



**MINUTES  
OF THE FULL MEETING OF THE ALPHINGTON FORUM  
8 JULY 2012  
ALPHINGTON PRIMARY SCHOOL HALL**

**ACTION**

**1.0 APOLOGIES**

1.0.1 Apologies received from Nila Ross, Peter Philips, Tom Dunn

**2.0 MINUTES OF LAST MEETING**

2.0.1 Subject to the amendment to the list of attendees where Margaret Frost should be amended to read Jenny Frost the Minutes were confirmed to be an accurate record.

**3.0 MATTERS ARISING FROM PREVIOUS MINUTES**

3.0.1 The diary for future meetings has been agreed and will be put onto the website.

**PP**

3.0.2 It was pointed out that the development brief for Alphington is not on the website and it was questioned whether it has been sent to Richard Short.

3.0.3 Diana Moore has kindly produced a membership form which was discussed.

3.0.4 It was agreed that the membership fee should be £2.00.

3.0.5 It was identified that we need a correspondence address for the forum, to receive standard post. Peter Croft to approach the community centre to see if that can be used as an accommodation address.

**PC**

3.0.6 It was also identified that we may need a telephone number for the forum but this may be more difficult to arrange. To be considered at a future meeting.

3.0.7 The membership form was accepted and agreed subject to the change to increase the fee to £2.00.

#### **4.0 TREASURERS REPORT**

4.0.1 The Treasurer is in the process of opening an account with Lloyds TSB. The constitution requires that each cheque shall have two signatures, from a choice of three, the Chairman, the Treasurer and Secretary. Nila Ross is the current secretary but has identified that she may not be able to attend all meetings, and it was felt that additional signatories would be helpful to ensure availability when needed. It was therefore agreed that we should have five signatories, Chairman, Treasurer, and Secretary and the two assistant secretaries: Peter Philips and Nick Southard.

4.0.2 The bank require the name, date of birth and address of the signatories in order to open the account. The signatories to liaise with the Treasurer on opening the account.

**PC, NS, PP,  
NR**

#### **5.0 OMBUDSMAN UPDATE**

5.0.1 The ombudsman has written to say that he has received the initial submissions from Exeter City Council.

#### **6.0 FLYERS**

6.0.1 It has been agreed that a flyer should be prepared for distribution to the residents to rekindle awareness of the forum and its aims, and inviting them to join.

6.0.2 Diana Moore has offered to design the flyer assisted by a working party comprising: Peter Croft, Juliet Meadowcroft and Malcolm Welch.

6.0.3 Suggestions were made on the contents of the flyer, including possibility of membership form, and referring to availability of other documents either from the website or in hardcopy.

- 6.0.4 Diana Moore proposed that a standard notice for all meetings should be sent out to the street representatives to print and display prior to meetings to increase the level of membership and attendance. This was agreed.
- 6.0.5 Peter Croft reiterated earlier comments that whoever puts up the notices must ensure that they are taken down after the meeting to avoid littering and resentment.
- 6.0.6 Bill Broadbent proposed that a large display notice be prepared to remind residents of where the development is to take place and it's relative size compared with the village. He suggested use of Google or similar aerial photograph. Anthony York agreed to prepare this display. **AY**
- 6.0.7 It was suggested that such a display could be displayed at the village hall, community centre, the shop and in Alphington Life if received by Juliet before 15 July 2012.
- 6.0.8 Robin Naylor proposed that a member of the forum could do a presentation at the Chatterbox Café to raise its profile. Chatterbox takes place on Fridays between 9.00am and 12.00pm and contact should be made with Julia Tooth for permission and arrangement.

## **7.0 MARSH BARTON FORUM**

- 7.0.1 Peter Croft reported that he had met with the Chairman of the Marsh Barton Forum. It is no longer a separate forum but is part of the Exeter Chamber of Commerce. They do not consider themselves to be a planning forum although they do respond on behalf of the Chamber of Commerce to planning consultations made by Exeter City Council. Marsh Barton Forum's greatest concern relates to transport and the clogging of the roads in and through Marsh Barton. They are otherwise unlikely to show any great interest in the proposed residential development. They are sceptical about the benefits of the proposed railway halt and instead are trying to get better bus services from Teignbridge to pass through the estate for use of workers.
- 7.0.2 Marsh Barton Forum think that it is unlikely that any companies would be

prepared to donate to the Alphington Forum with the possible exception of those businesses on the periphery of the estate, adjacent to residential areas, and those businesses with a personal connection to Alphington.

7.0.3 Peter Croft will keep in contact with Marsh Barton Forum.

## **8.0 TREE PRESERVATION ORDERS**

8.0.1 Robin Naylor reported that the TPOs which previously covered the trees in Veitch Gardens had been removed by Exeter City Council who assured Robin that TPOs were not necessary as the trees were safe in their hands. They have indicated that they are not prepared to enter into further correspondence on this matter. The forum will consider whether we should try to get TPOs on other trees particularly around and in the development site.

## **9.0 PLANNING WORKSHOP**

9.0.1 Richard Short eventually responded to our letter to him following the last meeting, by e-mail on Friday 6 July at 16:41. He is proposing that the first workshop session should cover environmental issues relating to landscape, protection of the ridge, and important trees and hedge lines as well as ecology, location and type of open space, and practical considerations such as access, rather than design and density we had suggested.

9.0.2 Bill Broadbent explained that this would be the usual starting point for considering large developments such as this. He did, however, warn that the process could be manipulated and used to justify higher densities of dwellings in the developable land that was left ie up to 50 dwellings per hectare.

9.0.3 Margaret Clark queried why the forum constantly referred to the 50 dwelling per hectare as she was sure the intention was not to build to that density. It was pointed out that the core strategy currently states that this development will be to 50 dwellings per hectare and the core strategy is the only recognised document in existence in relation to this development. It is the core strategy which effectively prevents us from

producing a neighbourhood plan because of the high density development proposed. Whilst Richard Short and Councillors may talk of lower density developments the residents of Alphington feel they cannot rely on verbal reassurances, and are therefore sceptical about entering into meaningful discussions with the planning authority without written confirmation that the target density for development on the land adjoining Alphington will be much lower and not exceeding the density of the adjacent developments.

9.0.4 Both Councillors (Margaret Clark and Rob Crew) agreed that a lower density was appropriate for the Alphington development. Councillor Clark agreed that she would feed back our views to Richard Short. Peter Croft said that he would also feedback the views of the forum directly to Richard Short, but any mediation by Margaret would be gratefully received.

**MC, PC**

9.0.5 Peter Croft referred to the second part of Richard Short's e-mail. The forum had asked for the opportunity to review all studies and information relative to the workshop at least four weeks before the workshop. Mr Short's response was "the sessions are intended as workshops where participants come along and contribute ideas so I do not think there will be a lot of paperwork in advance". This conflicts with his Alphington development brief where he states:

"Survey Information

It is understood that the main landowners have or are commissioning:

Topography survey

Phase 1 Habitat survey plus any specialist reports such as bats and dormice;

Flooding;

Geotechnical investigation;

Archaeological survey (after crops harvested);

Tree survey."

9.0.6 He goes on to suggest that this information will be tabled at the workshops but clearly the landowners will have had this information for some considerable time before the workshop and it is highly likely that the planning authorities will also have seen this information well in

**PC**

advance of the workshops. The forum members will therefore be at a distinct disadvantage to be presented with this information at the workshop. It is important that we are given equal importance in this process and therefore must have copies of the relevant information well in advance of any meeting.

**10.0 ANY OTHER BUSINESS**

10.0.1 Tom Dunn had asked in correspondence that his concerns with regard to potential flood of the site and surrounding areas including streams and rivers have not been adequately considered in the proposals. This can be taken up with the planning authority at the workshop.

10.0.2 Juliet mentioned that the Alphington Forum has had an article about it in Alphington Life and hoped this would raise the profile.

10.0.3 Peter Croft suggested reciprocation by mentioning Alphington Life on the website to say thanks.

10.0.4 Diana Moore proposed that a walk around the development site be organised for residents so that could understand the full extent of the proposals and likely impact on the village. This is to be considered.

**All**

10.0.5 Derek Laiming recalled his involvement in setting up the Alphington community group in 1975 for the purpose of controlling the proposed developments at that time. He reported that by working with the Council, rather than simply objecting they had achieved greater benefit for the village as a whole.

**11.0 DATE OF NEXT MEETING**

11.0.1

**Circulation – Web Site**