

DRAFT

Minutes of an **EXTRAORDINARY meeting of LAMERTON PARISH COUNCIL** in Lamerton Sports and Community Centre

On **Tuesday 2nd December 2025** at **19.30 pm**

Present: Cllr A Cole (chair), Cllr K Dreher, Cllr S Deeks, Cllr M Exley-Deane

Absent: Cllr R Geake, Mrs C Oxenham (Parish Clerk)

In Attendance: 16 members of the public, Cllr N Jory (WDBC), Cllr J Grainger (DCC), Richard Ayre (RA) and Graham Hutton (GH) (Baker Estates)

The meeting began with an address by Baker Estates. The new application has been submitted in different circumstances to the last. Due to the absence of 5 year supply, there is a presumption, that this would favour further development unless there are any adverse impacts. The current application is for Outline Planning Permission for up to 20 houses, 6 of which (30%) will be affordable homes. There will be an informal pedestrian crossing by the pub and the local Devon based building company, has won prestigious awards. Benefits to the village were cited as a relatively small site will have minimal impact on the village, most purchasers of Baker Estates homes are from local communities and there appears to be a significant need in Lamerton (based on information from the WDBC Lamerton profile records)

PUBLIC QUESTION TIME

1. 5 year supply might have changed but what has changed locally?

GH – nothing other than the housing crisis RA – within/outside the settlement. Now more blurred JLP policies still relevant but now less weighty but there is a change in emphasis in favour of presumption for development. GH There is a tilted balance in favour of sustainable development, but all the other hurdles also have to be passed.

2. Does this effectively mean all green fields are at risk of development?

RA – It's all about balance. It was finely balanced previously so weight was given to TTV27.

3. There was a proposed highways consultation in 2021 regarding permanent closure of Duckpool Lane at the junction with the main road. Is this still going forward?

There followed a discussion with members of the public, Baker Estates and DCC Cllr regarding safety, the junction with the pub, access to April Cottage (adjacent to the proposed informal crossing), speeding, visibility etc. DCC Highways are satisfied, have no issues and consider the proposals an enhancement. The Traffic Access plan supporting the application was assessed on line to aid the discussion.

4. Drainage issues, especially the run off along Duckpool Lane causing flooding outside Widslade Farm (has been known to be 4ft deep due to run off) will be exacerbated by further development.

GH – The Environment Agency require an attenuation tank based on 100 year worse case storm instance plus 40%. DCC are satisfied with this.

5. is the drainage provision just supposed to deal with what is on that site or from existing issues?

GH – Should improve drainage issues by complying with policies. They have never seen an attenuation tank anything like full because of the capacity they build onto their systems on their sites.

6. Dog walkers wander across land away from the public right of way which becomes a dog loo.

Development will increase risk of walkers wandering around the farm.

7. Safety issues – The speed of traffic on that road – they fly past. Someone will get hurt, especially with an informal crossing. Traffic can't see round the corner. Can't see traffic on both sides of the junction. Look at the Speedwatch data.

8. Cllr Grainger asked about loss of wildlife habitat etc.

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GH – Biodiversity Net Gain plans – habitat loss plus 10% not met on site, usually proposed nearby. Bias to deliver as close to the site as possible. Cost incentive to enhance on site first as cheaper option. Planting in gardens doesn't count as owners may remove. Only public spaces count. This will come up at the reserve matter stage.

9. Housing Needs Survey – what need exists, what would be met and what remains?
RA – 8 or 10 but hidden demand. have to qualify – Lamerton profile on WDBC website.

There being no further questions the meeting commenced at 8.09pm

159-2025 **APOLOGIES**

Cllr Geake and the clerk had both sent their apologies. Cllr Dreher kindly made notes for the clerk to type up.

160-2025 **DECLARATIONS OF INTEREST**

No interests were declared.

161-2025 **TO DISCUSS PLANNING APPLICATION**

WDBC 3217/25/OPA	Outline application with all matters reserved except access for residential development of up to 20 dwellings, formation of new access and associated works Site address: Land at Sx 445 766, Lamerton
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Following a full discussion, Cllr Dreher proposed that the parish council Object to the application, seconded by Cllr Exley-Deane and agreed by all. Please see attached separate document for reasons for the objection.

162-2025 **DATE AND TIME OF NEXT MEETING**

Tuesday 13th January 2026 at 7.30pm

163-2025 **CLOSE**

The meeting closed at 20.41pm