



**Minutes of the Planning & Highways' Committee Meeting
held in the Council Offices, Manor Offices, Holsworthy, on Wednesday 10th April 2019 at 5pm.**

Present: Cllr. Sanders, Cllr. Briggs, Cllr. Shepherd & Cllr. Hutchings

In Attendance: Town Clerk (TC)
ATTC

347. Apologies
Cllr. Musker

348. Declaration of Interests

The Chairman asked Councillors to declare any interests on items on the Agenda as they arose.

349. Minutes of the Last Meeting
Cllr. Briggs proposed that the Minutes of the Planning and Highways Meeting held on the 20th March 2019 be signed as a true and accurate record. This was seconded by Cllr. Shepherd and agreed. (Vote 3 For, 0 Against, 0 Abstention)

350. Matters Arising

Item 344

Cllr. Shepherd requested an update on the signage cleaning. The TC confirmed that this is still to be done.

Item 344

The TC confirmed that on 28th March a public meeting was held by DCC Public Right of Ways Team in relation to the Review of the Public Right of Ways for both Holsworthy and Holsworthy Hamlets Parishes

5.05pm Cllr. Hutchings arrived.

351. To Discuss and Recommend Decisions on the following Planning Applications and any others received Prior to the Meeting.

Applications

Applications

1/0255/2019/FUL

Car Park Belle Vue,
Holsworthy,
Devon

Four Dwellings

Interest: Cllr. P Shepherd signed the DOI Book

Observation:

This would be beneficial for the Towns Regeneration, and the Council fully supports that an Archaeological Report should be required for the site.

1/0262/2019/OUT

Land Adjacent To Barn Park
Sanders Lane,
Holsworthy,

Outline application for residential development of 5 dwellings with all matters reserved except access

Interest: None

Observation:

In relation to the access the Town Council has serious concerns with the entrance to the site as proposed by the developers as the entrance to Stanhope Park is directly opposite it. The Stanhope Park entrance is used continuously throughout the day and evening by children, families, elderly and dog walkers not only to use the Park but also as it provides a shortcut to the Primary School.

Visibility for vehicles coming into and out of the site is poor due to the location of the access road to the site being at close proximity to the roundabout on the A388 main route through Holsworthy. This roundabout is a busy main junction and the existing access to the current sole dwelling at Barn Close is already not ideal. Having further vehicles coming in and out of the entrance would compound the already existing problem as Sanders Lane is a busy road not only used by cars but also cattle vehicles, lorries and tractors.

The Council has also noted that there are 12 car parking on the site plan and the application states there are only ten (this does not include any cars parking spaces used by the existing property at Barn Park). Any work done on this site should require a Full Archaeological report to be completed before any work commences.

352. To receive decisions from the District/County Council on previous applications.

Permissions

None provided

Refusal

1/1345/2018/FUL

3 Central Avenue,
Holsworthy,
EX22 6DB

Part Retrospective conservatory

Appeals

1/1037/2018/OUT

Chasty Lane Cottage,
Holsworthy
EX22 6LZ

Outline application for one dwelling with all matters reserved

Although this is an Appeal the Council wishes to support the refusal of this application in that it is outside the Development Boundary of the Town as defined in the Torridge and North Devon Local Plan. The Local Plan is valid until 2031 and this application is for a speculative development outside the areas already accepted for housing growth in the Town. It is in a rural spot and any development here would impact of the appearance of the site and the wider area.

5.30pm Cllr. Hutchings left the meeting.

353. To discuss any Highway matters

There was nothing to report.

354. Town Clerks Report (for information only)

There was nothing to report.

355. Close

Cllr Sanders closed the meeting at 5.33pm

Signature Date