

**MINUTES OF THE PLANNING MEETING HELD ON  
Tuesday, 2<sup>nd</sup> February, 2010 at 7:30pm in Suite B, Town Council Offices, Holsworthy**

**Present:** B. Harris, R. Kennedy, L. Latty, E. Squire, R. Buckingham, D. Smith  
Town Clerk in attendance  
Mrs. Maria Bailey, Community Planning and Development Manager, Torrridge District Council

1

**Apologies**

Cllr. M. Barfett

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. Buckingham proposed that the Minutes of the Meeting held on 1<sup>st</sup> December 2009, be signed as a true and accurate record, this was seconded by Cllr. Kennedy and agreed. (Vote 5 For, 0 Against, 0 Abstentions) The minutes were duly signed by Cllr. Harris.

4

**Matters arising**

There were no matters arising.

Cllr. Kennedy proposed that Standing Orders be suspended to allow Mrs. Maria Bailey, Community Planning and Development Manager, Torrridge District Council to speak. This was seconded Cllr. Squire and agreed unanimously. (Vote 5 For, 0 Against, 0 Abstentions)

5

**To Discuss the Draft Core Strategy issued by Torrridge District Council.**

Cllr. Kennedy welcomed Mrs. Maria Bailey to the meeting. Mrs. Bailey explained the work undertaken by Torrridge District Council (T.D.C.) on the Core Strategy. It is fundamentally a review of the existing Local Plan, which was a 10 year development plan. Over the 10 years, planning work has changed a lot, and so has T.D.C., with many policies and proposals no longer fit for purpose.

In 2007/2008 T.D.C. consulted on the Issues and Options Report and Mrs. Bailey apologised that it has taken so long to publish the draft Core Strategy document; explaining that the delays experienced were due to the Regional Spatial Strategy (R.S.S.) being issued, and Government Office changing its mind on the level of consultation required.

Mrs. Bailey said that she had been approached by many people asking what is going to happen in the future as there may not be a T.D.C. or R.S.S.? She explained that T.D.C. are now a driving force, being more community planning led, and that the documents in the Local Development Framework (L.D.F.) which goes to 2026 are driven by local issues and not being led centrally, such as by Exeter. It is unlikely that if a unitary Devon does happen that the work carried out by T.D.C. will be discarded.

This is the key consultation stage, all responses from the draft Core Strategy document will form the final document that is submitted to Government Office. Mrs. Bailey detailed how increased consultation had been carried out more than ever before, advising the Committee there would be a Consultation on 4<sup>th</sup> February in Holsworthy Market Hall, as well as numerous other locations in the Torrridge area. Also T.D.C. Officers will travel and attend meetings of any groups that wish to discuss the document.

Mrs. Bailey advised the consultation closing date was 4<sup>th</sup> March 2010 so the Council has time to formulate a response, however, she was present that evening to answer questions that the Council may have.

Cllr. Harris thanked Mrs. Bailey and T.D.C. Officers for the amount of time spent on the Agri Business Park/Centre project which was so important to Holsworthy.

The draft Core strategy document was then discussed by Councillors with numerous concerns being raised which were as follows:

- The housing allocation would double the size of Holsworthy and change the character of the Town .
- Many people who are moving to the Town are being placed in Holsworthy by Housing Associations and are not contributing to the economic well being of the area.
- Retailers within rural settlements (less than 3,000) receive rate relief, this plan will eliminate it.
- There may be an exodus of genuine local people and people who have moved to the area already, as they feel Holsworthy isn't what it once was.
- The infrastructure requirements need to be in place before the housing is built.
- How do you control the release of land for development?
- Holsworthy will end up with an extra 700 houses and no infrastructure to support it.
- No details in the plan of how jobs will be provided for the increased population.
- No details of car parking requirements to support retail.
- The increased housing experienced over the last 4-5 years has not positively impacted on Holsworthy Town retailers so how will a further 1000 properties help?
- There will be a huge number of houses well in excess of the population growth, therefore properties will be taken by retired people and housing associations and could result in social issues.

Mrs. Bailey confirmed that the housing allocation for Holsworthy is a big debate and something that needs to be listened to. The reason why T.D.C. looked at Holsworthy is because of the longer term desires of Holsworthy to be a truly sustainable town. She confirmed that it isn't just about housing and that employment was not covered clearly enough in the Strategy. She said it was important no to make the growth housing led and employment and infrastructure were needed. She said T.D.C. understand people are concerned that they will get housing and nothing else due to what has happened in the past. However, T.D.C. have never entered into negotiations so early with infrastructure providers. Mrs. Bailey then briefly explained the Seminar held on Thursday, 28<sup>th</sup> January, 2010 hosted by the Local Strategic Partnership, which was attended by key stakeholders in the community and infrastructure providers. (Cllr. Pam Johns and the Town Clerk attended the seminar on behalf of Holsworthy Town Council.) Mrs. Bailey advised that over the next 3 months T.D.C. will be developing an Infrastructure Delivery Plan. She added that the number of houses for Holsworthy is what is considered necessary to deliver some of the infrastructure requirements.

The release of land was discussed with Mrs. Bailey in some detail and she confirmed that land would be released in phases. Mechanisms would need to be in place linking the release of land to the deliver of infrastructure. This has been done elsewhere in the country. When development is looked at it is important that everyone gets an equal share of the cake. She added that it will require T.D.C. to be on the ball. Mechanisms will be in place to ensure that 106 money will be committed, and will be specified where it will be going and it must relate to the development.

T.D.C. is currently trying to persuade infrastructure providers to invest in Holsworthy, rather than the larger towns in Devon.

Cllr. Kennedy said it appeared to be a complicated system and he feared that it will end up in a huge mess, resulting in Holsworthy having 700 houses and no infrastructure.

Mrs. Bailey said that some of the affordable housing needs have been too District wide and therefore T.D.C. will be working with the Community Council for Devon to conduct a housing needs' survey for Holsworthy. She confirmed that when the timescale is known she will come and talk to the Town Council about it.

With regard to the lack of detail contained within the draft Core Strategy, Mrs. Bailey explained that the Core Strategy document is the overall strategy. Once this document is in place T.D.C. will start working on the masterplans, such as a car parking strategy. These will be a series of strategies and documents which form part of the L.D.F.

She confirmed that the final decision on the draft Core Strategy for the Torridge area rests with the Members of T.D.C.

Cllr. Smith queried point 8.67 in the draft Core strategy regarding the safeguarding the former Holsworthy Showground, especially in light of the current Catesby Appeal to the Planning Inspectorate to build on there. Mrs. Bailey confirmed that the existing plan has the area identified as recreation and T.D.C. support this allocation now and the future. Mrs. Bailey confirmed that she was trying to arrange for the enquiry to be held in Holsworthy.

6.

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

**Applications**

1/0047/2010/FULM  
Part of former  
Holsworthy Showground  
Trewyn Road  
Holsworthy

Erection of 46 affordable houses with roads and sewers

**Interests declared:**

***Cllr. Buckingham declared a prejudicial interest and left the meeting at 8.20 p.m. and Cllr. Harris declared a personal interest.***

**Recommendations:**

***Cllr. Kennedy proposed that the Planning Committee recommend the following comments be made on the application:***

- ***T.D.C. Officers need to investigate the status of Dobles Close, as to whether it is adopted. If not adopted, the onus for getting it adopted needs to be placed with the Developer.***
- ***The affordable housing allocation rights need to be vested in a local Holsworthy Organisation, either the Town Council or the local Community Property Trust.***
- ***There also needs to be a mechanism in place to ensure that the properties remain affordable in perpetuity.***
- ***The plans show the boundary lines of neighbouring properties have been moved, resulting in private properties having their gardens reduced. This needs to be investigated.***
- ***Four of the neighbouring properties are on septic tanks with septic tank overflows draining into the development area. This needs to be investigated.***
- ***There is concern that there will be noise and air pollution from the feed mill which operates 24 hours a day and is a major employer in the area.***

***This was seconded by Cllr. Latty and agreed unanimously. (Vote 4 For. 0 Against. 0 Abstentions.)***

Cllr. Smith left the meeting at 8.56pm. Mrs. Maria Bailey left the meeting.

Cllr. Kennedy, proposed that the Meeting return to Standing Orders. This was seconded by Cllr. Squire and agreed unanimously. (Vote 4 For. 0 Against. 0 Abstentions.)

1/0012/2010/FUL  
8 Wesley Road  
Holsworthy

Erection of conservatory to rear

**Interests declared:**

***No interests declared.***

**Recommendations:**

***Cllr. Latty proposed that the Planning Committee recommend approval of the application This was seconded by Cllr. Kennedy and agreed unanimously. (Vote 4 For. 0 Against. 0 Abstentions.)***

1/0061/2010/LBC  
3 Bodmin Street  
Holsworthy

Non illuminated fascia & projecting sign

**Interests declared:**

***No interests declared.***

**Recommendations:**

***Cllr. Harris proposed that the Planning Committee recommend refusal of the application as it contrary to DVT15 (Adverts and Advance Directional Signs) and ENV3 (Development affecting***

**Conservation Areas). The size and colours of the sign are out of keeping with the building and the conservation area. This was seconded by Cllr. Squire and agreed unanimously. (Vote 3 For. 0 Against. 0 Abstentions.)**

**7.**

**To receive decisions from the District Council on previous applications.**

**Permissions**

1/0546/2009/ADV  
3 Bodmin Street  
Holsworthy

Non illuminated fascia & projecting sign

**8.**

**Clerk's Report**

There is a business located on Chapel Street that has erected an illuminated sign lit 24 hours a day. No. 2 Glebelands has lowered the pavement and made off road parking for 2 vehicles. There was also a query whether the property occupier is running a business from home.

The Clerk was instructed to report the matters to TDC Planning Department for investigation.

**9.**

**To Close.**

The meeting closed at 9.04 p.m.

Signed .....

Date .....