDDC and who died last week.	
2	Declarations of interest: None	
3	Minutes: The minutes of the meeting held on 3 rd March 2025 as circulated were signed as an accurate record of the meeting. Matters arising not featured on the agenda: Gate at Stantyway: Ready to be installed JF & IS to action. Coffee Morning: Took place on 5.4.25. A discussion took place about ways to boost attendance for future events Chapter 8 Training: Road Warden scheme applications to be made when certificates received by attendees. Post on Green. RW to action.	
4	Public Questions: See agenda item 7	
5	Correspondence from members of the public: From Gill Wilson: This is the email from EDDC planning that I received regarding the legal use of the land at the site Rydon Orchard/Ottery Street. If you could please make the Parish Council aware of this I would be most grateful. Further to our telephone conversation, I see from the previous 22/1782/FUL report that it was not established that the earlier 2004 application for a change of use to a light industrial use was ever implemented. I confirm that 'Agriculture' is defined in The Town & Country Planning Act 1990. The list is not exhaustive but includes the following activities: 'Horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock.the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to agricultural purposes'. If the parcel of land is confined to the field in question and the site is not part of a wider agricultural holding then the site would not have agricultural permitted development rights, as laid out under Part 6 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Clerk to write to EDDC Planning enforcement, Environmental Health, Environment agency regarding concerns of OPC.	Cler to action

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6	To receive a report from the Chairman: IS reported that he has considered the ROSPA - report which details some work needed on tunnels & slide. <i>Strimming guards, hard grips have been ordered.</i> <i>Foundations for see saw showing through which needs to be addressed.</i> <i>Working party working well – tidy up over the Easter period, painting and worn aspects replaced.</i> <i>Kids from the village keen to help & will be paid a small wage for doing that – helps create ownership.</i> IS to complete simple risk assessment & to get PPE	IS to action
7	Local planning: Jeremy Wakeling (JW) attended the council meeting following a meeting of residents who own properties backing onto the proposed development OTTO_1. As others were not available to attend Jeremy spoke for the group. JW made a plea that all residents should take a collective interest in the proposed developments in Otterton. A request was made for clarification on discussions to date with EDDC & Clinton. The points raised by JW 1. Recommendation that the OPC is pro-active rather than reactive to outline plans before commenting. 2. Clarification on discussions to date with EDDC & Clinton regarding the preferred sites within the village. JW commented that OTTO_1 was not the preferred site for residents and other sites as originally proposed were deemed to be more suitable. RW commented that of the 5 other sites all but 2 had been rejected by CDE due to flood risk & the size of site. 3. Parish Council view was sought on suitability of sites available, the principles for decision making and what any development should look like. RW offered that Sites at Rydon Orchard & at North Star alone are insufficient for number of houses allocated to Otterton due to flood zone. Surveys will be conducted before outline planning is applied for to ascertain the viability of each site. JW commented that the site OTTO_1 should not be considered as suitable due to the contours of site, difficulties with surface water drainage, heritage aspects & the proximity to other houses. The OPC responded that all these aspects would be taken into account following the relevant surveys and before outline planning is applied for by the developer. RW stated that CDE have promised to keep the OPC informed as plans progress and have invited commentary on the requisite components of any development. After a discussion it was agreed that any development should offer: Green spaces, parking, children's play area, a pond & wildlife area and the retention of as many trees as possible. Clerk was requested to respond to CDE.	Clerk action
8	District&County: HR. Continued closure of toilets in B/S causing some disturbance. Aim to re-open before the Easter weekend or porta loos to be in place. Post office in B/S closed for 10 weeks alternatives being sought but difficult due to security.	

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9	Resilience Reports: Reports from Councillors with specific responsibilities: Stone trap - NTR Gullies – NTR Leak under the bridge to be investigated.	
10	Reports from Councillors with specific responsibilities & reports on village amenities and Bodies: The Village Green - JF. Post on Green needs to be mended IS & RW to action. Surface of Green needs topsoil. GP has submitted receipt for refresh of flower planters. War memorial – PW NTR. Speed Watch – RP: Clerk to request report for next meeting. Village Hall – BS. Proposed solar panels on shop in place. Telephone box: Work in progress but activity to date good. Stantyway Recreation Field & Football Club – JF. Gate ready for installation & tidyup needed. Advertising boards to be available during match times. Raleigh Federation – RW. PTFA Chocolate Bingo event well attended. Love my school event to be confirmed in near future. New playground surface to be installed and play area for younger children to be covered. All work has been funded by the activities of the PTFA Jubilee Playground – IS: ROSPA report received & IS directing a working party to address areas of concern. The Cemetery- PW: A request for a new bench has been received. A review of existing benches & places to be undertaken for next meeting. Contracts & Finance – RW: NTR Village Defibrillator – FM. New Defib installed in cabinet. Old defib to be offered to the Old Vicarage with relevant disclaimer. Clerk to write to owner. Footpaths – Thanks to Iain Ure for his report on the Definitive Map Review which has framed the OPC response.	Clerk to reimburse Clerk to include in newsletters PW to action Clerk to action
11	Financial matters: Dates for 2025 meetings: Proposed Meeting Dates 2025 agreed as: May 12 (Proceeded by AGM), June 2, July 7, Sept 1, Oct 6, Nov 3, Dec 1.	
12	Further Actions: Annual Church Fete 1 st Sunday in July. OPC to support the Church again after successful collaboration of 2024. A request was made to ‘rewild’ an area at Stantyway in memorial for Wells family with some additional trees planted.	Clerk to action
13	106 Funding: Melissa Wall at EDDC has confirmed receipt of funding from KACH. 106 funding balance now stands at £26538. IS awaits report from EDDC following meeting with engineer Neil Samson regarding solutions improvements to pitch at the Jubilee playpark.	
14	Items for next Agenda: Local plan, Jubilee playpark, 106 funding	
15	Village events. Sunday 25 th May Open gardens. 10 th May Community picnic on the green/ village hall booked a back up. Princess Prom 3 rd week in September in hall.	
16	Date of next meeting: OPC Meeting – 12 th May which will include AGM	

The meeting closed at 20.32

Meeting of the Otterton Parish Council

minutes

Signed

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Dated.....

Otterton Parish Council

Good Afternoon Fran,

My apologies for the delay in getting back to you. I can provide some answers on the below now.

1) There seems to be a mix of annually and triennially cleaned gullies in Otterton. Most through the main street and the roads with properties on both sides would be classed as urban so are cleaned triennially and the ones outside of the main residential areas are cleaned annually. This is line with our policy for urban and rural gully cleaning which has been decided at cabinet. I have driven through Otterton a few times over the last month, in a range of weather conditions, and have not seen any ponding on the highway as a result of blocked gullies. As such I have not logged any extra cleaning. If you do spot any ponding around gullies that remains for over 24 hours after the last rain, please report them through <https://www.devon.gov.uk/roads-and-transport/maintaining-roads/managing-the-network/flooding-and-drainage/report-standing-water-flooding-or-blocked-drains/> and they will come to me, or our reactive team depending on the issue, for inspection. I did note the sandy material on the footpath and road after the last storm but as it did not meet our criteria for intervention no further action was taken. We will only intervene in cases of a thick layer of mud/ sand over the highway that presents a hazard to highway users. It would seem that this material must have come from the leat overtopping? And so there would be no way for us to assist pre-emptively.

2) I have passed this information on to our Bridges and Structures Team. They maintain the bridges that have a paved surface, the timber ones are privately owned and maintained. They have mentioned that any remedial works will be undertaken following their next planned cyclical inspection. Should you wish to contact them or if raise any further issues then please do so on the following web address: <https://www.devon.gov.uk/roads-and-transport/report-a-problem/report-a-problem-with-bridges-and-retaining-walls/>

3) As mentioned previously this issue is not in the area I cover so I would be unable to advise sorry. Please submit an enquiry to our customer service centre through customerservicecentreroadstransportteam-mailbox@devon.gov.uk so that the NHO for this area can respond.

Stone trap - Internal conversations are ongoing as to who is responsible for this. But we do agree it needs clearing and hopefully I will have some further info soon that I can share. If you have any past communications with Mike regarding this and you could send them over to me that would be very much appreciated.

Kind regards,

Tom Cox
Neighbourhood Highways Officer
Otter Valley, Feniton & Honiton
Devon Highways

Letter from Clare James of Clinton Devon Estates regarding the EDDC Local Plan for Otterton

"Devon is facing a housing crisis, caused in no small part by a shortage of homes. The Devon Housing Commission has found this is negatively affecting the public services, the economy and care and health services upon which we all rely. East Devon's population is growing and will continue to do so for some time to come.

Meeting of the Otterton Parish Council minutes

Signed

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Dated.....

Otterton Parish Council

There are 2,732 households - around 5,700 people - in housing need and on waiting lists for social or affordable housing in East Devon.

Clinton Devon Estate's 2030 Strategy, which can be found via the front page of our website, says we will take a proactive approach to identifying appropriate opportunities to provide homes and business premises for local people with sustainability at the forefront of our decision making. As a responsible landowner we will, as we have done for centuries, respond to society's needs where we can. We have been building and renting homes for local people in East Devon for hundreds of years.

The two sites in Otterton have been selected for a development of new homes in the draft Local Plan being prepared by East Devon District Council. We recognise that Otto_02 was not included in the recent draft, Committee were reminded that as the site was within a flood zone it would need to go through a stage 2 strategic flood risk assessment which would cost over £10,000 and delay the Local Plan process so the recommendation is to not proceed with the site allocation. Committee were advised that in principle as the site was within the settlement boundary of Otterton it could still come forward as a planning application. RESOLVED: To not allocate Otto_02 in light of the need for additional work to demonstrate the nature and extend of flood risk at the site noting that it has already been agreed for inclusion within the settlement boundary.

Over the coming months we will be working with the local community to consider how best these homes and other facilities can be delivered to support the needs of Otterton. Through consultation and engagement, with the parish council and community we want to plan a development that meets the village's needs.

We are a three times recipient of the Queen's Award for Enterprise in the category of Sustainable Development and are pleased to be bringing forward these sites as we have a commitment to ensure the landscape is where communities, business and wildlife can thrive."

Kind regards Clare

Clare James MRICS FAAV Head of Residential, Land and Tourism