

**MINUTES OF THE PLANNING MEETING HELD ON
Tuesday 6th January 2009 at 7:30pm in Suite B, Council Offices, Holsworthy**

Present: Cllrs. B. Harris, E. Squire, R. Buckingham, R. Kennedy, M. Barfett and 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:** It was agreed that the Minutes of the Meeting held on 2nd December, 2008 having been ratified at the meeting of the full Council on 3rd December, 2008 were correct and were signed by the Chairman, Cllr. Harris, as an accurate record.
4. **Matters arising:** The Clerk read an e-mail received from Chris Preece, Major Projects Officer, at Torridge District Council explaining how the outline planning permission was granted for the portion of the Old Showfield, owned by Torridge District Council.
5. **To discuss and recommend decisions on the following planning applications and any others received prior to the meeting:**

Applications

1/1217/2008/FUL Extension of porch and shed to sun room
Ashlee
16 Glebe Meadow
Holsworthy

Interest Declared: **None declared.**
Recommendation: **Cllr. Squire recommended approval, this was seconded by Cllr. Barfett and agreed unanimously. (6 For, 0 Against, 0 Abstentions)**

1/1176/2008/FUL Change of use of vocational centre to offices for
3 Well Park vets practice
Western Rd
Holsworthy

Interest Declared: **None declared.**
Recommendation: **Cllr. Harris recommended approval this was seconded by Cllr. Smith and agreed unanimously. (6 For, 0 Against, 0 Abstentions)**

1/1271/2008/FUL Residential development of 2 flats and 5 cottages
1 The Manor House together with access improvements
Chapel St
Holsworthy

Interest Declared: **None declared.**
Recommendation; **Cllr. Kennedy recommended refusal on the following grounds:**

1. **Proposed development is within the conservation area.**
2. **The plans provided show 2 flats and 4 cottages not 5 cottages.**
3. **The proposed development does not make adequate provision for the parking of vehicles within the site and would therefore be likely to encourage parking on the highway, with consequent additional danger to users of the road contrary to Policies DVT18 and DVT19 of the Torridge District Local Plan and Policy TR10 of the Devon Structure Plan. It has been suggested that parking is available in Stanhope Square, however, this is privately owned.**
4. **The proposed pedestrian crossing point is deemed both ill conceived and potentially dangerous.**

- 5. ***The alternative parking in Manor Car Park is at least 350 metres away from the proposed development.***
- 6. ***There is poor pedestrian access to the development due to the lack of pedestrian footpaths on the east side of Chapel Street.***
- 7. ***The proposed development will eventually discharge sewage into the main treatment works and we recommend that South West Water is consulted as to its capacity given the substantial amount of new properties that are discharging into the same system.***
- 8. ***It is disappointing to note that there has been no provision made for Affordable Housing.***

The proposal was seconded by Cllr. Buckingham and agreed unanimously (6 For, 0 Against, 0 Abstentions)

Amended Applications

1/0425/2008/FUL
Deer Valley Road
Holsworthy

Proposed erection of 14 dwellings

Extension site to provide a footpath link to Westcroft Road

***Interest Declared:
Recommendation:***

***None declared.
Cllr. Harris recommended refusal on the following grounds:***

- 1. ***The surface water drainage system may prove inadequate due to the site location and in respect of existing properties discharging into the revised storm water system.***
- 2. ***Outfall into the existing foul water sewage system appears to have been ignored in respect of existing levels.***
- 3. ***There is insufficient infrastructure within Holsworthy Town to support the development. There will be insufficient capacity at the Primary School, the Community College and the Medical Centre.***
- 4. ***It is disappointing to note that there has been no provision made for Affordable Housing.***

This was seconded by Cllr. Kennedy and agreed unanimously (6 For, 0 Against, 0 Abstentions)

6. To receive decisions from the District Council on previous applications:

Permissions

1/1118/2008/FUL
26 Glebelands
Holsworthy

Retention of vehicular hardstanding area to front of dwelling

The Clerk advised the Committee that she had received an e-mail from Mrs Kennedy who lived at 24 Glebelands, asking if the Planning Committee had conducted a site visit. The Clerk confirmed there had been. Mrs Kennedy expressed the following concern "it would be all too easy for my visiting toddler to wander over to the railing and fall over the drop as there is insufficient guard to prevent this." Cllr. Kennedy requested that it be recorded in the minutes that at no time had his brother or sister-in-law approached him regarding the above application. Cllr. Harris stated that he had noted the levels during the site visit, however, it is private property.

7. To Close.

The meeting closed at 8.35p.m.

Signed

Date