



**Minutes of the Planning and Highways Committee Meeting held in the Market Chambers,
Holsworthy on Wednesday 17th November 2021 at 5.00pm**

Present: Cllr. Parker, Cllr. Piper, Cllr. Shepherd

In Attendance: Town Clerk (TC),
ATTC
Cllr. Debra De ste Croix

460. Apologises for Absence.
Cllr. Musker, Cllr. Stone

461. Declaration of Interests
Cllr. Parker asked Councillors to declare any relevant interests as they arose.

462. Minutes of last meeting
Cllr. Shepherd proposed that the Minutes of the Planning & Highways Committee held on the 20th October 2021, be signed as a true record. This was seconded by Cllr. Parker and agreed. (Vote: 3 For, 0 Against, 0 Abstentions)

463. Matters Arising.
Item 458 – Planning application no 1/0700/2020/OUTM Land at Trewyn Road, Holsworthy.
The timescales for the Council to respond to the S106 is being extended from 6 weeks to 8 weeks.

464. To discuss and give observations on any Planning Applications received prior to the Meeting.
Applications
Amended application
1/0298/2021/FULM - Erection of 50 Dwellings with associated garages, parking, and access (amended drawings). Westaways Land East of Dobles Lane, Holsworthy EX22 6YR

After discussion the following points were made:

The Council considers that as the proposed development would be outside the development boundary and there are already enough sites allocated in the Local Plan to meet the housing numbers designated in the Local Plan. The proposed development would be cut off from the rest of the town other residential sites and is too far out of the way.

The application states that the site for the development is a brownfield site this is not correct it is a greenfield site and there is no evidence to qualify the applicant's statement that is a brownfield site.

The site gets heavily waterlogged and is wet even in dry weather with the fields frequently flooding.

Dobles Lane Road is already heavily congested with traffic and the proposed development will only add to this. The access roads to the site for construction traffic are not suitable for construction traffic and will cause problems for those people trying to access the neighbouring Hospice and Medical Centre.

Concerns were raised over the noise and smells coming from the Industrial Estate opposite the proposed housing development. Many businesses on the Estate are agricultural and therefore work outside normal business hours and can create smell at times. The Industrial

Estate is currently thriving and is vital for the economy of the town and its wide rural area it services and the Council would not wish the Industrial Estate businesses threatened by any complaints regarding noise from a proposed housing development on what is currently a greenfield site. Construction noise will also have a detrimental effect to those nearby. This unallocated site in the Local Plan increases the demand for Holsworthy's facilities such as schools, doctors, hospital etc which are already stretched.

An enhanced ecology and biodiversity survey should be carried out as there are indications that the fields may harbour a number of important species of wildlife, plants and fungi.

Concerns were also raised that of the 50 houses planned only 6 were affordable

1/1130/2021/FULM - Land At Grid Reference 234135 104197 Trewyn Road
Holsworthy. Creation of 3. no dwellings and storage building

Cllr. Piper had previously circulated a number of comments on the planning application all of which were agreed by the rest of the Committee. After discussion the following comments were agreed :

- Proposals properties overlooking into gardens to properties particularly to the south, especially from proposed balconies
- Lack of private amenity space to dwellings
- Overdevelopment of the site
- Lack of off road parking / visitor parking. The site is a long way from any car parking and the car parks available are chargeable.
- The development site access is very dangerous on a corner with little visibility onto the main A3072 road into town from Bude. There have already been concerns raised about the visibility and speed of traffic using this road so much so that the Devon and Cornwall Police and Crime Commissioners will be funding Speedwatch signage along the road.
- Site access for construction vehicles
- Access to the site for inevitable deliveries / refuse / recycling collection - where would delivery / collection vehicles park? The site entrance is on the A3072
- Designs being out of keeping with the built environment in the area
- Dealing with surface water from the site. The site sits in a critical drainage area and the road junction to the south west and the A3072 at the site regularly suffers from surface water flooding. The rainwater harvesting systems will not significantly reduce surface water run off.
- The application states that a thorough inspection of the site has been undertaken and there is no evidence of any wildlife present however there is no evidence to support this statement. The site has a mature hedgerow bordering all one side of the location which has many nesting birds in including Jays and Doves. There are also slowworms on site and hedgehogs with bats roosting in the remaining tree cavities. A full wildlife and ecology report should be carried out.
- The site had a previous application no 1/1287/2016/FUL from the same applicant for retrospective proposal for a pedestrian access (after enforcement action was taken) which was granted which required the reinstatement of some hedging which has been removed without permission and also the inclusion of a traditional timber pedestrian access gate with steps within the site to the higher level. None of this has been done.
- The Design and Access statement suggests the houses are designed for affordable housing / key workers yet the application appears to be for open market dwellings. This needs to be clarified.

- The Council would recommend that a site visit is made by the Planning Officer to this site to see how unsuitable it is for any housing development.

The Town Council view is that this planning application should be refused.

Permissions

1/0781/2021/FUL – Proposed division of detached dwelling to provide two semi-detached dwellings, Winsford House, Stanhope Gardens, Fry Street, Holsworthy.

1/0249/2021/FULM – Land at Monks Farm and Trelana, Pyworthy, Holsworthy
Proposed 42MW photovoltaic (PV) solar farm, all ancillary grid infrastructure and associated works

1/1005/2021/FUL – Libraries Unlimited South West, Holsworthy Library, North Road, Holsworthy.

Replacement entrance doors and storey- height windows.

465. To receive decisions from the District/County Council on previous applications and any other received prior to the Meeting.

Nothing was received

466. To give an update on Planning Application 1/0075/2020/OUTM - Land At Grid Reference 234322 103414 Underlane Holsworthy Devon Outline application for the development of 45no. residential units, car parking, on-site outdoor play provision and associated landscaping.

The TC gave an update on the S106 linked to the application particularly the element relating to the contribution relating to the provision of a MUGA in Stanhope Park.

467. To discuss any Highway Matters (including DCC approved signage into the Town).

Councillors discussed the possible designs done by DCC for the Welcome to Holsworthy signage .It was agreed that the information panel should be separate to and below the main sign and that the sign for Parking should be incorporated within the information panel. After discussion it was decided on a dark green outline to replace the current yellow outline of the sign. The TC confirmed the sign will be taken to Full Council for approval.

468. Town Clerks Report

After discussion it was agreed, to assist Councillors who were at work attending the Committee, that the time of the Planning & Highways Committee be changed to 5.15pm with the Parks Committee following at 6pm.
The TC had nothing further to report.

469. Close

Cllr. Parker closed the meeting at 5:30pm

Signed*D.N. Parker*.....

Dated*19.1.22*.....