

**MINUTES OF THE PLANNING MEETING HELD ON
Tuesday 4th August 2009 at 7:30pm in Council Chambers, Market Hall, Holsworthy**

Present: B. Harris, R. Kennedy, L. Latty and R. Buckingham, M. Barfett, E. Squire, R. Brown, B. Priddy, P. Johns, D. Jose, D. Smith
Town Clerk in attendance

1. Apologies

None received.

2. Declarations of Interests: The Chairman asked Members to declare their interests for items on the Agenda as and when they arose.

3. Minutes of last meeting: Cllr. Squire proposed that the Minutes of the Meeting held on 30th June 2009, be signed as a true and accurate record, this was seconded by Cllr. Latty and agreed unanimously (4 For, 0 Against, 2 Abstentions). The minutes were duly signed by Cllr. Harris.

4. Matters arising: There were no matters arising.

Mrs Bailey and Ms. Burgess had not yet arrived, it was therefore agreed to defer the next item on the agenda until their arrival.

5. To discuss and recommend decisions on the following planning applications and any others received prior to the meeting:

Cllr. Johns arrived 7.04pm

Applications

1/0607/2009/FULM Former Derriton Quarry Holsworthy	Proposed permanent gypsy and traveller site at the former Derriton depot
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The Clerk gave an overview of the Design and Access statement.

Interests declared:

None declared

Recommendation:

Cllr. Latty proposed the Committee fully support the objections of Pyworthy Parish Council. This was seconded by Cllr. Buckingham and agreed unanimously (6 For, 0 Against, 0 Abstentions).

Mrs Bailey and Ms Burgess arrived at 7.09 pm and it was unanimously agreed to suspend the remainder of this item until after item 6.

Cllr. Kennedy proposed that Standing Orders be suspended to allow Mrs Bailey and Ms Burgess to speak. This was seconded by Cllr. Harris and agreed unanimously (6 For, 0 Against, 0 Abstentions.)

6. To discuss the future potential growth of Holsworthy with Mrs. Maria Bailey, Community Planning and Development Officer, and Dawn Burgess, Senior Planning Officer at Torridge District Council.

Mrs Bailey thanked the Council for inviting them both to the meeting. She explained that the purpose of the meeting is to give the Town Council an update on where Torridge District Council (TDC) are on the Local Development Framework (LDF) and get the Town Council's input. Ms. Burgess explained that the LDF, which is being worked on, will take over from the current Local Plan and will be made up of a series of planning documents. The first document is the Core Strategy, which will set out where growth will be accommodated and the scale of the development. The Regional Spatial Strategy has set out that housing needs are to be increased by 10,700 dwellings in the Torridge area, during the period 2006 to 2026 and Holsworthy will need to accommodate an element of this housing growth.

Ms Burgess explained that it would be beneficial to gain the Town Council's perspective of potential sites that have been identified. She also explained that some sites have technical constraints, i.e. access, flood plain etc. and that no sites have been decided at this stage. The objective was to gain a general view of where development should generally take place within Holsworthy. And the potential sites had been identified by a series of consultations with local stakeholders, organisations, public bodies and the public.

Cllr. Latty expressed concern that Holsworthy has already taken its fair share in new housing and that the drains cannot cope. Also, the existing infrastructure is not being maintained let alone capable of taking an increase in dwellings. Cllr. Harris added that it was not just storm drains but foul drainage as well. Cllr. Brown summarised that the nub of the whole problem is that development is fine when the infrastructure is there to support it and without the infrastructure to support it the Town Council is duty bound to resist any development. He added that a balance needed to be achieved and at present nowhere is a suitable site for housing because of this.

Ms Burgess advised that a key element of the Core Strategy is that when development takes place it is supported by the necessary infrastructure. TDC will ensure that when a development does come along the Developer does put in the necessary facilities that are needed.

Mrs Bailey explained that the Plan will have to show what infrastructure is required and how it will be developed. Any new development in Holsworthy will have to show how facilities will be delivered, who will deliver them and the costs involved. She added that sites showing housing areas are just one part of the jigsaw and TDC is working with DCC SWW and the Environment Agency to ensure this happens. TDC are trying to do things very differently.

Ms Burgess circulated plans and aerial photographs and explained each one in turn.

HOL1

Agricultural Business Park – Cllr. Harris commented that he did not believe that any member of the Council was opposed to this development. Cllr Johns said that the development did require joined up thinking, to ensure that the Town Centre is protected, and that nothing happens to impinge upon it. For example, banks should not be allowed to move out there thus still forcing people to come into the Town. Cllr. Latty expressed concern that the existing cattle market is not identified on the map as a potential development site.

HOL2

Cllr. Smith expressed concern that the north area of this site is very wet. Cllr. Harris added that consideration needs to be given to the future potential growth of the Health Centre and Hospital, as both may need to be enlarged with the increased housing. Cllr. Brown commented that this not a suitable site for residential development. Cllr. Harris commented that it would require massive road development and a full review by highways, as the roads leading to the site cannot accommodate two way traffic. Ms. Burgess advised that TDC need to be certain that any potential site will deliver its objectives, and the impact on wider highway network is a consideration.

HOL3

Cllr. Smith stated that the southerly part would be impossible to do anything with, as it is unstable. Cllr. Harris expressed concerned that one of the boundary's was part of an old quarry. Ms. Burgess commented that it would be difficult to access the southern part of the site and wouldn't lend itself to a development proposal. However, DCC don't foresee difficulty in opening up the site for access. Cllr. Harris suggested that part of the site could be used for recreation such as a natural adventure playground.

HOL4

Cllr. Harris declared a personal interest. Cllr. Brown stated that only one part could be used as it is very steep. Cllr. Harris said that area could be used for leisure activities due to the river and Coles Mill Viaduct. Cllr. Brown echoed this, saying it would be ideal for leisure and recreation.

HOL5

Cllr. Kennedy said the northern part of the site is very marshy, parts of the site are a massive flood plain. He added that the southern part would link in with the existing cattle market for development. Cllr. Johns stated that there are mains pipes running through the site. Ms Burgess advised that TDC is committed to avoiding flood sites.

Cllr. Harris requested clarification, before going any further, on the total number of houses Holsworthy be looking at. Ms. Burgess explained that TDC haven't yet determined a formal view on the number of houses to be built, however, a modest level would be 800 units over 20 years. There was then a lengthy discussion about development sites within the plans and windfall and infill sites. Concern was expressed that windfall and infill sites would be in addition to the numbers detailed in the final plan. Ms Burgess advised that the Government will not allow windfall sites to be included within the plan for the first 10 years and therefore they would be in addition. There was then a lengthy discussion on how TDC will monitor such building works, as historically TDC have been unable to supply the Town Council with accurate and up to date figures regarding the amount of dwellings that have been built or converted during the life time of the existing Local Plan. Mrs. Bailey confirmed that for clarification she can now supply the dwelling figures for Holsworthy Town for the current Local Plan.

Cllr. Buckingham suggested that when the new plan comes into force it would be beneficial to receive an annual report. Mrs Bailey confirmed this can be provided.

Cllr. Kennedy asked how TDC will control the rate of development. Ms. Burgess said there will be control of when the land is released and would try to work on an average amount of houses per year.

Clarification was then sought on how TDC will control the release of land which is in private ownership and concern expressed that a developer will just build on the whole site. Ms Bailey said TDC would insist that the infrastructure would have to be developed at the same time as the houses.

The Clerk queried how TDC will enforce this infrastructure development, when based on previous experiences with SWW - who have historically been given money for the improvement of the sewage treatment facility - nothing has been done. The Clerk added that a developer would be responsible for conferring a sum of money, however, how will TDC ensure that SWW or indeed any other external body will spend the money on improving the facilities? Ms Bailey admitted that there has been difficulties with SWW, who have now been tasked with putting together a 5 year plan. The Clerk asked Ms Bailey for clarification that as development could only go ahead with the necessary infrastructure improvements, would she be correct in saying that until SWW improve their facilities no further development should be taking place?

Ms Bailey said that if the facilities offered by SWW hindered building development TDC would have to ask the Government to step in and take action.

HOL6a

Cllr. Brown believes that development of this site was blocked several years ago. Ms. Burgess asked if development had to occur is this site more acceptable as a development site? Cllr. Kennedy said that not the whole site as it is huge, however part of it could be used.

Cllr. Smith queried anomalies in the plan and maps of land that has not be identified and Ms. Burgess answered his queries.

HOL6b

Cllr. Latty said this must be kept for recreation, Cllr. Harris confirmed that this was the Town Council's view. Cllr. Buckingham declared a personal interest.

Cllr. Harris asked where are all the people living in the new houses were going to work? He said that people should live in Holsworthy to enhance it, and therefore, there will need to be jobs for the people living here and for the future generations. Mrs Bailey confirmed that Holsworthy does need employment growth. Holsworthy is a key hub for this part of Torridge and a key service centre and employment needs to be part of that. Cllr. Barfett, suggested that more car parking was needed especially to tie in with the cycle track. Cllr. Barfett also expressed concern regarding the Primary School, as it is full, and children are now being bussed to outlying schools and asked whether a developer would have to provide a primary school? Cllr. Jose said that Holsworthy needs to have a retail outlet and the old cattle market is an ideal site. He added that he knows this is a controversial idea but it would bring jobs to the area whilst still maintaining The Square. At present people travel to Barnstaple and Exeter to shop. Cllr. Buckingham gave an example that she could not purchase school uniforms for her children in Holsworthy. Cllr. Jose added that an indoor Pannier market could be built as this would also encourage people to Holsworthy.

Ms Burgess thanked all Councillors for their input and they now have clear messages, which is good. She added that across the board infrastructure is always expressed as a concern.

Cllr. Harris thanked Mrs. Bailey and Ms Burgess for attending and they left the meeting at 9.04pm

Cllr Latty proposed that the meeting return to Standing orders. This was seconded by Cllr. Squire and agreed unanimously (6 For, 0 Against , 0 Abstentions.)

Cllr. Priddy left the meeting 9.05pm

5. To discuss and recommend decisions on the following planning applications and any others received prior to the meeting (cont'd):

1/0572/2009/FUL Extension
16 The Vineyards
Holsworthy
EX22 6JG

Interests declared: **None declared.**
Recommendation: **Cllr. Latty proposed that the application be recommended for approval, this was seconded by Cllr. Harris and agreed unanimously (6 For, 0 Against, 0 Abstentions)**

1/0609/2009/CON Demolition of existing buildings
Land at North Road
Holsworthy

Interests declared: **None declared.**
Recommendation **Cllr. Harris proposed that the Council's previous comments on application number 1/0608/2009/FUL be taken into consideration with this application. This was seconded by Cllr. Kennedy and agreed unanimously (6 For, 0 Against, 0 Abstentions)**

Cllr. Johns left the room 9.16pm

Cllr. Johns returned to the room 9.18pm

1/0627/2009/FUL Change of use of garage to additional living accommodation
10 Wesley Road and infill extension
Holsworthy

Interests declared: **None declared**
Recommendation: **Cllr. Kennedy proposed that the application be recommended for approval. This was seconded by Cllr. Latty and agreed unanimously (6 For, 0 Against, 0 Abstentions.)**

1/0704/2009/FUL Loft conversion
Oakleigh
Underlane
Holsworthy

Interests declared: **Cllr. Harris declared a personal interest.**
Recommendation: **Cllr. Squire proposed that the application be recommended for approval. This was seconded by Cllr. Latty and agreed unanimously. (6 For, 0 Against, 0 Abstentions.)**

7. To discuss and recommend decisions on the following planning applications and any others received prior to the meeting:

Permissions

1/1661/2005/FUL Erection of 67 holiday lodges; conversion & extension to barns
Simpson Barton for amenity use to include a staff flat; alteration to existing vehicular
Fishery, Holsworthy access; use of old railway track as cycleway; installation of sewage
treatment plant

1/0542/2009/FUL Variation of Condition of Application 1/0998/2007/FUL

Crown & Sceptre
Fore Street
Holsworthy

beer garden to be open 11 am to 9pm 7days a week

Refusals

1/0380/2009/LBC
White Hart Hotel
Fore Street
Holsworthy

Retrospective application for construction of corridor and side entrance and fenced smoking area

1/0385/2009/FUL
White Hart Hotel
Fore Street
Holsworthy

Retrospective application for construction of corridor and side entrance and fenced smoking area

8. Clerks report

The Clerk advised the Committee that a letter had been received from TDC advising that an appeal has been made to the Department of Communities and Local Government against the refusal of planning permission in respect of Kilcarne, Bodmin Street and the removal of the existing house and erection of 6 flats.

9. To Close.

The meeting closed at 9.33p.m.

Signed

Date