

# Otterton Parish Council

Minutes							
Date & Time	6 <sup>th</sup> February 2023		Location	Otterton Village Hall			
Councillors Present	Initials			Also Present	Initials		
Mr T Wright	TW	Parish Councillor	Chair	Jess Bailey	JB		
MS Melanie Martin	MM	Parish Councillor		Alan Dent	AD		
Mr Richard Witherby	RW	Parish Councillor		Jerry Fry	JF		
Mrs Julia Bove	JF	Parish Councillor		Members of the public	16		
Ms C Fitzgerald	CF	Parish Councillor					
Mr J Hiles	JH	Parish Councillor	V Chair				
Mr J Lister	JL	Parish Councillor					

Apologies	Initials	Reason for Absence	Absent without Apology	Initials	
Mr A Cameron	AC	Personal reasons			
P Jarvis	PJ	Personal reasons			
Briony Sharp		Personal reasons			

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

Ref	Main meeting agenda item, comment & decision	Action Owner & deadline
1	<b>Welcome &amp; Apologies received as above.</b>	
2	<b>Declarations of Interests:</b> RW declared an interest in the planning application <b>22/1782/FUL-Land and Outbuilding at North Star Ottery Street Otterton</b>	
3	<p><b>Minutes:</b> The minutes of the meeting held on 5th December were signed as an accurate record of the meeting.</p> <p><b>Matters arising not featured on the agenda:</b></p> <p>Ownership of Violet Lane Otterton: Whilst it was noted that ownership of this piece of land remains uncertain. It was unanimously agreed that parish council funds should not be used for maintenance of this land.</p> <p><b>Ongoing:</b></p> <p>MM &amp; FM met with Steve Pease to progress installation of water source on the green. Steve will send relevant details for application to SWW &amp; FM will progress.</p> <p>Planting of wild flowers in progress</p> <p>Purchase of Grit Bin, at a cost of £150 with an initial supply of sand (@£3 per bag) also purchased to be delivered asap and housed at the Village Hall to enable access for residents of the village.</p>	All councillors

Meeting of the Otterton Parish Council      minutes

Signed .....

Dated.....

# Otterton Parish Council

<b>4</b>	<p><b>The chair confirmed the arrangement for public discussion:</b> All members of the public are welcome and comments on items on the agenda will be heard. If you would like to add an item to the agenda, please contact the clerk at least 7 days before the meeting. Public questions by email/letter or in person: No further questions from the public.</p> <p><b>Christine Channon:</b> Requested agreement on a petition to reduce the speed limit on Sleaf Hill which is also supported by East Budleigh Parish Council due to damage to fence and dangerous speed of traffic. It was agreed that a joint letter would be sent to Highways on behalf of Otterton &amp; East Budleigh Parish Councils.</p> <p><b>22/1782/FUL-Land and Outbuilding at North Star Ottery Street Otterton: During the public presentations the following comments were noted:</b> Change of use (from original application) to B2/B8 some confusion in application. Current B1 use gives permission for motor trade/ Light industrial use which does not impact on residential areas. Change of classification disputed. CF stated that the change of use should be a B2 Gill Wilson seeks evidence that the premises were previously used which was supported by Parish Council. Long standing residents had no knowledge of B1 use as stipulated in application. No evidence of change of use which was granted with conditions. No record of discharge of conditions therefore no evidence of change of use. Increased noise levels and number of trips were a major concern to residents in Rydon Orchard. The noise report states that only if the EVC points are removed will the noise levels become below acceptable levels. However even with the EVC removal the report states that 4 homes will have significant noise impact levels. It was universally agreed that the report from Highways was at best naive. Steve Wilson offered that the flooding risk management report. 5.4. states concern re flooding. OPC requests that an Environmental Health assessment needs to be completed. Following a unanimous vote of the Otterton Parish Councillors it was agreed that an objection based on the following would be sent to EDDC: Noise &amp; pollution (Hydro carbons in river) recognised as a threat in Neighbourhood Plan. Lack of evidence of change of use. Poor application &amp; draft plans. Proof sought of change of use to B8 and the effect on the residential area. Consideration of points raised in neighbourhood plan. <b>CF Objected, JB Seconded, unanimous vote.</b> Jess Bailey to be asked to visit with Neighbourhood Officer. Query when 'No parking' lines on Church Hill due to be completed. Timescale sought. (Clerk to write to Jess Bailey).</p>	<p>TW, CF &amp; RW to Pen response</p> <p>Clerk to submit</p> <p>Clerk to write to JB</p>
<b>5</b>	<p><b>Correspondence:</b> Ownership of Violet Lane Otterton: Whilst it was noted that ownership of this piece of land remains uncertain. It was unanimously agreed that parish council funds should not be used for maintenance of this land.</p>	
<b>6</b>	<p><b>Chair's report:</b> Work at Lime Kiln car park will be completed by start of summer season.</p>	

# Otterton Parish Council

**7 Footpath report & Erosion of bank of River Otter: The following reports were received from Iain Ure and Ian Smith (interested resident from East Budleigh)**

**Otterton Footpaths River footpath**

1. The footpaths are generally in good condition.
2. Park Lane has been swept and is better than for a long time.
3. The footpath just pass the sewage works has had a new surface (scalpings)
4. The River Otter footpath along the west bank however has a series of long term problems, the longer they are left the more expensive and the more threatened the footpath is in the longer term.

**Riverside Footpath**

1. As we know this footpath is one of the most used in East Devon by residents and visitors alike.
2. It brings in custom to the Pub and the Mill
3. It is currently closed (from 16th Jan to 5th Feb) but in practice I cannot see it reopening anytime soon. It is closed for public safety reasons.
4. There are four significant issues between Otterton road bridge and Clamour Bridge
  - i. The steps off the road are passed their useful life and have been repaired many times. DCC have agreed to replace it but time scale is unknown.
  - ii. There is a hole in the footpath half way down between the two bridges -currently taped off and has been there some time
  - iii. The bank has a major collapse which is threatening the footpath remedial works needed to protect the toe
  - iv. Just north of Clamour Bridge there is a breach in the bank which has been there for some considerable time. A temporary repair was made last year but this was washed away. The footpath is now discontinuous, one can get around if it is not wet and river is low but in terms of its use as a gentrified/easy access footpath it is deemed unsafe. The breach is causing damage to the field used for seasonal dairy grazing
5. Devon County Council (DCC) is responsible for the footpath, CDE own the land and river, the Environment Agency (EA) are responsible for water matters. All three parties need to act together to sort the footpath and river bank out. The longer things are left the more damage and the expensive the repair will be – it may become financially unviable.
6. CDE are keen to get the bank and footpath repaired and will help to support DCC. In particular they will help put in willow wall protection and allow access, subject to tenant agreement.
7. EA may or may not have the right to issue permits for any work to take place. They certainly can veto certain works. If work is not carried out soon then is it likely repairs cannot take place until fish etc. spawning has been completed and there are probably other issues on their check list. From what I can gather they do not like/permit hard engineering solutions despite the fact that own the river for LORP they have constructed concrete footpaths, used riprap (stone armour) and other hard engineering solutions.
8. Sam Jeffcott is the DCC footpath officer. He is very good and has always been helpful. However, he is having problems making any progress. Things are moving along at a glacial pace (his words not mine).
9. Given the importance of this footpath to Otterton I believe the Parish Council should ask for a meeting between all three controlling parties to be held in the next two weeks to;
  - a. Agree a short/medium strategy for maintenance of the river bank and footpath.
  - b. Set up a protocol if EA licences are required
  - c. Agree immediate solutions and timescale to solve the 4 issues above
10. I think the breach needs urgent treatment. I suggest gabion baskets should be used which are then covered with earth and protected with a willow wall.

# Otterton Parish Council

## Report from Ian Smith: OTTERTON RIVERBANK FOOTPATH

1. On 17 January 2023 the section of the public footpath from Clamour Bridge to Otterton was closed until 5 February 2023 because of “flooding and river erosion”. This results from a riverbank breach near Clamour Bridge. The permissive section of the footpath from Clamour Bridge to Big Bank was also closed without explanation or a date for reopening.
2. The closure notice for the public footpath says “Discussions are ongoing between Devon County Council, the Environment Agency and Clinton Devon Estates regarding damage to the public footpath and continued public access along the River Otter”
3. The Otterton Parish Newsletter in Autumn 2021 recorded discussions involving DCC, the EA and CDE on improving the footpath around Clamour Bridge, yet nothing effective has been done.
4. The EA is the flood authority for the River Otter and CDE is the riparian owner of the riverbank. The EA and CDE are partners in the LORP project. DCC merely have a right of way over land adjacent to the riverbank. Lack of maintenance of the riverbank is the cause of the footpath damage and has been causing flooding for several years.
5. On 1 March 2022, the EA were asked when the riverbank breaches near Clamour Bridge and beside Big Marsh would be durably repaired. The answer was that they did not know and the question should be put to DCC.
6. Since November 2022, the Clamour Bridge breach has not only made the riverbank path impassable, it has had on occasions the same effect on the Little Bank and Big Bank footpaths and South Farm Road. This is because of LORP removing sections of the two Banks and the aqueduct.
7. The EA have stipulated that the riverbank breaches cannot be repaired using “hard engineering”. This is incomprehensible given the EA has used hard engineering in surfacing the paths along the west side of Big Marsh and across Big Bank and Little Bank. They are also using hard engineering (including sheet piling) in preparing the riverbank breach near Ottermouth.
8. None of this is consistent with the LORP undertakings not to increase flood risk, to secure and improve public access (with particular reference to footpaths) or to engage with the concerns of local people. The riverbank footpath can't be retained without maintaining the riverbank.
9. The Flood Risk Assessment on which the LORP undertakings rely is modelled on the basis that the Otter riverbank is no less than 3.2 metres above datum. This is wrong as the Clamour Bridge Breach is less than 2 metres above datum, which diverts flood flows.
10. It is hoped that the closure of the paths is to enable a lasting solution to the riverbank erosion to be carried out, preferably using sheet piling, as is used elsewhere on the riverbank. Recent attempts to repair the effects of the flooding are inadequate - the cause needs fixing and the plant is available on site to do it.

**After hearing both presentations TW sought attendance from both Iain & Ian at the LORP Liaison Group meeting on 7.3.23 @ East Budleigh Village Hall at 10.00 to discuss this subject.**

# Otterton Parish Council

**8 Emerging Local Plan. Feedback following residents drop in session as sent to EDDC Planning Department.**

When asked if they wanted more affordable housing, 94 percent of survey respondents voted in favour. Parishioners highlighted that Otterton contains a large amount of privately rented small houses, and that demand from first-time buyers apparently outstrips supply. When asked about more housing suitable for the elderly, 89% responded in favour. Drop-in session participants cited many recent instances of elderly neighbours being forced to leave the village to downsize, against their preference, due to the scarcity of suitable housing in Otterton. Finally, when asked if they would like to see larger family homes, a minority of 33 percent surveyed answered yes.

**Finding Four:** Attendees were asked about the type of tenure they wished to see. Almost unanimously, parishioners supported favouring local people seeking to buy their own property, including first-time buyers. It was noted that the development under the previous local plan, Rydon Orchard on Ottery Street, had been successful in this endeavour, as 2/3 of the homes built are affordable. Most Rydon Orchard residents were also local people, and some were first time buyers, including those moving from rental properties in the village.

Opinion was split on build-to-rent schemes. Self-building schemes were not widely supported.

**Finding Five:** Parishioners were surveyed on their primary concerns about the overall effect of further housing development on the village.

One hundred percent of completed survey responses to this question mentioned on-road parking. Otterton is a linear village with effective single-file traffic in certain areas of the village. As a day tourist hotspot, it is also a magnet for walkers who park on Fore Street and the surrounding streets, further tightening the traffic pathways and creating bottlenecks at multiple locations around the village. Many participants requested a new car park (or two) to serve the whole village. Light pollution caused by the introduction of further street lighting serving new housing was considered a cause for concern by many. On the other hand it was noted that pedestrian road safety was an issue, particularly on the outlying ends of the village. Placement of new street lighting would need to be carefully considered. All survey respondents counted an increase in traffic responding from new housing to be of concern.

**Finding Six:** Parishioners were asked what provisions should be made if new houses are built. Almost all were in favour of having individual driveways for each house. Opinion was divided over new street lighting (see concerns mentioned above). Renewable energy provisions for new homes were considered important by almost all respondents. Likewise, road safety provisions: we note that large stretches of the village roads and lanes are not serviceable by footpaths, so this is an ongoing concern.

The Otterton Working Party on the EDDC Emerging Local Plan 2020-2040 urges EDDC Planning Office to consider the views of the village as outlined above. On behalf of the wider Otterton Parish Council we extend an open invitation to discuss any plans regarding Otterton with us at your convenience and look forward to continuing to work with you as the plan develops.

Sincerely, Otterton Parish Council Working Party on the EDDC Emerging Local Plan 2020-2040. Members Cllr Richard Witherby, Cllr Charlotte FitzGerald, Dee Woods

Thanks to Dee Ure for help and input. Invitation to planners for AGM

## Otterton Parish Council

9	<p><b>Local planning:</b> 23/0242/TCA - Otterton Mill Church Hill Otterton EX9 7HG: No Objection. 22/1782/FUL-Land and Outbuilding at North Star Ottery Street, Otterton: Unanimous Objection.</p>	Clerk to action
10	<p><b>Village events:</b>  <b>After the success of Christmas Winter warmer another one is planned for February.</b> With the intention of organising a monthly coffee morning. MM has obtained offers of help to make this happen.  <b>Coronation celebration to be planned.</b> Sam Walker has offered his barn for an event with TV screen so the coronation can be watched &amp; an evening barn dance with hog roast for which tickets would be sold. MM has hosted a planning meeting to develop plans for the coronation celebration, seeking views from the village. Current thinking is for a fete type occasion with activities for all ages to be held at Stantyway Recreation field but very much a 'work in progress' a discussion took place regarding ways to raise funds for the celebration including a cheese and wine evening. JH Suggested that the costs of the event be underwritten by the parish Council and refunded from income. <b>Agenda item next meeting.</b>  <b>Centenary of the Village Hall</b> to be celebrated later in the year, possible cheese &amp; wine, &amp; meal. Thanks to MM for her work in organising village events so far.</p>	Clerk to action
11	<p><b>Otterton Garden Club:</b> The following report was given by Iain Ure.</p> <ol style="list-style-type: none"> <li>1. Thank you for giving the Club time to discuss ongoing issues.</li> <li>2. Normally there is a turnover of members as people leave and move into the village.</li> <li>3. During the covid lockdown we lost people but it was not possible to gain new members as we were unable to hold meeting.</li> <li>4. Like a lot of organisations our membership has not recovered.</li> <li>5. Costs have gone up and the Club realised it was going to run out of funds.</li> <li>6. The club meetings have now been suspended but we are continuing with the Spring and Autumn Village Shows. These are well loved and usually well supported community events.</li> <li>7. However, for us to continue the shows we need help a. All the work is carried out by a few Committee members who have been doing this work for some time.             <ol style="list-style-type: none"> <li>b. The number of Committee members has shrunk we are in danger of falling below a critical number, in which case the shows will stop.</li> <li>c. We have tried to get someone familiar with using social networks (facebook etc.) but without success. <b>(Cllr. Melanie Martin has agreed to offer help &amp; support in this area)</b></li> <li>d. We need volunteers on the day to help with teas, and taking entrance fees (the same few committee members are doing this as well at present)</li> <li>e. The shows are community events and anyone can enter for free – we make it easy for anyone with almost no experience. Anyone can walk around their garden and find a couple of suitable entries.</li> <li>f. If the Parish Councillors would like these events to continue please enter, tell your neighbours, come along and see the exhibits.</li> </ol> </li> <li>8. This year we are having an exhibition of LORP progress photos, which should be of interest to most residents.</li> <li>9. The Spring Show is on Saturday 18th March entry forms are on line and will be in the village shop nearer the time.</li> </ol>	

## Otterton Parish Council

12	<p><b>Ladram Bay:</b> Not in attendance.  <b>MM reported that a 'Whats app' group has been set up to communicate movement of deliveries in the village.</b></p>	
13	<p><b>Allocation of responsibilities &amp; reports from Councillors: Where there is nothing to report the following abbreviation will be used (NTR)</b>  <b>Village Green &amp; Hall.</b> MM Requested progress that the clerk chased Steve Peace regarding the installation of a tap on the green. MM also reported that halcyon landscapes have picked up leaves and that she has tidied the planters resulting in improved presentation of the Green.  <b>Community shop &amp; War Memorial:</b> NTR  <b>Stantyway recreation ground &amp; Football Club:</b> The Football club seek permission to widen the gate to Stantyway Recreation Field to allow machinery into site. This will be discussed at the next parish meeting.  <b>Raleigh Federation:</b> NTR  <b>Jubilee Play Park:</b> Ongoing difficulties reported regarding the drawdown of 106 funds.  <b>Cemetery:</b> NTR  <b>Contracts &amp; Finance:</b> NTR  <b>Devon Air Ambulance (DAA):</b> NTR  <b>Footpaths and Public Rights of Way:</b> See agenda item 7 above</p>	Clerk to action
14	<p><b>Cllr JESS BAILEY – DEVON COUNTY COUNCIL (OTTER VALLEY) APRIL 2022 .</b>  <b>Impact of living wage putting strain on CC budget. Locality budgets cut.</b>  <b>Cllr Alan Dent. Increase of £5 in EDDC rates.</b></p>	
15	<p><b>Financial matters:</b> It was unanimously agreed that all payments listed on agenda 6.2.23 should be paid. Large grit bin &amp; sand to be ordered. Clerk to action.</p>	Clerk to action
16	<p><b>Further actions:</b> None.</p>	
17	<p><b>106 Funding: In the region of £8073.00 (Sport) £1683.00 (Recreation).</b>            JB &amp; Clerk to meet to plan the way forward in meeting criteria for drawing down funds for both Sport &amp; Play funds.</p>	JB& Clerk to action
18	<p><b>Items for next agenda:</b> Underwriting costs of coronation, widening of gate &amp; cost. Tap on the green.</p>	
19	<p>The next meeting will take place on <b>Monday 6<sup>th</sup> March 2023@ 7.30.</b>            An Annual Meeting will take place in early June.</p>	Clerk to action

The meeting closed at

Proposed meeting dates 2023: 6th March, 3rd April, 15th May, 5th June, 3rd July, 4th September, 2nd October, 6th November, 4th December

Meeting of the Otterton Parish Council      minutes

Signed .....

Page 7 of 7

Dated.....