

GEORGE NYMPTON & QUEEN'S NYMPTON PARISH COUNCIL

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Minutes for the Extraordinary Meeting on

11th June 2025 at 7.30pm in George Nympton Village Hall

Meeting commenced at 19:30

2025/020 - Apologies/Attendance Register – Cllrs A.Poole, R.Poole, Gay, Horsnell, Pocock, Ride, and seven members of the public. Apologies given for Cllr Maxwell.

2025/021 - Disclosable Pecuniary Interests – None.

2025/022 – Minutes of the previous meeting – Approved.

2025/023 – Announcements from the Chair – Introduction of the new clerk, Faye Davies. Reiteration of how a Parish Council can have input on planning applications, explanation given that Parish Councils have no more sway over planning applications than members of the public do, there is only a limited amount of issues a Parish Council can argue against. Please refer to document attached to these minutes.

2025/024 – Discussion of Planning Application 80267 – Residential development for the erection of two dwellings and associated works at Bowden Hayes, George Nympton, South Molton, EX36 4JE.

Sewage facilities are a concern, it was discussed that additional strain on the aging sewage system within the village could cause issues. It was discussed that septic tanks had originally been discussed before the planning application was put in, however South West Water said that septic tanks were not necessary and so this was not included within the planning application. Further discussion that the pitch fiber piping will not be able to cope with additional strain as it is already struggling and showing signs of collapse.

Chillparks Council approval of 100 houses being built, despite there being 800 objections to the development, was discussed in reference that 1300 houses need to be built per annum in order to comply with Government directives, and so the concern is that the approval of the development for the two dwellings will potentially lead to more development further on.

It was also discussed that three years ago there was no objections within the Parish Council to the original application of five houses (planning application number 75812), only some reservation regarding sewage, therefore an explanation as to why there is no concern from South West Water regarding the sewage is requested.

There is currently no Construction Environmental Management Plan but there will be one in situ before any development starts, which is a condition of the planning application. In order to negate Biodiversity, the developer will be planting trees on the property once work has been concluded.

Council had a split vote, with two Councilors voting for and two voting against the approval of the planning application, therefore the Chair had the deciding vote, opting to approve the planning application but subject to strong comments regarding their concerns and to not approve any future planning applications within the settlement boundaries.

2025/025 – Public Discussion – Members of the public expressed concerns for damage to their property since the building work has started, as well as potential contamination to their well water supply. A member of the public expressed that the Councils previous agreement with the original planning application and reasons given three years ago were not good enough.

It was further discussed that four houses have already been built within the Parish in the last eighteen months, however Council informed that these were built outside of the 'line' that encompasses the village as a rural settlement, and it is only within the line that limits the amount of houses that can be built.

A further concern was brought up about the amount of mud that will be on the roads during the development and the damage that could potentially cause to the roads, as well as the poor language used by builders previously directed at those who reside within the village, the developer reassured that these issues will be addressed.

Next Meeting - 17th July 2025.

Meeting concluded at 20:46