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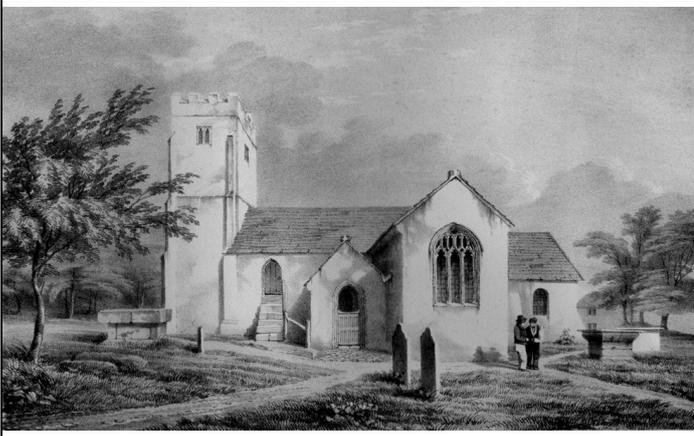
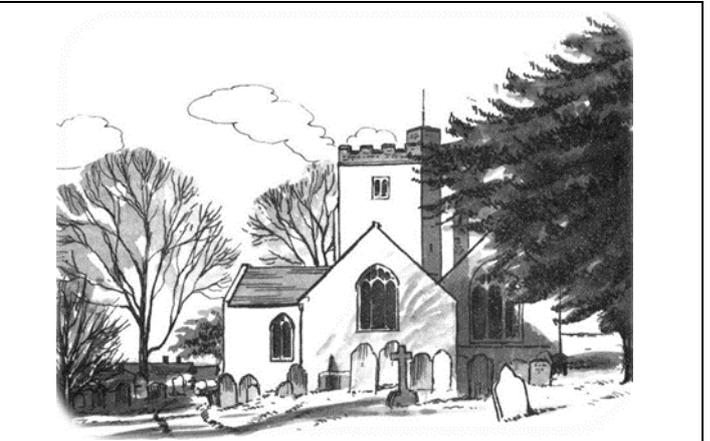
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Sunday June 6th

9.30 am Whitestone	Holy Communion	Revd Martin Wood
9.30 am Holcombe Burnell	Holy Communion	Revd Tim Gorringe
11.00 am Tedburn St Mary	Informal Worship	Revd Martin Wood
6.0 pm Cheriton Hall;	Songs of Praise	Revd Martin Wood

Thursday June 10th

10.30 am Pathfinder	Holy Communion	Revd Martin Wood
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Sunday June 13th

9.30 am Whitestone	Parish Communion	Revd Tim Gorringe
9.30 am Holcombe Burnell	Holy Communion	Revd Martin Wood
11.00 am Cheriton Bishop	Family Service	Revd Martin Wood
3.0 pm Pathfinder	Anniversary Service	
6.0 pm Tedburn St Mary	Evening Prayer	Revd Martin Wood

Sunday June 20th

9.00 am Tedburn St Mary	Holy Communion	Revd Martin Wood
9.30 am Cheriton Bishop	Parish Communion	Revd Tim Gorringe
11.00 am Whitestone	Family Service	Revd Martin Wood
3.00 pm Pathfinder	Evensong	Lay led
6.00 pm Holcombe Burnell	Evensong	Revd Martin Wood

Thursday June 24th

10.30 am Pathfinder	Morning Prayer	Revd Martin Wood
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Sunday June 27th

8.00 am Cheriton Bishop	Holy Communion	Revd Martin Wood
9.30 am Tedburn St Mary	Parish Communion	Revd Tim Gorringe
11.00 am Holcombe Burnell	Family Service	Lay led
3.00 pm Pathfinder	United Service	
6.00 pm Whitestone	Evening Prayer	Lay led

FROM THE RECTOR

NEW EXPRESSIONS

June always seems to be the beginning of the summer. I always look forward to warmer weather, longer days and lighter evenings and even holidays! These hopes of future holidays and other such aspirations come now with a COVID 19 conditionality. I believe that any plans we make will almost always be affected by restrictions. It is almost like optimism has been replaced with a resignation to change, often for the worse. If we are being realistic we may be able to acknowledge that this last year has been the most difficult in many people's lives, there can only be a few people who remember worse years. The cost in terms of deaths and illness has been unprecedented. Hidden behind these are also the financial and emotional effects which are still to be fully understood. I know that I feel exhausted, although I feel I have done so little. I am not sure how to restart and reshape my expectations and hopes. I think the one certainty is that I need to start slowly and move forward cautiously. It might seem tempting to rush around doing everything we can, however, I suspect it will only make us happy for a short time. I have a sense we have to build slowly with great care. I hope that things will not just return to normal, instead, we ought to work out what is important and what we value. For many of us, we have made excuses that we were too busy or did not have enough time in the past. Perhaps in the future, we can make more time for the really important things in our lives.

For many people disruptions of close relationships and friendship have been the biggest sacrifice to try and keep everyone safe. The process of rekindling these connections will feel very odd and difficult. It will not feel right or normal to be close to other people. We have learnt to step away and keep our social distance. Unlearning this will be confusing and difficult. People will vary with what they feel comfortable with being able to do. It will be just as easy to upset someone by coming too close as it was to remain apart. This will be like learning a new dance, a few toes might get hurt. One of the most difficult areas to come back to life will be music and expressive arts. It is interesting to try and work out why these are so important. They appear to be able to heal and carry our imaginations to places that we cannot easily access by ourselves. They remind me of the working of God that is also able to guide and strengthen us in our spiritual journey without us knowing how that is possible. There is something about our world that speaks of beauty and purpose yet to be discovered.

As we emerge from almost a hibernation we should stop and take in the things that inspire and motivate us.

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WHITESTONE CLIMATE ACTION GROUP, MAY 2021

Readers of recent editions of the Parish Magazine and Whitestone Facebook pages may have noticed that Whitestone Parish Council (WPC), like many other local Parish Councils in Teignbridge, has declared a Climate Emergency. What this means is that **WPC is committed to doing whatever it can to mitigate against the negative and serious consequences of climate change**. As the Council has said: "We cannot wait for governments alone to do this; **we have to act locally and personally as well!**"

A Climate Action Group is therefore being set up by a small number of Parish Councillors, joined by other Whitestone residents who care greatly about the dangers of climate changes. The aim of the group is to make a reality of this commitment to reducing the effects of climate change in our Parish. We very much hope that lots of other residents in Whitestone will join us too, to see what we can do to make a difference and help to preserve this beautiful part of the world from the impending disaster of runaway climate change. Please get in contact with one of us if you want to join us with ideas, time or support (see details below).

As you can read below, the Parish Council / Action Group has already done a number of things so far, but we need YOUR help to do more.

1. Reducing food miles - The Action Group is collecting information and ideas which may help Whitestone residents to reduce the senseless miles that our food (and other domestic products) have to travel before getting into our homes. Prior to the pandemic, the Parish Council, following the Parish Plan, also supported local produce sales held in the Parish Hall. The Action Group is currently putting together a list of local suppliers, and hope to publish these soon on Facebook and in the Parish Magazine, to make it easier for people to decide to shop locally or to shop greener. IF ANYONE KNOWS OF GOOD LOCAL SUPPLIERS, PLEASE CAN YOU SEND US DETAILS AND WE WILL CIRCULATE THEM AS PART OF OUR LIST! Please note that our list is not commercially based or comprehensive, but will just include personal recommendations and local knowledge.

2. Encouraging 'green' initiatives – The Parish Council have been supporting various tree planting initiatives, and the Action Group has come up with lots of other ideas too, like trying to garden peat free, cut grass less, be water-wise, grow hedges and establish meadows, make a pond, grow your own fruit and vegetables. We could also encourage local wildlife and their habitats: a good person to talk to about this might be the Whitestone Wildlife Warden (Cllr. Lou Dyer).

3. Track your household's own Carbon Footprint - This could be done with the Action for Climate Change in Teignbridge (ACT) Carbon footprint tracker, which asks questions about things like your electricity consumption and car mileage, other forms of travel, shopping and consumption of goods, etc. It can tell you what your own footprint is so that you can see where changes might most usefully be made.
<https://actionclimateteignbridge.org/index.php/carbon-calculator/>

4. Sharing information and knowledge - Some of you may remember, just before the first lockdown in March 2020, a very powerful talk which was given in Whitestone in the Parish Hall, by David Ramsden MBE, about the consequences of climate change, and what we can do about it. We have copies of the handout given at that talk, if anyone is interested in looking again at what he said.

5. Energy - Reducing energy consumption is something we are all concerned about. The Climate Action Group wants to explore ways in which we as individuals can do this effectively within a rural parish. We would particularly value input and ideas from anyone with knowledge and expertise in this area.

6. Making sure the climate emergency is central to all planning decisions and local council actions - The Parish Council is committed to supporting sustainable agricultural practices; opposing harmful planning applications which threaten Whitestone's environment or ecology; defending our local green spaces and foot paths; and supporting initiatives that control speeding and other harmful transport practices.

If you can help us or are interested in what the Climate Change Action Group are trying to do, please contact one of us :

Cllr. Carol Galton cgalton@gmail.com
Cllr. Linda Fairley lindafairley@rocketmail.com

PUBLIC NOTICE

THE ANNUAL GENERAL MEETING

OF THE

WHITESTONE PARISH HALL COMMITTEE OF MANAGEMENT (Registered Charity No 1134187)

WILL BE HELD ON

**THURSDAY 17th JUNE 2021
IN THE PARISH HALL AT 7.00PM**

THIS IS A PUBLIC MEETING OPEN TO ALL INHABITANTS OF WHITESTONE, OLDRIDGE AND NADDERWATER.

NOMINATIONS ARE INVITED FROM THE PUBLIC FOR ELECTION OF UP TO FOUR MEMBERS TO SERVE ON THE COMMITTEE FOR THE FORTHCOMING YEAR

NOMINATION FORMS AVAILABLE FROM THE SECRETARY,
MARY COLSON
email: mary.colson@btinternet.com

FOR RETURN BY
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WHITESTONE PARISH COUNCIL MINUTES - May 2021

DRAFT Minutes of Parish Council Meeting held at Whitestone Parish Hall at 7.30pm on Thursday 13th May 2021 to be ratified on 10th June 2021

Attendance:

Councillors Belt, Bryant, Dyer, Evans, Galton, Lee, Llewelyn, Miles, Smith.
District Councillor A Swain
Mrs P Vaughan – Clerk to the Council
Mr T Bedford, Mr S Gibbons.

Apologies: County Councillor A Connett. Councillor Linda Fairley – apologies on medical grounds.

No public participation.

33. ANNUAL GENERAL MEETING OF THE PARISH COUNCIL

Cllr T Miles retiring Chair, declared the meeting open and called for nominations for Chair for the coming year.

33.1 Election of Chair

Councillor T Miles was proposed by Cllr Bryant and seconded by Cllr Lee. All in favour.
Councillor Miles was thereby elected and signed her declaration of office as Chair and called for nominations for the following:-

33.2 Election of Vice Chair

Councillor Fairley was proposed by Cllr Belt and seconded by Cllr Llewelyn. All in favour.

Election of officers for 2021/22 took place as follows:-

33.3 Asset Group

- Councillor Belt was proposed by Cllr Miles and seconded by Cllr Evans
- Councillor Dyer was proposed by Cllr Smith and seconded by Cllr Miles
- Councillor Galton was proposed by Cllr Evans and seconded by Cllr Dyer
- Councillor Miles was proposed by Cllr Llewelyn and seconded by Cllr Lee

33.4 Footpath Warden

Councillor Bryant was proposed by Cllr Belt and seconded by Cllr Galton. All in favour.

33.5 Church House Foundation Member

Councillor Llewelyn was proposed by Cllr Belt and seconded by Cllr Miles. All in favour

33.6 Crossway Park Officer

Councillor Fairley was proposed by Cllr Miles and seconded by Cllr Lee. All in favour.

33.7 Parish Hall Liaison Member

Councillor Belt was proposed by Cllr Miles and seconded by Cllr Llewelyn. All in favour.

33.8 Parish Hall Committee

Proposed by Cllr Smith and seconded by Cllr Galton that Councillors Lee, Belt, Bryant and Miles be elected en bloc. All in favour.

33.9 Liaison with Lengthsman

Councillor Belt was proposed by Cllr Miles and seconded by Cllr Dyer. All in favour

33.10 Responsible Financial Officer

Mrs P Vaughan proposed by Cllr Miles and seconded by Cllr Belt. All in favour.

33.11 Internal Independent Auditor

Mr R Cox. All in favour

34. Minutes of the Council Meeting held on 8th April 2021 and the Annual Parish Meeting held on 29th April 2021

having been circulated were taken as read and signed as a true copy by the Chair.

35. **REPORT FROM DISTRICT COUNCILLOR**

District Councillor Swain reported said that Devon County will be appointing new committees over the next months and reported apologies from Councillor Connett. He personally had been helping with measures to decarbonise Forde House. With regard to Crossway parking he is still awaiting replies. Cllr Belt asked if he had any news regarding the Rural Aid and he said that he thought it unlikely that this would be reinstated.

36. **PLANNING – TEIGNBRIDGE DISTRICT COUNCIL**

36.1 21/00694/FUL Use of land for glamping comprising six cabins, two utility buildings and pitching area for tents with associated access and parking at Chants Cottage, Heath Cross.

Response:- This application has been reviewed carefully by Whitestone Parish Council, and the views in this response are unanimous. The Parish Council of Tedburn St Mary has made additional comments about the planning application 21/00694/FUL as although the application is about land in Whitestone Parish, the land is on the edge of the parish, the access road forms the boundary with Tedburn St Mary Parish on the other side of the road, and to the west the road runs through Tedburn St Mary Village.

Both Parish Councils wish to point out the applicant has apparently tried to bypass planning permission, and has already commenced significant landscape changes without permission. Several concerned residents have made contact asking what was going on after being alarmed and noting there was no planning publicity notice visible at the site (although this was eventually rectified). Both Whitestone and Tedburn Parish Councils are also concerned that the proper procedure for public consultation has not been adhered to, and the initial lack of site notices means that it is not clear when public consultation actually legally started.

The Site is located within the setting of Chants Cottage, a grade II listed building and is within an Area of Great Landscape Value (AGLV), specifically within the Exeter Culm Slopes Character Area. In principle, the application tries to claim that it is sustainable development and sustainable transport but then clearly admits and contradicts itself in its own planning statement in 4.5.12 where it clearly states that the site location is car dependent; it is located in a rural location with a poor quality highway network with a minimal number of buses per day through the village and the latest arriving back to Whitestone late afternoon, no public transport on Sundays.

There are no facilities locally and the nearest shops are definitely not walkable or even cyclable, (unless a keen seasoned rider). Pathfinder Village Stores are 1.1/2 miles down Heath Lane which is extremely steep with blind bends and in a very bad condition, NOT WALKABLE. The trip to Tedburn Stores the other way would be 2 miles along a road with hills and bends, no pavements or street lighting at all, NOT WALKABLE.

It cannot claim to be sustainable and policy compliant using these reasons, as it is not. In the Table 5.1 Principle of new tourism use – The requirements of Policy S12 has been answered completely falsely as per stated above, the correct answers should be:

- a) Not applicable
- b) The Site is NOT within reasonable walking or cycling distance of Tedburn St Mary and is not directly



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connected to the strategic road network of the A30 but travelling down through rural roads can reach the A30.

c) 6 Glamping Pods, Utility Block and Kitchen Block and an unquantified number of tent camping pitches with parking is considered intensive for this small site and the number of additional journeys constantly in and out of the site, it certainly is NOT within a reasonable walking or cycling distance of Tedburn St Mary as claimed.

d) The Site is within the setting of a Grade II Listed Building and is in an Area of Great Landscape Value. A camp site here would NOT be sympathetic to the rural character and historic setting of The Site and surrounding locality, it will create added noise and air pollution and increased traffic.

Whitestone Parish Council Objection

e) The proposal will NOT contribute to the maintenance of the associated Grade II listed building as mature hedgerow has already been removed and pathways now scarred into the landscape. A biodiversity loss has already occurred.

Policy S9 states that the impact of new development should be designed to promote cycling and walking as transport modes of choice, minimising dependence on cars. This site is car dependent. In section 5.1.3 of the Planning Statement it states; "The scheme complies with national policy, the Local Plan and emerging development plan as it would; provide safe and suitable access and promote carbon friendly, healthy transport modes". This statement is completely false.

Tedburn Parish Council also wishes to state that they are very concerned that although there is a quoted number of cabins, there is no quota for the number of tents/camping pitches. The Parish Council is concerned about increased traffic through the village and has very serious concerns about parking spilling onto the road. The Council points out that the road is narrow, and while two cars can pass on most of the road, cars cannot easily pass if they meet a lorry or bus, and parking on the road would be dangerous.

Whitestone Parish Council wishes to point out that, in section 4.3.7 of the Planning Statement, it states - All glamping and camping (including associated parking and access) would be positioned reasonably tightly against existing field boundaries, which includes mature hedgerows and sections of tree coverage which help to screen the development from public views (see Landscape Impact in the Heritage Statement). This contradicts the Ecology Statement which recommends that; - To avoid impacts, southern and western hedgerows will be buffered by 15m from the glamping cabins and sensitive lighting will be implemented across the Site. Hedgerows will be buffered by 5m from utility cabins and no windows or doors will be present on eastern elevations (which face hedgerows) to avoid light spill being directed towards hedgerows. This will have a definite squeezing effect on the spacing and not provide the individual privacy as claimed.

The property itself is a heritage thatched cottage and highly vulnerable to fire risk, this proposal threatens the property with 6 log burners in close vicinity and no doubt open barbecues in both the camping and glamping sections. Amongst other attributes the historic listing states; "The roof construction of Chants Cottage is particularly interesting historically," therefore must be protected. In the Planning Statement section 4.4.2 Quality development and design it states; "Provide holiday accommodation suitable to all demographics". This is untrue, the design in drawing 2017-PL.1.8 clearly shows a cabin with one sleeping area on the mezzanine

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In the Heritage & Landscape statement Section 5.6 – It claims that; “The development will not be seen from public views”, and illustrates a photo from Heath Lane, this is untrue as it is completely visible from Heath Lane and clearly highlights the removal of the established hedgerow in the application photo and is dominated by the new striking pathways already scarred into the landscape and the tent pitching area already defined.

In the planning statement section 4.3.8 it states; “In this regard it is clear the proposal has respected and drawn inspiration from the local historic environment and been sympathetic to landscape character in accordance with Policies EN2A and EN5”. It is evidenced here that neither heritage nor landscape have been respected, or will be conserved or enhanced. It states in the application form that drainage is by way of a sustainable drainage system (SuDs), the National Planning Policy Framework (2012) states that developments should give priority to the use of SuDs in order to ensure that surface water flood risk is not increased. All planning applications must be accompanied by a surface water drainage management plan which addresses water volume, water quality, visual amenity and biodiversity issues. The proposal mentions green roofs for the utility blocks but not how the surface water will be managed, no details of rainwater harvesting systems or reuse on site. There are no eco credentials associated with this plan, solar panels or heat pump systems. Water usage in the toilets, shower block and kitchen areas and the adequate disposal of waste water and sewage are also not mentioned at all. There are also risks of run-off impacting neighbouring properties. Tedburn Parish Council is additionally concerned that there is no real detail of sewage disposal and foul run off especially as the number of tents /camping pitches is unspecified.

The Ecology report has not taken into the account that mature hedgerow has already been ripped out and removed to open up the site which undoubtedly would have housed an abundance of wildlife and been a natural wildlife corridor cross the site so there is already a biodiversity loss.

The suggestion that it is more acceptable to pollute Whitestone locally with the carbon output than holidaying abroad is completely unacceptable as Whitestone has declared a Climate Emergency and is actively encouraging local residents to reduce their carbon footprint. Even though Tourism is encouraged to improve the local economy, and in the main would be mostly supported however in this case it cannot be at the expense of increased localised; air pollution, noise pollution, traffic, harm to the landscape and heritage setting and natural wildlife. The proposal is claiming to be policy compliant which evidently it is not and there is significant weighting against this proposal.

We strongly request a landscape officer report and a heritage officer report.

This application is not supported and should be refused.

36.2 21/00728/VAR Removal of condition f on planning permission 5/5/2655/471 relating to agricultural occupancy at Furze Park, Tedburn St Mary.

Response: The application 21/00728/VAR at Furze Park, Tedburn St. Mary, Devon EX6 6AZ has been discussed and considered by Whitestone Parish Council.

The majority of councillors object with some reservations.

This application is for the removal of condition f on planning permission 5/5/2655/47/1 relating to agricultural occupancy. Permission was granted for the bungalow to be built for an agricultural worker in 1979 but the present occupiers feel this agricultural occupancy condition has outlived its usefulness and should be removed.

Agricultural Tied Occupancy Conditions are planning conditions that have been applied to properties since they were built and restrict the occupation of the dwelling. They are normally imposed on properties that would not otherwise have been granted planning permission and are often situated in picturesque settings with large plot sizes where at the time it was proven that there was an essential need for an agricultural or forestry worker to live on the site. There would be no permitted development rights with a tied property as they would be removed thus preventing any extensions or alterations to the property.

As the condition restricts who can live in the dwelling the Tie will have a significant impact on the value, often reducing the market value price for the specific purpose being for it to be offered to qualifying individuals in an area where affordable housing is required.

A consistent approach needs to be maintained by the Parish regarding applications to lift an agricultural tie otherwise it provides the applicant with huge benefit outside of the intention:

MARKET VALUE – Occupancy conditions can reduce the value of a property by as much as 40%, so removal of the Tie will unlock a significant amount of value.

LENDING – There are far fewer lenders around willing to advance a mortgage on a tied property so by removing the tie you have more lenders to choose from and better rates.

OCCUPATION – by removing the Tie anyone can live in the property regardless of their occupation and in removing rather than regularising the Tie there is no risk of it being reactivated if a qualifying occupier such as a farm worker were to move in.

SALE – the market for the property will be opened up significantly. Without the Tie anyone can live there, regardless of what they do for a living therefore providing more potential buyers.

EXTENSIONS – extending an agriculturally tied dwelling is not easy as the permitted development rights will have been removed and any proposed extension will need to be justified by an increase in the profitability of the holding. If the Tie is removed extending the property would be far easier and the Council would consider it to be a conventional residential property.

REPLACEMENT DWELLING – Dwellings with an Agricultural Tie are often situated in picturesque settings with large plot sizes. Once the Tie is removed it is possible to apply for a replacement dwelling with all usual permitted development rights therefore it is often possible to obtain a significantly larger dwelling, contrary to the original intention.

The present occupiers were fully aware of the Agricultural Tie when they moved into Furze Park and have been in breach of the occupancy condition for ten years as mentioned in the Agents letter written on behalf of the applicant and in The Planning Statement (5.3 and 5.4). The land at this site was originally larger but is still suitable for “80 breeding ewes plus lambs or 14 suckler cows plus calf” for example. It could be argued that this property with its Agricultural Tie would be an affordable dwelling to someone wishing to run a small scale farming enterprise or small holding. Removing the Agricultural Tie

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would prevent such a person being able to afford to purchase such a property once on the open property market.

Whitestone Parish Council have sought comments from Tedburn St. Mary Parish Council as Furze Park is a property that has a Tedburn St. Mary postal address. The Tedburn St. Mary Parish Council discussed this application at their last council meeting on 6th April 2021 and felt that Agricultural Ties are put in place to allow those involved in agricultural work access to affordable housing. The original Tie was put in place for the occupants and their descendants and if this still applies then the Tie should continue. The presence of a two tier market was also discussed whereby dwellings with an Agricultural Tie are cheaper to purchase for those who work in agriculture however if the Tie is removed the market price increases when the property is sold on the open market. Concern was expressed that if the Tie was lifted it sets a precedent. The Tedburn St. Mary Parish Council in conclusion oppose the lifting of the Tie but acknowledge that Teignbridge District Council would look into the legalities fully and base their decision on that.

In conclusion Whitestone Parish Council on balance also object to the lifting of the Agricultural Tie on the property known as Furze Park.

36.3 21/00736/NPA Application for a Prior Approval under Part 3 Class Q (a) and (b) and paragraph W of the GDPO change of use of agricultural building to a dwelling at The Hen House, West Town Farm.

Response:- Whitestone Parish Council do not support this application as it is not felt that it is compliant with Class Q criteria and in addition there are considerable changes since 2018 that are highlighted below.

The current application states that it is a repeat of a prior approval, 18/01627/NPA, which was approved in October 2018 for conversion under Class Q (a and b). The applicant has reported that the project has not commenced and will not be complete before the expiry of the 3 year term and permission will lapse.

The Parish Council note the following concerns:

1) In the letter from Stags, the applicant confirms that there have been no material changes in circumstances since the time of the last application in 2018 however that is not true as the first major change is in fact the ownership of the West Town Farmhouse (Grade II Listed Building) which has changed hands and the Block Plan / Site Location Plan submitted under this application is demonstrably wrong and is no longer valid. The applicant for this application does in fact remain the same as she did retain this particular parcel of land with the extant Class Q permission which has been offered for sale on the open market ever since, however to meet the criteria of Class Q the building must be in sole agricultural use and be part of a registered agricultural holding, as far as we can ascertain West Town Farm has not been a working farm for several decades including under the previous ownership and it is not a registered agricultural holding therefore it fails to meet the criteria. In legal terms, it is also questioned whether the building is classed as an agricultural building once sold off to a developer and therefore whether Class Q permission is applicable.

We have also been advised that the current owners of West Town Farm were not notified of this planning application at all when there is a planning obligation under public consultation to do so and this clearly indicates that there was a deliberate intention by the applicant not to

draw attention to this important fact that the ownership had changed. It is also confirmed by the owners that this existing poultry shed is fully visible from the Grade II listed farmhouse and it is claimed that an additional dwelling on this site will significantly adversely affect the; visual amenity with light pollution, privacy and tranquillity of the area.

2) Furthermore another important material change has occurred in respect to the planning approval of a landfill at Lower Hare Farm which is located to the north of this site and will also make the Stephen Heathcote surveying document submitted in 2018 invalid as the potential at Lower Hare Farm when operational will create significant; noise, air and dust pollution. There are also (unconfirmed) reports of suspected contaminated land at Lower Hare Farm which has yet to be tested for the production of an 'Operators Licence' and is locally suspected to be historically contaminated beneath the proposed landfill area and could have the potential to have leached / or to leach when disturbed through the ground to this site.

3) Stags have also claimed that there were no changes to regulations affecting Class Q since 2018 and that; "neither the legislative framework, or case law, has evolved in any material way since the previous decision", which is in fact technically incorrect as there has been an amendment to the Permitted Regulations in 2020 affecting Class Q applications. This specifically relates to Regulation 12 and Regulation 18 respectively. Also the latest change which relates to Minimum Floor Area Requirements which came into effect on the 6th April 2021, although Stags advice to Class Q applicants is to apply before the date of this change, hence the submission of this application on the 26th March 2021. This fact is evidenced by an online publication by (Stags - Changes to the current planning system explained... Alister Smith December 2020). <https://www.stags.co.uk/articles/changes-to-the-current-planning-system-explained>

4) Air Quality. The most important change however is the planning permission given to the landfill at Lower Hare Farm which is directly to the north of this site and it is highly likely that it would affect the amenity of any proposed new habitable dwelling on this site and could affect the air quality of any intended occupiers by significant new industrial operations with the release of PM10 and PM2.5 particulates.

5) Noise assessment The previous assessment will no longer be valid due to the potential landfill operations.

6) Highways Impact In line with the previous WPC response, concerns are raised specifically in respect to the landfill due to the significant number of additional fast travelling HGV vehicles using the C50 (60MPH road) travelling past the entrance to and from the landfill site, therefore accessing and exiting Hare Lane, which is in fact a designated Bridlepath No.14 will be considerably more hazardous. Although Hare Lane is already used to access the existing dwellings, additional vehicle usage to a new dwelling should not have been supported. The grass access track to this site also provides a retained right of way with or without vehicles at all times and for all purposes for the owners of the West Town Farmhouse to reach their paddock area which is located directly behind the poultry shed, and there does not appear to be any such designation as the "Old Green Lane". The tarmac area at the entrance to this track is a vital "keep clear" turning area for visiting and delivery vehicles to the existing properties.

7) Habitat Due to the length of time that has elapsed since the approval of the initial application we strongly request the undertaking of a full ecological and wildlife survey, in particular for the presence of bats in the barn,

prior to any further decision and/or commencement of works.

8) Design and Lighting Refusal of a Class Q development can be made on the grounds of it being 'impractical or undesirable' due to its location and/or siting and most importantly to show the impact on the landscape and ecology. The new Class Q regulations states that the prior approval procedure for development relates to natural light being available to all habitable rooms and that the local planning authority must refuse prior approval if adequate natural light is not provided in all habitable rooms in the proposed development.

The design proposed with the application is shown and the current internal view photo clearly illustrates that currently there are no windows or openings or roof lights on the north elevation and for good reason because it borders the veteran hedgerow behind in very close proximity and it is not recommended by ecologists to have any light spill from a dwelling onto a hedgerow let alone this amount which introduces 5 additional new windows on the rear of the dwelling plus one additional rooflight on the rear roof elevation. There are also 2 additional window openings in the east elevation and 2 additional windows in the west elevation. All of these openings will cause massive light spill which will disturb the natural wildlife habitats, nesting places, unsettle the wildlife corridor or potential bat foraging hedgerow or even disrupt a bat flight path. To successfully provide natural light to all habitable rooms it would have been essential to create all of these additional openings and it can easily be demonstrated that in doing so it will allow all of these windows, doors and rooflights to light up the whole area like Blackpool illuminations and the West Town Farmhouse will be looking directly down onto this site and it would inevitably severely affect their visual amenity with light pollution and cause intolerable nuisance. How has this been accounted for, it clearly falls under the category of "undesirable" for many reasons as explained. Considering there are no existing services connected to the barn or land, the introduction of light pollution on this scale is wholly unacceptable.

9) Construction and Curtilage. Conversion under Class Q only allows for minimal changes and must not significantly change the structure or character of the building from its existing form and does not allow any new structural changes such as new foundations or load bearing floor slabs. Furthermore it does not allow for any external fittings such as flue pipes etc through the roof either as any external fittings must be flush. Any changes must not lead to an increase in the external size of the building and all improvements such as insulation and structure must be internal and it is noted that there is no historic first floor in this structure. It is only acceptable to install or replace windows, doors, the roof fabric, exterior walls, water, drainage, and utility services to the extent that they are 'reasonably necessary' and so long as the structural integrity is strong enough to take the load of the conversion for the building to be used as a home.

The permitted residential curtilage under Class Q is small and cannot be any larger than the footprint of the building and it must also include any planned sewage treatment plant within this area. The permitted curtilage is not clear on this parcel of land as it does not appear to have been clearly defined in this application. This application under Class Q does not allow for any further development of the land as there would be no permitted rights.

The report that states that there is an effluent discharge permit is also incorrect as that belongs to West Town Farmhouse and has nothing to do with this site. It is also noted that the barn roof is constructed of Asbestos Cement Sheeting therefore the hazards, risks

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and legal obligations identified with the removal of asbestos enforced by the Health and Safety Executive need to be identified and reviewed and if minded to approve would require a condition to dispose of responsibly with an authorised licensed contractor.

10) Flooding. Circumstances have changed since the original application again due to the approved Landfill site directly north of this proposed development. This property sits below the new Lower Hare Farm landfill site and could be at risk from flooding or landslide from the 3 additional ponds that are proposed to be built on the landfill site, a survey was commissioned by the current owners of West Town Farm which was undertaken by Horizon Consulting Engineers (copy attached) which suggests a potential risk of flood should a breach of one of these proposed ponds occur. This was not available in 2018 when the original application was considered and now supersedes the Groundsure Enviro Insight report. In addition to that we have been advised that the concrete pipe culvert that throttles flows along the section of the Alphinbrook past this parcel of land is inadequate and following any bouts of heavy rainfall the water level rises rapidly and overflows into the hen house field.

In conclusion, Whitestone Parish Council repeat our concerns that further development would significantly increase the risk accessing and exiting the busy C50. It is also suggested that a full structural survey is completed to check that the building would be suitable for a habitable conversion and that it is considered whether the existing internal spaces are enough to contain the living spaces as suggested. It is strongly felt that the proposed newly introduced light pollution is not in harmony with the countryside at this location and would cause an unacceptable level of disturbance to the nocturnal habits of bats and all creatures living in the established hedgerows. This would also cause considerable nuisance to the neighbouring properties and is therefore deemed an undesirable development and prior approval should be refused.

There have been major material changes in circumstances which also includes the legislative framework which would need due consideration and most importantly the adverse effects of the planning approval at Lower Hare Farm landfill which is quite significant and requires that this application is considered differently in regards to these potential effects on this development site and prospective occupiers.

It is also suggested that even though the applicant obtained prior approval previously under Class Q, West Town Farm was not an agricultural holding at the time and furthermore when the land and barn are sold to a potential purchaser for development, there will be no prior approval under Class Q because the building no longer qualifies as an agricultural building and is not part of an agricultural holding, therefore the criteria for Class Q fails to be met.

36.3 21/00554/FUL Construction of two hardstanding areas with excavation and drainage works, upgrade to existing access track with fencing at Oakhay, Tedburn Road.

Response:- The application is for the construction of two hardstanding areas with excavation and drainage works and an upgrade to existing access track with fencing. Whitestone Parish Council has considered this application and is happy to support it.

It is important that the land and unusable access path which are currently unsuitable for horses be improved for the well-being of the horses. We note that there is no alteration to residential units, rights of way or parking. Although no biodiversity or geological issues have been raised it is noted that there are trees or hedges on the

proposed area so we would request a wildlife survey be done and that no work should be carried out in nesting season.

36.4 20/02274/LBC Replace LPG with valiant AroTherm plus 7Kw Air to water heat pump at West Town Farm, The Barn, Tedburn Road. No documents provided.

36.5 20/02318/FUL Office building with residential dwelling at lower ground floor level at Cross Park Farm, Heath Cross

Response:- Whitestone Parish Council reviewed this application and unanimously object due to the following reasons:

This application proposes the change of use of the previously consented office building within the site of D&F Supercranes, Whitestone to a mixed use of residential and office space in a location classified as a civil engineering business use. This site is a Civil Engineering Business and its primary function is the storage and maintenance of civil engineering plant and equipment and agricultural machinery. The site is located outside of any settlement boundary and in designated countryside and in an area of great landscape value (AGLV) where residential development is strictly controlled. The planning permission granted under 19/01872/FUL was granted for business use only.

This site has quite a chequered planning history of applications, enforcement notices and appeals and it is often reported by residents with questions on what is happening on the site.

For example Planning Application 07/01897/FUL resulted in agreeing the re-siting of the roadside entrance and the existing original site entrance had to be permanently closed off and hedging and planting along the front. There is a clear breach of planning as now there appears to be two wide concrete entrances on the roadside, which opened up last summer, which do not have planning permission and look extremely unsightly for a rural location as all mature trees and planting seem to have completely disappeared.

The appearance of the site is incongruous with the rural character of the area and is completely industrial in appearance and is clearly visible from several viewpoints across the valley even more so since the hedgebank south of the site, imposed under planning 11/03797 has been demolished.

The planning statement claims that it is necessary for the applicant to consolidate both the business and his living arrangements in order to remain financially viable. To this end, it is proposed to change the use of the lower ground floor of the office block and training building to residential use for the applicant and his family to reside in. The ground floor will remain in office use.

A photograph taken from a highly visible viewpoint on Heath Lane on the 14th April 2021 showed what appeared to be only the construction of a steel portal frame, and it has also been suggested that some subterranean works may have been carried out which would be particularly worrisome considering the southern edge of the site is built-up ground.

Bearing in mind the fact that this application was lodged on the 10th December 2020 and has only now been presented for consultee comment, the build could have been halted at any time before or after that date or in fact an amended planning application submitted to reduce

the size of the build as clearly it is no longer required for the business and especially if the applicant was under financial pressures.

The planning statement indicated that the build was nearing completion last December but clearly it was not and should not be completed other than for the pre-determined business use. Otherwise it is considered that it should either be dismantled or an amended smaller proposal be submitted if additional office space is actually required and the tree and hedging screening to the site front and back be reinstated.

The mixed class use of a Civil Engineering Heavy Plant & Machinery Business and residential family accommodation would not be acceptable with movement of vehicles, heavy plant and machinery on site and there would be health & safety implications to consider. A new build dwelling (which effectively this would be) would not be permitted under Policy S22. There are no local facilities within a short distance either in Whitestone or Tedburn St Mary as claimed and therefore the site is totally car dependent and would not represent fewer vehicle trips per day but would generate more, therefore not a sustainable location for a new residential dwelling.

Previously the site was secured at night with large gates and a CCTV system in operation but clearly now the applicant has ripped out all boundary fencing and hedging both north and south of the site leaving it wide open and at risk of break-in due to his own actions. This new breach of previous planning does not give any reason to warrant a full time resident night watchman where other robust security measures could be put in place, in contrast, however allowing permanent residents to live on site would cause intensified light pollution across the valley affecting the nocturnal habits of wildlife and bats and inevitable increase noise from an otherwise silent yard at night.

In conclusion, the proposal is not supported for the reasons mentioned and Whitestone Parish Council object to the application for a mixed class (residential) use on this site as being contrary to both local plan policy and the Whitestone Parish Plan. We request that the Planning Officer and Landscape Officer visit the site at your earliest convenience.

Even though we strongly oppose the application as unsuitable and refusal is preferred, in the event that TDC were minded to approve, it would be reasonable to impose strict conditions and if allowed additionally suggest that any permission is withdrawn in the event of any planning breach.

On that basis, it is suggested to include the following condition which can never be removed or changed:

- Restrict occupancy with a specific and temporary permission only with no presumption of a permanent permission and option of a certificate of lawfulness being removed.
- Tie the occupancy to the business for the applicants use



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only (i.e. Darren Gorrett) and, if the business ceases or is sold the occupancy, permission is not transferable and ceases. The building would fall back to its original permitted business use and any residency would no longer be permitted.

- The residential accommodation can never be separated from the business or ever sold on the open market or let.
- The planting scheme and screening to be completed and inspected prior to any occupancy business or otherwise, which would include full tree screening across the build on the south side of the site in the interests of visual and landscape amenity.

36.6 21/00905/FUL Dwelling to replace existing agricultural building at Styles Barton Meadow, Whitestone.

Response:- The application 21/00905/FUL at Styles Barton Meadow, Whitestone EX4 2JJ has been discussed and considered by Whitestone Parish Council.

This application is for one dwelling to replace an existing agricultural building. Class Q approval was granted last year (20/00074/NPA) for the change of use of the agricultural building into two dwellings. The new application 21/00905/FUL seeks permission for the demolition of the existing agricultural building and to build one totally new building within its footprint.

There still is a strong opinion held by the Parish Council that this site is in danger of becoming over developed especially when considered alongside the current application submitted from the applicant's neighbours at Styles Barton Farm for similar development 21/00735/NPA. Any additional development in this area of the parish will generate extra traffic accessing the highway at a potentially dangerous spot close to where the speed limit changes from 60mph to 30mph.

The new build should be far superior than could be achieved through conversion of the existing agricultural building in terms of design and high quality materials used. However the new build still needs to retain some agricultural characteristics so as to blend seamlessly in its AGLV and agricultural setting. The building of such a dwelling does of course result in a more valuable home in a rural area than a barn conversion would be on the open market. Despite these reservations the Parish Council prefer that there is one dwelling rather than two being proposed.

We are pleased that many of the concerns we raised within the applicant's previous planning application 20/01803/FUL have been incorporated and considered in this new application that relate to low carbon and energy efficient features as well as a detailed planting scheme.

If Teignbridge District Council are minded to approve we would recommend that conditions are specified relating to biodiversity and that they are adhered to and that the existing corrugated fibre cement roofing, if asbestos, to be removed by specialists. We would also recommend that there are conditions made relating to the proposed planting scheme and that it is followed as specified

36.7 21/00735/NPA Styles Barton Farm, Whitestone, Devon, EX4 2JJ

Application for a Prior Approval under Part 3 Class Q (a) and (b) and paragraph W of the GDPO change of use of agricultural building to a dwelling

Response:- Whitestone Parish Council have reviewed and considered this Class Q application for the conversion of an agricultural building at Styles Barton Farm into a residential dwelling. This application seeks to renew the Class Q approval previously approved in May 2018 under reference 18/00644/NPA. The barn is known as Cider Barn

and is positioned adjacent to Bull Pen Barn which also benefits from extant Full planning permission for the demolition of this existing building and the erection of two architecturally designed dwellings under reference 20/02107/FUL.

This Class Q conversion is offering a very small dwelling and as such a very small curtilage which includes a parking space. There are no measurements noted on the drawings so we do not know whether it will meet the minimum size standards for the rooms. The structural report indicates that the structural integrity should be sufficient to accommodate the conversion and suggests that it would need lightweight windows and doors and the roof loading to be minimal, however it does appear to be substantially built of brickwork. It is also not clear how the residential amenity and privacy will be affected to the Cider Barn as a dwelling with the re-orientation of the other new build under (20/02107/FUL) as there is a significant increase in the number of windows overlooking the northern aspect of the adjacent plot from both new houses which would result in a major increase in window area and overlooking especially in respect to the close proximity of buildings. The possible light spill onto this plot could affect the privacy of any prospective residents and this should be considered as a change to the original application.

It is noted that development in this rural location would otherwise be strictly controlled under Policy S22 as designated countryside within an AGLV. As our previous responses have mentioned we are concerned regarding the over development of this area with multiple barn conversions being undertaken between this property and the neighbouring property Styles Barton Meadow and how this will affect the residential amenity of other neighbouring properties or the area as it is stated that these are working farms and presumably this will continue. It is an assumption that operations have been scaled down to create a number of redundant barns and it would not be expected that these barns would be replaced elsewhere.

36.8 21/00472/FUL Fodder, Bedding and machinery store at Glebe Farm.

Response:- Whitestone Parish Council have considered the application and all the documents provided and support this proposal but would like to raise the following points if TDC are minded to approve:

1. The close proximity of the proposed lean-to and hard standing to the existing hedge/bank on the south side could have an adverse effect on the hedge growth and root systems. An ecological/biodiversity report would clarify any issues and how to avoid any damage to the hedgerow.

2. Light pollution should be avoided. It is a good point that no external lighting or spot lights have been proposed in the application and this should be adhered to. Ideally, we propose that a condition is included in the planning decision to reflect this if minded to approve.

3. The adjacent hedgerow and grass verges around the entrance and on the opposite side of the road are rich wildflower and wildlife biodiverse environments. These should be protected from any vehicular damage during the construction process and from future damage due to delivery vehicles and horse transport, as well as any run off from the yard.

4. To help maintain the locally rich biodiverse environment and counter any disturbance caused by the new building we would encourage incorporating bat boxes and bird/nest boxes in the lean-to.

5. It is considered that the visual and landscape impact of the proposed development would be an enhancement on the current situation and would provide a far better harmonious relationship with the existing building

than the unsightly blue container and stacked pallets.

In conclusion, we support the application to help the equestrian centre store food and bedding in a clean, dry and healthy environment for the stock but would encourage reviewing any biodiversity/ecological impact

36.9 21/00811/LBC Remove cemented and lime render to external walls and repair areas with lime putty and install new lime render with a lime paint and remove concrete slab and install French drains at Chants Cottage, Heath Cross.

Response:- Parish Council have considered this proposal for renovation of a Listed Property to remove old render and apply new lime rendering, and to install French drains around the perimeter of the property in order to divert underground water away from beneath the building. This renovation of the heritage property is fully supported as its aim is to conserve and protect the Grade II listed building.

Please note however that our objection to the Glamping/Camping site in the grounds remain

36.10 21/00967/NPA Application for a Prior Approval under Part 3 Class Q (a) and (b) and paragraph W of the GDPO change of use of agricultural building to a dwelling at Poole Farm, Tedburn St Mary.

Response:- This application has been reviewed by Whitestone Parish Council and appears to meet most of the criteria required to satisfy Class Q planning to convert the barn into a 2-bedroom dwelling. It is an agricultural holding and the proposal is to create an additional dwelling close to other dwellings. It would not be in an isolated location. Utility services would be close to hand and it can be easily accessed from the highway. The size of the curtilage is however not mentioned, although must be no larger than the building itself.

This conversion, albeit in close proximity to existing properties, would not hugely adversely affect their amenity so would not be considered highly undesirable in this location, although there are some concerns about overdevelopment in this area.

The report also states that a structural appraisal has confirmed that the structure is sufficiently loadbearing to convert to a dwelling. It also notes that the barn roof is constructed of fibre cement sheeting but does not clarify whether this is in fact asbestos sheeting. If so, its safe removal should be a condition of approval.

Transport links are acceptable including some limited access to public transport. Some travel on foot is feasible (although the local footpath is not continuous, thus presenting some degree of hazard). Both during construction and after adding another dwelling, there would be increased traffic on local roads and highways, although the splay is acceptable. There appear to be few risks regarding contamination or flooding on the site.

The application is however incomplete in that additional information is now required under the Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015 SCHEDULE 2 PART 3 Class Q amendments, which came into force in 2020 and the latest change on the 6th April 2021. The plans submitted are not compliant as they do not include any details to illustrate room sizes, so it is not possible to assess if they meet minimum space standards. Nor does it include window openings to show compliance with the natural light requirement.

The Council would also like to point to the absence of any ecological report, despite the likelihood that the

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construction of a dwelling from an agricultural building would have an adverse impact on biodiversity. Lighting impacts on wildlife need to be assessed and mitigation put in place. A report and proposed mitigation plan should be provided prior to permission being granted.

The application is therefore supported in principle, but the additional information must be provided to be assessed under the current Class Q requirements before permission is granted.

36.11 Variation of Condition following grant of Conditional Planning Permission

21/00546/VAR Variation of condition 2 on planning permission 20/01443/Ful (Two storey side extension) to amend the approved design at Royal Oak, Nadderwater.

36.12 Grant of Conditional Planning Permission

21/00061/FUL Solar PV array to be sited on the barn roof and a polytunnel on land adjacent to Old Chapel.

36.13 Application withdraw

21/00440/OUT Outline dwelling (all matters reserved for future consideration) at Higher Rowhorne, Rowhorne Road.

36.14 Refusal of Request for Prior Approval

21/00422/NPA Application for Prior Approval under Part 3 Class Q (a) and (b) paragraph W of the GDPO for change of use of two agricultural buildings into two residential dwellings at Hackworthy Farm, Hackworthy Lane.

37. MATTERS FOR DISCUSSION

37.1 Review of DCC Lower Hare Farm – Judicial Review – payment of invoice to Richard Buxton Solicitors.

Cllr Miles proposed the sending of a letter to the Solicitors Regulation Authority raising issues in regards to the Devon County Council's Solicitor's response as we were unhappy with the responses received and lack of thorough internal investigation. There would be no financial implications to the Parish Council. All agreed.

37.2 Progress on VAS Signage

Cllr Evans reported that together with Cllr Galton they had investigated proposed sites and these had been reported to Devon County Council and we are waiting confirmation that they are acceptable.

37.3 Progress on parking at Crossway

This is still being investigated.

37.4 Action on Climate Change

This small group was formed in early 2021 when Whitestone Parish Council voted to declare a Climate Emergency and to collaborate with Action on Climate Teignbridge (ACT) Councillors Llewelyn, Fairley and Galton have met via Zoom on several occasions to discuss future actions and were joined on one occasion by Fuad Al-Tawil from ACT. Given the pandemic it was decided to wait until the Parish Hall was open before implementing some of our initiatives, but in the meantime we have recruited some volunteers from the Parish to join the group, and we have a piece prepared for the Parish Newsletter and social media. There is scope for numerous activities (for example we are producing local information designed to assist residents in making choices to reduce food miles and waste),. And we are seeking support for these actions from local resident, which will also help to focus our future actions.

37.5 A parishioner had requested that springs should be placed on the gates behind Crossway Playpark. This was discussed but it was felt that no action should be taken as it was felt that all dogs should be kept on leads in this area.

38. MATTERS RAISED BY THE CHAIRMAN

Cllr Miles reported that she had attended training on Chairing Council Meetings and she and Cllr Evans would be attending some training on responding to planning applications.

39. FINANCE

39.1 Parish Council accounts for year ended 31st March 2021

The Clerk reported completion of the accounts/ balance sheet for the year ended 31st March 2021. The closing balance at Nat West Bank at the year end is:-

Current A/c	£200.00
Business Reserve A/c 1	£43,447.34
Business Reserve A/c 2	£3,417.00
	£47,064.34

39.2 Annual Audit for 2020/2021

The Annual Audit Governance statement for 2020/21 having been circulated to Councillors was presented to the meeting for authorisation and agreed for presentation and was duly signed by Cllr Miles as Chair and the Clerk in her role as Responsible Financial Officer.

39.3 The Annual Audit Accounting Statements were presented to the meeting for authorisation and it was resolved by the Council that this was approved and signed by Cllr Miles as Chair and the Clerk in her role as Responsible Financial Officer. All necessary documents and paperwork will now be examined for an internal audit which will be completed by Mr R Cox.

Authorisation for continuation of Grants to:-

39.4 Parochial Church Council (for inclusion of minutes in the Church Magazine) Following discussion it was proposed and seconded that this should be increased to £175.00 (cheque no 567)

39.5 Whitestone Gardening Club for tending the Community Garden adjoining Crossway Park. Following discussion it was proposed and seconded that this should be £100. (cheque no 568)

Income

39.6 1 School Houses rent/insurance to 30th May 2021
£750.00 - £102.00 (includes £17.00 VAT) = £648.00

39.7 2 School Houses rent/insurance to 1st June 2021
£825.00 - £109.20 (includes £18.20 VAT) = £715.80

39.8 Teignbridge District Council (Half year Precept)
£3,050.00

Expenditure

39.9 Mr L Blades (cheque no 569) £387.15

39.10 Krystal Hosting Ltd (includes £1.60 VAT) –
Domain renewal for Whitestone Website
(cheque no 570) £9.59

39.11 Came and Company – Annual Insurance renewal
for 2021 to 2022 (cheque no 571) £1,550.77

39.12 Richard Buxton (includes £300.00 VAT)
(cheque no 572) £1,800

39.13 Devon Association of Local Councils £54.00
(includes £9.00 VAT) (cheque no 573)

39.14 Mr G Dicker (cheque no 574) £239.16

39.15 Cllr L Dyer (wildlife camera) (cheque no 575)
(Funded by Teignbridge) £81.85

39.16 S Andrews Electrical (Works at 1 School Houses
paid through Carter Geering) £550.00

39.17 S Andrews Electrical (Works at 2 School Houses
paid through Carter Geering) £20.00

40. REPORTS

40.1 Cllr Fairley sent a report that the Playground continues to be very popular. A number of families come

out from Exeter to use it, there have been a few families from much further afield visiting people in the village and one that comes regularly from Moretonhampstead! (Dad works in Tedburn). The mud problem had receded but with the current rainy spell it may not last, several patches have opened up under the small springers. The areas that Laurence has dealt with using the mats are doing well. Some prices and comments were supplied;- grass mats prices were investigated and 5 have been reserved from Mole Avon at Crediton. Baby swing replacements have also been investigated and prices obtained.

40.2 Cllr Smith reported on carrying out some “tidying up” in the brook area at Nadderwater and also reporting some damaged railings to Devon County Council as they were in need of replacement.

40.3 Cllr Belt said that there had been some concerns regarding children playing on the adult equipment at Crossway Park and Councillors felt that in view of the notices displayed within the Park it was the responsibility of parents to supervise their children as the equipment was not suitable for children.

Cllr Belt felt that the Whitestone sign should be painted and also noted that she will be asking Mr Blades to tidy around the plough area.

40.4 Cllr Dyer reported that she had now ordered and received the wildlife camera which had been obtained through the auspices of a grant and would be taking this action forward.

40.5 Cllr Belt wished to thank Cllr Dyer for her help during the time when the Council meetings were held on Zoom.

The next Parish Council meeting will take place in the Parish Hall at 7.30pm on Thursday 10th June 2021
The meeting closed at 10pm.

RELAXATION OF LOCKDOWN FOR JUNE

Assuming that the Government’s four tests for easing the Covid restrictions are met, then:

No earlier than 21 June 2021:

- All legal limits on social contact will be removed
- No legal limits on the number of people who can attend weddings, funerals and other life events.
- Nightclubs will be allowed to reopen

What are the four tests?

As a reminder, the Government’s four conditions for easing restrictions are:

- The coronavirus vaccine programme continues to go to plan
- Vaccines are sufficiently reducing the number of people dying with the virus or needing hospital treatment
- Infection rates do not risk a surge in hospital admissions
- New coronavirus variants do not fundamentally change the risk of lifting restrictions

If anything is going to extend the lockdown, it’s probably not being able to meet the last test - the spread of problematic new Covid19 variants.



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THE ANNUAL PARISH MEETING - APRIL 2021

Minutes of Annual Parish Meeting held as a virtual meeting via Zoom on Thursday 29th April 2021 at 7.30pm.

Attendance: -

Chairman of the Parish Council – Councillor Tanya Miles,
Councillors Mary Belt, Linda Fairley, Vicky Bryant,
Susan Llewelyn, Pam Lee, Lou Dyer,
Maggie Smith, Alwyn Evans.

Pat Vaughan (Clerk to the Parish Council),
Marian Durrant, Bryan Durrant, David Lee, James Bryant,
Guy Fielding, Liz Watkins

Apologies:- Councillor Carol Galton, Dr Jane Richards,

Public Participation

Nothing raised

Parish Council Chairman's Report

Report by Councillor Tanya Miles

This is the first Annual Parish Meeting held by this council since April 2019 which was chaired by the outgoing Chairman, Cllr Les Hickman so I would like to say a very warm welcome to you all and thank you for joining the meeting.

As a quick recap, going back to the Parish Council Election in May 2019, this saw a change to the Council members due to the parishioners electing a new team. Amongst the new team, two existing members remained which were Cllr Mary Belt and Cllr Linda Fairley and the other eight new members. We were extremely grateful to the existing members especially Mary who had a wealth of knowledge to be able to share spanning several decades of her work with the Parish Council and of course Linda who continued the good work at Crossways Park overseeing the new adult fitness equipment and the playpark equipment. We were a very enthusiastic team and were keen to get cracking, we were blessed with the continuing help and support of our lovely clerk Pat to steer us safely on our way and we are completely indebted to her and can't thank her enough for her unwavering support to the Parish Council and her service to the Whitestone community. Our team has changed slightly since then with a few members resigning and new members being co-opted onto the Council. We were very lucky to have Cllr Nick Thom take the helm from the outset and he was a great leader whilst we all found our feet and our areas of expertise. We have experienced many challenges along the way and a lot of hard work and it is true to say that it definitely is not all about one meeting per month. There is an awful lot of ground work and activity going on behind the scenes to make things happen. We are very fortunate that the current group of Councillors come from different backgrounds and experiences and are fairly well spread across the Parish to enable true and fair representation. Our mission from the beginning was to provide a truly transparent council and which represented a fair and honest account of our activities and finances and above all we wanted to encourage everyone to get involved and to feel we were accessible to provide whatever help and support that we were able to offer. We quickly forged links with our Teignbridge District Councillors and Devon County Councillor, Alan Connott. I think it is fair to say that even though we are only a fairly small parish we have participated well with Teignbridge and specifically we owe our massive thanks to David Jones, who has now left the village who enabled Whitestone to respond to the consultation response on the Teignbridge District Council Draft Local Plan 2020-2040. This Council has, throughout its time in office, persevered to represent all Parishioners



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in a fair and balanced manner whilst maintaining our professionalism and working within the strict regulations imposed by the Town and Parish Council legislation. In addition to dealing with specific matters arising there are always the operational and fiscal issues that Councillors have to address with the best interests in mind of the parishioners.

Planning An unprecedented amount of the Parish Council's time each month is spent considering planning applications to ensure the views of Parishioners are known and to provide a fair and balanced response to Teignbridge District Council or Devon County Council. Planning responses can create some extremely strong and passionate views and the Council has a responsibility to represent the whole community bearing in mind the views expressed in the Parish Plan and also the Parish at large. Over our term in office we have seen several very contentious planning applications which have been fought long and hard alongside parishioners and we have stood united. We have been seriously challenged by the Landfill application at Lower Hare Farm which saw the majority of parishioners unite in fury and anxiety over this unacceptable scheme and the Parish Council were able to work with the members of STAWL to present a great case to try and win the Development Management Committee vote but we were sadly let down by Cllr Jerry Brook who used his casting vote to vote for the application. All is not lost and we are continuing to fight this unfair and unjust decision so watch this space. We were then bombarded again with the application at Devon View, where we successfully defeated another contentious application for an industrial estate in the heart of our countryside. It is ongoing with outsiders constantly wanting a piece of our beautiful rural countryside and changing it introducing pollution, traffic or noise, we must continue to stand united to protect what we have. During this Council's time in office we have noticed a trend with an increased number of applications involving Class Q permitted development and converting agricultural buildings to habitable dwellings. As a rural community this would be expected to a degree, but it has been continuous and even though the regulations are tightening, sometimes the 1 permitted development legislation leaves us nowhere to go. Our planning responses are very thorough and provide Teignbridge with information based on local knowledge and material planning considerations. Occasionally we receive funds from C.I.L. (Community Infrastructure Levy), which we are able to use to purchase things for the benefit of the community.

Finances We have once again had a successful financial year and have ensured that the Parish is financially viable, due to the good fiscal handling of all available Parish funds. As can be seen from the statement of accounts, our revenue expenditure continues to exceed the Precept however the income provided by the School Houses as our sole asset continues to allow for the projects to be funded. In our first year we reduced the precept as our funds were healthy and this year we raised the precept back up to the previous 2019 level at £6,100 annual Precept to cover any rising costs. This has given the Parish the ability to be resilient against financial demands, and to actively respond to maintenance issues and continue to work with community groups to enhance the Parish positively for the benefit of all residents. The Parish Council is taking legal advice and cautiously moving towards a possible Judicial Review of the decision to create a Landfill at Lower Hare Farm in order to protect the village from harm. We have continued to use a management company, Carter Geering, to manage the School Houses which ensures that we are completely legal as landlords with the ever changing raft of legislation and all work is carried out by authorised contractors that protects the Parish Council from any

liability. Our accounts continue to be subject to annual audit. They are formally audited, both internally and by independent external auditors.

Parish Hall The Parish Council is pleased to continue to support the Parish Hall as the focal point for events within the Parish. This year by working in partnership with the Parish Hall Committee we have awarded a grant to facilitate a new disabled access ramp and we are hopeful when things get back to normal to contribute to a hearing loop for the billiard room.

Grants Unfortunately with the Covid Lockdowns most community groups haven't been able to meet and there has been an overwhelming feeling of loss across the community and we are all anxious to be able to get back together to re-establish our connectivity, thus supporting opportunities for parishioners to meet through mutual interests. The Parish Council will be delighted to consider any new applications for grants that will provide valuable opportunities for our health and well-being.

Parish Plan The Parish Council continues to support the ongoing actions being undertaken by Parishioners and Councillors alike and we constantly refer to the Parish Plan for reference.

Conclusion The Parish Council has strived to develop good relationships and strong links with both the District and County Councils, to ensure we receive the best service possible for Whitestone Parish residents. This Council has made representation on behalf of Parishioners to many external organisations to resolve issues raised. We are happy to be able to signpost residents to enable them to achieve the best outcome. This has ensured that Whitestone Parish Council is heard alongside larger parishes and town councils by developing and maintaining good working relationships.

Following her report Cllr Miles invited parishioners to give their reports.

Crossway Park

Report by Councillor Linda Fairley

Crossways Park Playground and Adult exercise equipment was quite quiet at the beginning of 2020 and was then closed down in March due to the National Covid Lockdown.

We continued to check the Playground a couple of times a month and the Annual Safety Check was carried out during this time which showed problems with the Baby swings that Nick Thom and Laurence Blades rectified before the gradual reopening as Lockdown was released. Further checks by us then revealed a big problem with the Bear Springer which was taken out of commission while we pursued advice on its repair. Unfortunately it turned out to be too expensive to repair so we then looked for a replacement which was found and finally a Boat Springer was installed on the 12th of March this year. It has proved to be very popular and the children were invited to name the Boat and the name HMS Whitestone was chosen.

As Lockdown was released in July, two of us took on the responsibility for opening up the Playground on 4 afternoons a week, checking the equipment and sanitising it before and after each session. Notices were put up with advice for parents and carers on the use of the playground following Government guidelines and we kept Track and Trace records at each session. This continued until early August when it was opened up completely. Sanitising the equipment continued regularly until the New Year.

It was a very wet start to this year and mud became a big problem which was sorted out by Laurence with some honeycomb mats found surplus to requirements on



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previous work done at the playground, but with the increased use of the equipment through the winter and the likelihood of heavier rain due to Climate Change we are hoping to purchase more mats. The outside toilet also had to be cleaned regularly because of the rain and the popularity of the playground the mud was being transferred to it from the playground.

The Playground has proved it's worth in the past year both for providing exercise opportunities for the local children and their parents and helping their mental health. The Playground is greatly valued by both the local community and families from further afield because of the facilities and it's setting.

Whitestone Parish Paths and Bridleways

Report by Councillor Vicky Bryant

Every February, Devon County Council receive Whitestone Parish Council's Summary of the work completed on our parish footpaths and bridleways over the past year carried out by either contractors or by the P3 Councillor who has taken on this role. They also receive Survey Comment Sheets completed by the P3 Councillor describing the condition of each of the 13 paths and whether they have passed or failed the inspection, an Annual Grant Form whereby the P3 Councillor applies for money to cover the work and materials for projects identified to be done during the year and a Summary of Expenditure for the last financial year. In Whitestone we have 8 footpaths and 5 bridleways which all have a number that can be clearly seen on the large parish map displayed in its new waterproof casing outside the Parish Hall. Hopefully all the jobs identified will be completed over the coming financial year. At present I have the role as the P3 Councillor on the Parish Council. This year, as reported in the February 2021 Parish Magazine, I failed 7 paths and passed 6. Passing and failing paths is based on criteria I am provided with from Devon County Council. Most of our failed paths are due to relatively small problems like stiff gates or missing or loose signposts. When I go out to inspect them I take secateurs to cut back foliage around the signposts or around gate fastenings. I check that the little waymark discs are all present and visible. If not I remove what is left of an existing one and nail on a new one. If the signage on the signpost arms need renewing I put up a new sticky label. Being on the short side, I usually need to take a small step ladder with me! In addition, I keep a record of the condition of each path and note any work that might need to be done. Evidence collated is entered into my correspondence with Devon County Council in February each year. The reported fallen split branch that was deemed as dangerous along Bridleway 16 (Ford Cottage, Nadderwater up to Rowhorne Road) was removed very quickly. I hope to put up a portion of the large parish map in the telephone box in Nadderwater once it is cleaned up so that people can consult it before embarking on their walks through Nadderwater and beyond.

Whitestone Band of Bell Ringers

St Catherine's Church

Report by James Bryant

Bell ringing in the period April 2020 to April 2021 has been minimal due to the COVID 19 Pandemic and associated restrictions. Bell ringing of a single bell was undertaken by the Tower Captain during some of the period of the first lockdown to show support for the NHS on Thursday evenings for around 15 minutes for a number of weeks. The Tenor Bell was tolled by the Tower Captain for a short period on Remembrance Sunday 2020 to commemorate the fallen during the World Wars. In line with the recommendations of the Central Council for Bell Ringers, 3 different, single half muffled bells were rung in turn, with



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the door to the bell tower open, by Herb Piper, Mary Eyre and James Bryant between 2pm and 3pm for an hour on Saturday 17th April to commemorate the death of HRH Prince Phillip, the Duke of Edinburgh. St Catherine's had been due to host the 2020 Kenn Deanery Bell Ringing competition in September 2020, however this had to be cancelled due to COVID 19 restrictions. The Deanery competition will now not take place again until September 2023. In the mean-time it is planned, subject to COVID restrictions being lifted, that St Catherine's will host a Deanery Ringing Festival instead on Saturday 25th September 2021. At present Bells 3 and 5 are not available for ringing due to the bell clappers having worked loose. This is a particular issue for Bell 3 as it was quarter turned and re-hung on a new metal headstock by Taylors of Loughborough, Bell Hangers only a few years ago. We are awaiting a visit from a Taylors representative to determine how this can be remedied. Many thanks to parishioners who have passed kind comments on hearing the isolated bells on the few occasions they have rung out this year. We are looking forward to the possibility of getting back to ringing in peal in the near future.

Church House Educational Foundation

Report by James Bryant - Chairman

The Trustees successfully held meetings in May and November 2020 as usual. These were held virtually via Zoom because of COVID 19 pandemic restrictions. Over those two meetings a total of 18 grants were awarded amounting to £5,557.26 in aggregate. The total income for the year was £6,485.09 leaving a surplus for the year of £928. These are provisional figures from the draft accounts to be considered at the AGM on 12th April 2021. Over the course of the year the Trust has reviewed its management of personal data and adopted a data privacy statement in line with guidance from the Information Commissioner's Office and Charities Commission. The main provisions of this Statement are included within a new application form that is available via the Village Website or directly from the Secretary. The Trust has also reviewed its Investment, Conflict of Interest and Paying Beneficiaries policies this year and draft guidance has been produced to aid consistency in decision making in relation to applications. This will be subject to review on an ongoing basis.

Whitestone Social Club

Report by Bryan Durrant, Secretary

Due to the Coronavirus restrictions the club has not met since February 2020. It is currently envisaged that meetings will recommence at the end of June 2021 with an outside picnic.

Social Club meetings normally consist of a guest speaker followed by the opportunity to socialise and to share food and drink brought by members. The Club currently has 31 members. Members pay £12 per annum and visitors now pay £3 per visit. Members who paid for the year 2019/20 will have their membership extended by 15 months (the period the Club has not met for).

New members are always welcome, events and contact details are in the Parish magazine, on the Whitestone website and on the village noticeboards.

Cuban Airwaves

Report by Dave Lee

The last meeting was held on Friday 21st February 2020. The next meeting will revert back to Cuban music. The music that gave us our name "Cuban Airways" and it will be in the Parish Hall at the earliest possible date. I hope to get back to regular meetings on the third Friday evening of

the month 7.30pm to 9.30pm. The songs will get back to our Cuban music roots and to date will be:-
Guantanamera – Quizas, Quizas, Quizas – Mamba Ni 5 – Piel Canela and the music, guitar chords and lyrics will be sent to members. When we get into the swing of things again we will move onto new songs and tunes. We welcome new members to come along and give it a try. It's a good place to start playing a new instrument or singing with others. There will be plenty of help and encouragement for new musicians. Contact Dave Lee on 01392 811579 or email dave.lee1071@gmail.com.

Village Voices March 2020 to 2021

Report by Liz Watkins

In the year leading up to "Lockdown 1" we had enjoyed singing at the Crediton Folk Festival and a Christmas Concert in the Parish Hall. At the first lockdown Village Voices abruptly stopped meeting and owing to my lack of confidence delivering choral singing and training "virtually", we did not meet up online until Christmas. I was concerned that less confident singers would lose heart singing on their own. Because of the vagaries of the internet everyone has to "mute" (apart from the Musical Director) and "sing along" with the accompaniment. In order to learn some new songs however, ready for return to normal rehearsals, I began Zoom sessions after Christmas this year. We have three sessions on Zoom every Wednesday. Each group (Sopranos, Altos and Baritones) have an individual session of 40 minutes free of charge and we look forward to meeting face to face in July, hopefully without masks and trying out our new repertoire which includes Finlandia to words by Joan Baez, A Seekers Medley and O can ye sew Cushions, a Scottish folk song. The choir remains committed to accepting all singers of all standards. No reading of music is necessary.

Whitestone Parish Hall Book Group

Report by Pam Lee

The Book Group meets on the second Monday of the month from 2 – 4 pm and we have a maximum of 13 members. The library supplies us with a set of books of their choice each month which we read then discuss at the following meeting. We each score the book out of 10 so at the end of the year we can see which books have been the most popular. The books are returned to the library and a new set supplied. We pay £2 per person each month towards costs.

STAWL (Stop Another Whitestone Landfill)

Report by Guy Fielding – Chair

STAWL (Stop Another Whitestone Landfill) is an informal coming together of people who are opposed to the proposal to locate a large landfill on Yonder Hare Down, at Lower Hare Farm (EX4 2HW). It has no formal structure or standing orders (nothing to read nor to understand) and consists of a large proportion of the residents of Whitestone Parish, as well as many people from Pathfinder and Tedburn St Mary and beyond. To the extent that we have an organisation this consists of a small group of people who form a Co-ordinating Group in order to monitor and organise the response to Planning Application DCC/4101/2018. As Chair of this group, I would like to very sincerely thank the members of this group for all of the time and effort that they have contributed over the last 2 and more years. Thank you to Andrew (Freddie) Hawkins, Paul Taylor, Matt Harris, Martin Fairley, Pat Moody, Philip Neirp, David and Carole Jones, and Tanya Miles and to all of the other people who have contributed so much to opposing this application.

At the Whitestone Parish Council meeting in December 2020, Cllr Alan Connett noted how active and united the

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people of Whitestone, together with people from Pathfinder, Tedburn St Mary and further afield have been in their fight to prevent this landfill going ahead. In his experience had never come across a parish in which so many people had been so unanimously opposed to an application. To recap briefly, in late November/early December 2018 an application was received by Devon County Council (DCC) purporting to be a proposal to improve a (very) small area of land at Lower Hare Farm. The proposed so-called "improvement" consisted of tipping 700,000 tonnes of inert sub-soil (obtained from building works on green field sites) across a much larger site, indeed, the whole of Yonder Hare Down, in the process completely changing the existing landform, the whole project to take 15 or more years (and incidentally achieving absolutely no improvement whatsoever to the land).

As this application was obviously not about agricultural improvement, but in fact was an application to establish an industrial scale landfill, the application was allocated to DCC's Development Management Committee to decide whether or not it should be approved. When an application is received by the planning authority, the first step in dealing with it is to check that all the information required to be able to make a decision (determination) is actually present. If it is, the application can be "validated" and notices are issued to the public inviting them to comment. However, this application could not be validated because it was inadequate in a large number of fundamental ways. Having asked for, and received additional information from the applicants DCC eventually validated it some six weeks later, in mid- January 2019. When people became aware of the application STAWL was quickly established as a way of co-ordinating Whitestone's response.

STAWL quickly demonstrated that the application was still seriously inadequate and in March 2019, DCC issued a Reg 25 letter to the applicants. (A Reg 25 letter spells out all of the information that is still missing from an application, and whose absence means that the Committee is unable to make a determination, and requires the applicants to provide that information). After a considerable delay the applicants eventually responded to this letter in February 2020. However, STAWL again showed that the application was still lacking essential information, and in April 2020 DCC issued a second Reg 25 letter. The applicants eventually responded to this in October 2020. In our opinion, despite these repeated requests in the Reg 25 letters, the applicants had still not provided all of the necessary information that was required to allow a proper determination to be made, such as a thorough treatment of the limitations and uncertainties of all of the methodologies and models used in the application e.g. the forecasting of future need/availability of inert sub-soils in the Exeter area. Nonetheless, despite our protest on this and other grounds DCC moved to consider the application at the meeting of the DMC on 2nd December 2020.

Throughout the two years of the application's existence, literally hundreds of people had submitted over 400 hundred objections to the application citing a wide variety of reasons why this proposal should be rejected. At the meeting itself four people were allowed to speak on behalf of STAWL and Whitestone Parish Council summarising these objections. Thank you to Rob Murdock, Principal of RMA Environmental Limited, to Bertie Hawkins, Philip Neiro and to Penny Mills, Director of CPRE Devon who so ably represented our position. Thank you also to Cllr Alan Connett who presented a powerful case arguing that the application had to be rejected. Despite all of our efforts, the DMC voted to approve the application after a motion to

reject it was tied 7 votes to 7 votes, and the Chairman, Cllr Jerry Brooks then used his second, casting vote to prevent the refusal of the application. Obviously, this was a desperately disappointing outcome, and one which we continue to think is profoundly wrong, both because Yonder Hare Down is simply the wrong place for an industrial scale landfill, and because the way in which this application has been handled is flawed in many different ways. On that basis, we have consulted solicitors about the possibility of seeking a Judicial Review of the decision. They have advised us that we have a very strong case, and in association with both the Whitestone and the Tedburn St Mary Parish Councils we have therefore taken the first step to initiate a Judicial Review. This involved serving a "Letter Before Action" on DCC, which outlines the case we will put before a judge when we seek permission to present our case in court. (I should add that since December we have discovered further significant and serious anomalies in the handling of the application by DCC which further strengthens our case.) However, we have not yet been able to take the next step in bringing the case to court. Why not? Before you can ask a judge for permission to review a decision, you have to have a decision to review. If you go to the DCC website (<https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/4101/2018>), you will see that, more than 5 months after the decision being made, the website still states that the "decision is pending". We are unclear as to the reason why DCC have yet issued their consent, although a delay of this length appears to be unusual. It is the case that DCC are aware that, if and when they issue their consent to this application, we will immediately seek a Judicial Review. It is our belief that a Judicial Review will result in their original decision being overturned. It would be a dreadful blight on our environment if this landfill were ever to go ahead, and STAWL will continue to fight to prevent this happening in every way that we can.

Cllr Miles thanked Mr Fielding for his report and his dedication to the issue.

Cllr Miles read the following reports which have been received with apologies for non-attendance:-

Whitestone Garden Club

Report from Gill Oakey

Garden Club will hopefully resume our monthly meetings in September. With lockdown our last meeting was in January 2020, such a long time ago!

We will have missed our Garden visits and the Annual Plant Sale and Cream tea afternoon, which has always been extremely popular with the Whitestone Community. Our program will continue to cover all aspects of gardening, and hope this will draw in more members. A few dedicated members continue to maintain the Community Garden, it's still work in progress - a few new sleepers have been put in, and more wood chip around the paths will enhance the area greatly.

Whitestone Handbell Ringers

Report from Jennifer Kellagher

The Handbell Ringers have not met for over a year due to the lockdowns. It is not practicable to ring outside unless you can be sure of the weather and sufficient numbers at short notice. We are short of ringers and hope we may attract more when we can meet again.

Arts and Crafts Group

Report from Marian Durrant

We normally meet in the Billiard Room on the second Thursday of the month from 9.30am to midday. Our members are engaged in a variety of crafts, including

drawing, knitting, weaving, crocheting and card marking. Tea and coffee are included in the cost which is £1.50. Due to COVID 19 we have not had any Arts and Crafts sessions in the Parish Hall since March 12th 2020. We are hoping to resume again in September 2021 if there are no COVID restrictions in place.

Pilates Group

Report by Judy Sanford and Martin Fairley

Pilates classes have continued very successfully on Zoom during Covid times. Caroline Dodd's excellent classes have kept the Group mobile and motivated. We look forward to returning to "live" classes when the Hall re-opens.

Table Tennis Club

Report by Philip Nierop

There have been no meetings of the Table Tennis Club this year. It is not yet known when club activities will recommence.

Whitestone Parish Hall Management Committee

Report by Dr Jane Richards

As the Hall has been closed for the greater part of 2020 due to the COVID 19 pandemic there is very little to report. The cleaners have taken advantage of the closure to do a deep clean of the hall and in particular the kitchen and its contents. We had a very large water bill during the year, despite there being no use of the hall. This is being monitored with our own meter to determine the amount of water used by the outside toilet and the surveillance is on-going.

The door to the outside toilet is rotting so we have asked for quotes to replace and refit it.

All policies of the management committee have been reviewed at due times and the fabric has been regularly checked. The Committee is grateful to the Parish Council for continuing financial support

Annual Report for St Catherine's Church

Report by

Dr Jane Richards

Mission and Evangelism

After the closedown in March the church was locked and only open for private prayer on Sundays. The usual Lent activities, the free Lent Lunches and the weekly Lent Course at Pathfinder were cancelled. Posies from the congregation's gardens were delivered to as many families as possible in the parish on Mothering Sunday. There were no services in Holy Week or over Easter. In July there was a slow resumption of "normal" services, sing and ringless, carefully socially distanced. The church can hold between 30 and 40 people two metres apart and the pews are appropriately marked. Harvest was well supported, but without the usual hymns and the produce went to St Petrocks. In December with the number of cases of COVID in the country rising the parishioners were increasingly unwilling to venture out and attend services. The Carol Service and the Christmas Eve Mass were held with singing provided by a quartet of voices but very small congregations. However, a ZOOM Carol Service was most successful.

Throughout these months the Rector, The Revd Martin Wood has telephoned as many members of the congregation as possible every Friday when he would have been in the church saying the Daily Office, and giving spiritual and pastoral support to all. This has been greatly appreciated. Revd Wood has been supported by Revd Tim Gorringer in taking services through the year. Electoral Roll 36 (same as last year).

Church Fabric (including Churchyards)

After our successful projects in 2019 we had hoped to be progressing the roof repairs but this has not been possible. We have had a very comprehensive report from a specialist architect enumerating all the repairs and replacements necessary and will need to address the funding as soon as the pandemic is past. Meanwhile there have been leaks into the body of the church and missing tiles dealt with by a local craftsman. The alterations to the access have been much appreciated

Cllr Miles then thanked all those who had supplied such interesting reports

Guy Fielding and Sue Llewelyn felt that thanks should be given to Jennifer Kellagher and Jock Kirkpatrick for their input into the Parish Magazine which keeps residents in touch with local matters and also to Jock for the Village Website. In addition, Peter Hanson was mentioned for his Email communication and Kathryn Coombes for her Facebook communications.

Cllr Llewelyn wished thanks to be recorded to Cllr Miles for chairing the Parish Council throughout the past year and for her unstinting work regarding the planning applications which have gone forward.

Cllr Miles thanked everyone for their reports and informed the meeting that the next Parish Council meeting will be held in the Parish Hall at 7.30pm on Thursday 13th May and she then closed the meeting at 8.45pm.

These Minutes were presented to the Parish Council Meeting in May 2021 and duly signed by the Parish Council Chairman as a true copy.



Whitestone Parish Council Message from the Chair

As the Parish Hall has been closed since the pandemic hit us we have been holding virtual meetings via Zoom to conduct Council business and to attend to any financial obligations. In line with a change in Government regulations, all council meetings had to be face to face from May 7th so our last meeting was held in the Parish Hall. We wore face coverings and were appropriately social distanced and it was great to physically meet up again after such a long time. Even though we haven't been physically meeting we have been keeping a watchful eye on all planning applications and especially those which are controversial and potentially damaging which have raised serious concerns amongst many local people.

We also held the Annual Parish Meeting on the 29th April via Zoom and for the most part, reports from community groups and clubs sadly acknowledged that nothing much had been going on but very much looking forward to getting active again very soon. The opportunity to meet up in person and take part in community or social activities has been a big loss for many of us and will bring joy back into our lives when these can be safely resumed.

The Crossways Playpark continues to attract children from all over and we do need to remind parishioners and all users who use this wonderful facility NOT to let children use the Adult Exercise Equipment, and also of the need for adult supervision for all children using the park.

We have held our Parish Council Annual General Meeting in which all positions have to be reviewed and I can announce that I was re-elected as Chair for another year and Councillor Linda Fairley as Vice Chair and I am very pleased to say that all other members including our new members are continuing or taking on the other important positions and undertake vital work within the community.

I would like to formally thank our lovely Clerk Pat and all of our Councillors for their commitment and teamwork and for their continued hard work and enthusiasm on behalf of the parishioners of Whitestone.

**Look after yourselves everyone and stay safe,
Councillor Tanya Miles
Chair of Whitestone Parish Council
Cllr.tanya.miles@btinternet.com**

GOOD COMPANIONS

Hello, hello here we are again as happy as can be, all good pals and jolly good company. Never mind the weather, never mind the rain.

I feel these words depict how quite a lot of us are feeling after more relaxation of the lock-down rules. To be able to meet inside as well as out is a very good thing, in moderation. Lets keep up the good work.

I understand that Pathfinder Club will be opening on 21st May, with some restrictions. There are notices around the village. I feel at this time we will wait until they have more info regarding us in the next issue.

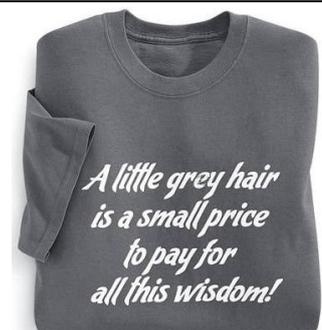
The relaxation of the rules are very upbeat. I have not heard from anyone as to what they feel about meeting up again so please let me know.

All the best to you all.

Angela and Team.

JUST FOR FUN

The ideal T-shirt to wear at the next Whitestone quiz.



WHITESTONE GARDENING CLUB

GARDENING CLUB JUNE

June is the beginning of a new season, evenings are warm and tender annuals can be planted out for that summer show.

It's been a funny year so far, so dry and everything turned on it's head. But how lucky we are to have gardens, and the extra attention and effort should reap the rewards.

DIVIDING BEARDED IRIS

Bearded Iris have large fleshy stems at soil level and flowers with soft hairs. Your Iris should be divided every three years before they become congested.



1. Lift clump with a fork and shake off soil from around rhizomes.
2. Break up the clump by hand to pieces that are easier to handle.
3. Use a clean sharp knife and cut rhizomes into 10cm sections, each section to have roots and one fan of leaves.
4. Trim leaves to 15cm in an arrow point.
5. Plant in a shallow trench to make watering easier, ensure each rhizome is level with the soil and it's top surface is facing up.
6. Keep an eye on these newly planted divisions not allowing them to dry out too much.

All this procedure will give sufficient time for the plants to produce new growth before they enter their winter dormancy. Next summer a beautiful display for you garden!

Whitestone Gardening Club

THE GREEN CORNER

The perils of methane

According to a new UN report, slashing emissions of methane, which is emitted by the fossil fuel industry, by cattle and rotting waste, is vital to tackling the climate crisis and curbing the extreme weather conditions hitting people across the world.

Methane emissions rose by a record amount in 2020 and cutting them is the strongest action available to slow global heating in the near term according to the UN's environment chief. The report was produced by the UN and the Climate and Clean Air Coalition and says that 42% of human-caused methane emissions came from agriculture, mostly from burping livestock, their manure, and rice paddies. Leaks from fossil fuel drilling sites, coal mines and pipelines produced 36% of the total and waste dumps produced another 18%. The report said feasible and cost-effective methane cuts of 60% could be made from fossil fuel operations by stopping the venting of unwanted gas and properly sealing equipment. Waste sites could cut about 35% by reducing the amount of organic waste sent to landfill and better sewage treatment.

There are also health benefits of reducing methane which produces ground-level ozone pollution. A cut of 45% by the year 2030 would prevent an estimated 260,000 early deaths.

THE HEALTH CORNER

Sugary drinks and bowel cancer

According to a major study in the US in which researchers analysed the records of 95,000 women over a 24 year period, those who drank more than a pint of sugary drinks a day were twice as likely to be diagnosed with early onset bowel cancer compared with those who drank less than half a pint a day.

But some scientists not involved in the study said the findings were tentative because eating red and processed meat, a diet low in fibre, smoking, drinking alcohol and being overweight have all been found to raise the risk of the disease and these could be hard to fully account for.

Peter Hanson

If you have any comments to make on the content, layout or any other matters concerning this magazine, please contact the Editor:

Mrs Jennifer Kellagher, East Rowhorne,
Nadderwater, Exeter EX4 2LQ.
Tel: 01392 273864.

We always welcome any suggestions to improve the magazine.

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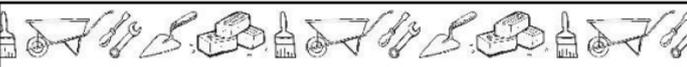
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BOOKING THE PARISH HALL

Assuming the government's lockdown timetable remains unchanged, it is planned to reopen the Whitestone Parish Hall on **1st July 2021**

New bookings are now being taken.

Please contact the Booking Clerk, Caroline Honeywill, for the latest information.
 Tel: 01392 811245 email: carolinehoneywill@icloud.com

The last date for contributions to the next Parish Magazine (JULY) is

Wednesday 16th June

EMAIL ADDRESS
magazine@superjock.co.uk

JOBS FOR THE PARISH LINESMAN

If you notice any damage to Parish property, build up of litter, blocked roadside ditches, or any other matter that would improve the environment and well-being of Parishioners or visitors within the Parish boundaries, please contact the Parish Linesman's line manager:

Cllr Mary Belt on 01392 811374
 who will liaise with the Parish Council and schedule the tasks.

MARY'S DAIRY DIARY MAY ON THE FARM



NATURE

The cool weather has lengthened the exquisite beauty of this year's spring. It always comes as a surprise: those leaves weren't unfolded from their tight buds yesterday, and now they are. It's just the last of the beech leaves left to open in early May, intricate origami emerging on a warm afternoon. They grow in folded form inside each bud, a feat of mindblowing 3-D construction. Every horizon changes each time you look. The myriad greens, tinged with yellow and red, are a symphony of green playing to the beat of the sun that gets higher every day.

Everywhere is a ferment of growth. I found some empty slow worm eggs in the compost heap. Then I spied a tiny slow worm, a few inches long, while I was weeding my fruit garden, a beautiful copper colour wriggling away from me.

ARABLE

The crops are in their teenage surge of growth: from lawn to stately ears in a few short weeks. The embryo ear moves up the stem, becoming in a month a green flower simulacrum of a ripe ear. The sequence of growth is as old as the grass family itself – they provided grazing for dinosaurs. In front of our eyes, the ancient dance happens, stems lengthen, strengthen and ears start peeping out from the shelter of the flag leaf all in this one month.

The other tribe of the grass family, the grass our animals graze, is also growing like crazy. It too would like to make stately ears. The cows prefer rich and tender leaves to harder-to-digest stalky stems for making milk. Our planning goes to making sure the animals graze the grass just at the perfect balance of leafy and bulky. We cut some of the grass whose ambitions to grow to get ahead of the cows' appetites. Conveniently, that is the amount of grass we need to pickle as silage to take all that lush growth to feed the cows in the winter. That's when we call in the whole dramatic cavalcade of silage machinery. We mow and let the grass dry a little in the sun. We row it up, and tractors and trailers chase the forage harvester around the field as it picks up, chops and throws the grass into the trailers. It's a dance of large machines that sees almost every last blade of grass find its way into trailers. Back to the pit and into a pile to ferment. I made some Sauerkraut with Jolita, one of the lovely ladies who cared for my mother in her last days. Grass sauerkraut is what we make: no salt, just macerating the grass, rolling it down and excluding the air in a huge sauergrass heap. Ready for the cows in the winter.

COWS

For now, the animals are out getting all that goodness direct from the growing plants out in the field. It's warm enough for even the youngest calves to nibble the fresh shoots. The older heifers are out exploring our beautiful farm: hills and valleys, meadows and hedgerows.

The hedgerows are at their most bountiful, scenting the air with blossom of every kind, and rioting into the field edges with flowers. The animals nibble into the hedges, getting additional nourishment and medicine unplanned by us.

The Spring calving cows are gagging for it, some for weeks, and by the end of the month, we satisfy their desire. First, they get the AI man, to get the best bulls for grazing and cheesemaking from around the world, now with sexed semen to make more dairy heifers. If that doesn't satisfy the cows, we now have a very winning team of four little coal-black Angus bulls ready, willing and able. After a lot of practice with their friends, and a couple of goes with the AI man, what more could a girl want?

DAIRY

The milk is rich and frisky, just like the cows and the season. The milk settles down to a beautiful grass-fed balance. Hard work in the dairy as temperatures rise and the milk keeps coming. Get the curd cool enough, make sure the cheese rinds are perfect and the cheeses don't produce gas from warm curd. After making, dressing and pressing the cheeses for four days, off they go to the nursery store to be tended and turned while they start to develop their delicious and firming moulds.

We take last year's cheese out of the store, produced in all that mad Covid time. The cheese doesn't know the ructions of the human world and still tastes just as good. We cut it up, pack it up, and send it out for people to enjoy.

Mary Quicke

A THANK YOU MESSAGE TO THE PARISH COUNCIL!

I would like to thank the Parish Council for their hard work and very professional responses to local Planning Applications on our behalf.

In the Parish Plan, a very large proportion of us said that we didn't want inappropriate development and change in our lovely area. Being so close to Exeter and given that so many other areas outside of the city have been 'joined' to the city by building on the green spaces in between (Topsham and Exminster come to mind), it seems we are under threat.

Planning applications are very detailed and refer to specific planning laws. Responding effectively (either to object or support the application) requires a good understanding of these laws and the ability to spot and point out problems overlooked by the applicant. It's also important, for objections to count, that a good understanding of the views and needs of this area are represented.

I have recently noticed that the Parish Council's responses to Planning Applications have become incredibly impressive. They're factually accurate with respect to planning law and also very well written and clear. I think that there's a planning sub-committee of councillors who are doing this for us. They know who they are! I'd like them to know that their hard work is very much appreciated by me and I suspect a lot of other residents of Whitestone.

Hopefully, thanks to their work, we will be able to manage local change with respect to the integrity of our lovely area and the wishes of the people who live here.

Mary Colson



STAWL
Stop Another Whitestone Landfill

Hotel Whitestone

"You can check out any time you like
But you can never leave"
(The Eagles: Hotel California, 1977)

Another month, another Parish Magazine, but yet again, the DCC website (as of "close of play" on Friday 14th May) is still showing the Lower Hare Farm application as "decision pending".

It is now more than 23 weeks since the Development Management Committee's controversial "approval" of the landfill of the application on Dec 2nd 2020, that is, after more than five and a half calendar months nothing seems to have happened.

As is quite normal with applications of this kind, the approval was subject to a number of conditions, and it is normal that some time is required after the decision is made "in principle" to negotiate how these conditions will be met. However, in the case of the Lower Hare Farm application these conditions were relatively simple and relatively few. The subsequent delay is, however, now far from normal.

There are a couple of important implications of this delay that it's worth noting:

1: During the DMC's December 2nd meeting it was proposed that that alternatives to the applicants' proposal could and should be explored and brought back to a later meeting of the Committee. One of the reasons that Cllr Jerry Brook, the Chair of the DMC, gave for refusing to defer the decision was the "crippling uncertainty" that had been, and was being suffered by the residents of Whitestone and Tedburn St Mary. Brook asserted that the decision had to be made there and then in order to end this uncertainty. Nearly six months later, we are all still in a state of "crippling uncertainty". It therefore seems wholly unreasonable that he has chosen not to contact the Chairs of either Whitestone or Tedburn St Mary's Parish Councils, or anybody else for that matter, in order to keep them informed as to application's progress/lack of progress.

2: The core of DCC's Planning Department's advocacy of the application was that there was a critical and urgent need for the capacity that would be provided by Lower Hare Farm for the disposal of inert sub-spoil generated by greenfield construction sites within the Exeter area. In fact, they presented data that, using their predictive models they claimed, showed that the Exeter area's disposal capacity had already, as of mid-late November 2020, reached zero capacity. If this were true the three existing sites would have had to close, and Exeter's waste would have had to be hauled to Barnstaple for disposal. However, as of today, nearly six months later, to the best of our knowledge and belief, all three sites are still accepting inert waste, and no lorries are trundling north loaded with waste soil to dump on Barnstaple. The conclusion is obvious. Either the DCC's data was incorrect (which it was) or the model they used to predict demand was seriously inadequate (which it was) or both. This delay has demonstrated, and continues to demonstrate, that the case they presented to the Committee was deeply flawed and without merit.

3: As we are now all painfully aware, the planning process is a pervasively and deliberately an un-level

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playing field. One way, the field is tilted in favour of applicants is that they have effectively unlimited time to develop their schemes, using professionals, who earn their livings by promising to get the application approved. Local (parish) councils and objectors, who are almost invariably amateurs with respect to planning issues, are then given only a very limited time (30 days) to assess and, if appropriate, object to these projects, with little or no time nor resource in which to bring in professional expertise to support them. However, in the case of Lower Hare Farm we have had the time, and have developed a lot of expertise over the last two and a half years. As a result, we keep discovering all sorts of things that I suspect we weren't expected to discover. Here are just three of those things that we have established in the last two to three months:

A: Lower Hare Farm is a site for the disposal of inert subsoil from greenfield sites. It would not be able to accept any other kind of waste. The case that Lower Hare Farm is needed therefore depends on knowing how much inert subsoil from greenfield sites needs to be disposed of. A Freedom of Information request was therefore submitted to DCC asking for all of the data held by DCC regarding quantities of inert subsoil from greenfield sites. We now have the response to that request and it states, quite categorically, that NO data of this kind is held by DCC, specifically stating that neither the DCC's Planning Department nor the DCC's Waste Department have any data of this kind. (The data that the DCC presented to the DMC referred to all sorts of construction waste, from both greenfield and brownfield sites. To argue that this data tells you anything about the need for capacity to dispose specifically of inert subsoil from greenfield sites is like a greengrocer discovering that they're running short of vegetables and, on that basis, ordering masses of kohlrabi. They might have been selling a lot of kohlrabi, or they may have sold absolutely none. Who knows?)

B: In 2014 DCC adopted the Devon Waste Plan. The DCC website states that "The role of the Devon Waste Plan is to establish the overarching principles and policy direction for waste planning in Devon, and (provides) a series of planning policies for making decisions on planning applications." In 2020, DCC reviewed the operation of this plan, with a view to determining if it needed to be revised. One of the provisions of the 2014 Waste Plan was that, very sensibly, when large planning applications that would produce a lot of construction were approved, the amount, type and timing of the waste that would be produced should be reported to the Planning Department, who would therefore have a pretty good idea of how much capacity to dispose of the resultant waste would be needed in future. In 2020, the operation of this aspect of the Waste Plan was reviewed. The requirement was first introduced in 2014/15. Here's the data for the first 5 years:

Percentage of required data collected
2014/15: 10%
2015/16: 26%
2016/17: No data collected
2017/18: 37%
2018/19: 29%

That is, it's not just that DCC's Planning Department didn't ensure that this requirement was adhered to 100% of the time, or even that they managed to just make it over, or just under their own "trigger" rate of 75% compliance. No, effectively this requirement was simply ignored by the developers, the planners, and the Planning Committees. DCC seem to have had no interest in knowing how much waste was going to be produced by the developments they were approving. (In one year they didn't even bother to try

to collect the data). For the five years, up to the end of 2019, the Planning Department of the DCC effectively had little or no idea of the amount of waste they would be required to deal with over the coming few years. And there is no reason to believe that things were any different in 2019/2020.

The DCC's own 2020 review of the monitoring data states:

"Review

It is clear from the monitoring data that the requirement set out in Policy W4: Waste Prevention for all major planning permissions to be supported by a waste audit statement has not been complied with in the majority of cases since the adoption of the Waste Plan."

C: When the 2014 Devon Waste Plan was being developed, a whole series of methodologies were developed to help them to do this. They were described in a series of Topic Papers. Topic Paper 10 is particularly interesting. It deals with the methodology required to identify and appraise potential waste sites. It lays out the evaluative procedure which possible waste sites have to go through, and the criteria against which they have to be judged, before they can be considered for inclusion as a resource within the Waste Plan.

At its September 2020 meeting, the Development Management Committee endorsed the DCC's review of the existing plan, and adopted essentially the same plan to run from 2020 onwards to 2031. In so doing so, of course, they implicitly also endorsed and re-affirmed the methodologies that underlay and generated the plan.

The Lower Hare Farm site was never evaluated in this way. If it had been, it is more than likely that it would have been rejected, for instance, because one the methodologies states that the use of greenfield sites as landfills for the disposal of waste should be avoided if at all possible.

To return to the starting point of this report: There has apparently been no "progress" with respect to the Lower Hare Farm application. The decision is still shown as "pending".

As we have been saying ever since the DMC made their decision to approve this site on 2nd December, if DCC ever do issue the consequent consents, we will immediately seek a Judicial Review, and it is highly likely that, given the deeply flawed nature of the DMC's decision-making processes, a Judicial Review will overturn their decision.

Guy Fielding
(Chair, STAWL,
on behalf of STAWL)

JUST FOR FUN



My husband purchased a world map and then gave me a dart and said, "Throw this and, wherever it lands, that's where I'm taking you when this pandemic ends".

Turns out, we're spending two weeks behind the fridge...

All being well, the Whitestone Parish Hall will re-open on the 1st JULY.

SHORT MAT BOWLS

TABLE TENNIS ARTS & CRAFTS MORNINGS

WHITESTONE HANDBELL RINGERS

BENEFICE CHOIR CHURCH BELL RINGING

WHITESTONE CHRISTIAN PRAYER GROUP

FLOWER ARRANGING CLASSES

WHITESTONE WALKERS

Next walk - Sunday 6th June 2021

Meet at Okehampton Railway Station at 10.00am for a circular walk of approximately 5 miles.

Intended route will be Tram Lines to Fatherford and then follow the East Okement river to Chapel Ford. Return will be by Roe Tor or Roman Chair and Klondike depending upon weather on the day.

Herb Piper

PILATES

The Whitestone Pilates group session has continued to meet on a Monday evening, though in cyberspace. Caroline Dodd, our fantastic instructor, has provided an amazing steady and reliable service, with the option for people to attend more than once a week if they choose.

We are planning to restart in the Parish Hall as soon as this becomes possible, which will not be until 2021. In the meantime we will continue on Zoom to keep strong and stretched out.

Judy Sanford and Martin Fairley

PARISH COUNCIL MEETINGS

Please contact the Parish Clerk, Pat Vaughan, for the latest information. (01392 411628) or view the Whitestone website www.whitestone-devon.org.uk

WHITESTONE GARDEN CLUB

The Garden Club is still in lock down. However we plan to have a garden party in August at the home of Anthony and Carol Galton (for MEMBERS ONLY). Hopefully in September we will resume on our first Monday in the month meetings at the Parish Hall at 7.30pm. New members would always be welcome to our first meeting. If you are new to the area, do come and hear and learn from our speakers on many various garden subjects.

Information from Philip Nierop 0164761419 and Gill Oakey 01392 811585.

VILLAGE VOICES

As lock down begins to ease, naturally Village Voices are looking forward to singing together. This will be in a much bigger space than we normally do! This has proved a real problem for professional choirs so, in advance of our first live rehearsal, we are working hard on Zoom and began two new pieces recently, A Song for Peace to the Tune "Finlandia" by Jean Sibelius and as a complete contrast a medley from the New Seekers including "The Carnival is over", "In a world of our own" and, from Mary Hopkin, "Those were the days my friend." Topical words we thought.

Liz Watkins 01392 811285

WHITESTONE SOCIAL CLUB

(Secretary Bryan Durrant 01392 811328)

Assuming COVID restrictions are lifted as predicted:

Monday 28th June Picnic in the park (beside Parish Hall). Bring your own food/drink. Just a chance to chat and socialise with all those you haven't seen for over a year.

Monday 26th July Treasure Hunt in Topsham.

Thurs 21st October The traditional June Music Evening will now be in October!

The Social Club normally meets monthly, mostly in the Village Hall, and is a great opportunity to meet other people. After the speaker there is normally a social "bring and share" food and drink session. Membership is £12 per annum, but non-members are most welcome to join us at meetings in the hall (except for the anniversary meal) on an occasional basis at a cost of £3.00 per evening. Meetings in the hall normally start at 7:30pm.

CUBAN AIRWAVES

With the Parish Hall opening on the 1st July, we're hoping to start Cuban Airwaves again on 16th July at 7.30 pm.

We are a band of amateur musicians and singers who enjoy getting together to play a wide range of music and songs. We started with some great Cuban music and later added Scottish, Irish and European popular music to our repertoire.

If you play or are learning to play an instrument or would like to sing or have a chance to play your instrument or sing with others, why not come along and join us. All music is provided. There is a small charge of £2.00 towards hire of the hall. Please turn up and give it a try.

We also enjoy playing at the Annual Social Club Concert which, this year, is on the 21st October 2021.

For further details, contact Dave Lee on 01392 811579 or email dave.lee1071@gmail.com

As the Parish Hall is hoping to open on 1st July, it may be advantageous for all Clubs, Societies and other organisations to provide a short article on their intentions on re-starting for next month's magazine (JULY) which should be available to all subscribers around June 21st.

magazine@superjock.co.uk