



**Minutes of the Planning and Highways Committee Meeting held in the Town Council Offices,
Manor Offices, Holsworthy on Wednesday 25th January 2023 at 5.30pm**

Present: Cllr H. Parker, Cllr. N. Kenneally, Cllr. Hosie, Cllr. L. Piper, Cllr. S. Preston, Cllr. Shepherd, Cllr. Stroud, Cllr. J. Tadman

In Attendance: Town Clerk (TC), Assistant to the Town Clerk (ATTC), C Stinson & one other,
Councillor D. De ste Croix

553. Apologises for Absence.
Councillor K. Stone

554. Address by a member of the public after permission given to speak by Chair.
Mr C Stinson introduced himself to the Planning & Highway's Committee and thanked everyone for giving him a chance to speak about his proposed development. He has been trying since 2017 to acquire planning permission, however has been unsuccessful.

Councillor L. Piper entered the meeting at 17:33

Mr Stinson gave a short presentation about his planning application and the reasons behind it. It was explained to Mr Stinson that TDC Cllr. Jones had been asked to 'call in' the planning application.

555. Declaration of Interests- To receive declarations of personal and prejudicial interests in respect of items on this agenda.
The Chairman asked Councillors to declare any relevant interests as they arose.

Councillor N. Kenneally declared a personal Interest and signed the Declaration of Interest book.

Councillor L. Piper declared a personal Interest and signed the Declaration of Interest book.

556. Minutes of last meeting

Councillor H. Parker proposed the Minutes of the Planning & Highways Committee held on the 21st December 2022 be signed as a true record. This was seconded by Councillor S. Stroud and agreed. (7 For, 0 Against, 1 Abstention)

No matters arose.

557. Matters Arising. – *To consider matters arising from the Minutes of the 21st December 2022 not already covered by the agenda. For information, only.*

No matters arose

558. To discuss and give observations on any Planning Applications received prior to the Meeting.

Applications

1/1203/2022/FUH Single storey rear extension, Kingswood, North Road, Holsworthy

No objections

1/1248/2022/FUL Residential development for three houses. Land At Grid Reference 234135 104197, Trewyn Road, Holsworthy

Councillors agreed to make a representative to object to this Planning Application as it has the following concerns:

- Lack of adequate 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 are funding Speedwatch signage along the road.
- Site access for construction vehicles
- Access to the site for inevitable deliveries / emergency vehicles/ refuse and recycling collection - where would delivery / collection vehicles park? The site entrance is on the main A3072 route from Holsworthy to Bude
- 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. There seems to be no attenuation on site at all.
- 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 Council would again recommend that a site visit is made by the Planning Officer to this site to see how unsuitable it is for any housing development.

1/1040/2022/OUT Outline permission for up to 3 no. dwellings with all matters reserved. Land At Grid Reference 234322 103414, Underlane, Holsworthy, Devon

It was felt that three houses would be an overdevelopment of the site with two houses being more suitable for the site size. At present the layout is such that it would be difficult for vehicles to turn.

There are concerns about the safety of traffic entering and leaving the site as the A388 is a very busy road.

There were also concerns regarding the proximity to the boundary and neighbouring properties.

1/0822/2022/REMM Reserved matters application for appearance, landscaping, layout and scale for a proposal of 195 dwellings pursuant to outline planning permission 1/0700/2020/OUTM. Land At Grid Reference 233708 104437, Trewyn Road, Holsworthy, Devon

Councillor D. De ste Croix Entered the meeting at 18:54



There had been a site visit in the afternoon prior to the Committee which several Councillors had attended. It was felt that serious consideration should be made to moving the current 30mph zone further down the road toward Bude to reduce the speed of vehicle's before they neared the development and entered Holsworthy. Perhaps a 'Gateway' to Holsworthy could be created to assist traffic realising they are entering the town.

It was felt that the visibility display onto proposed A3072 road junction needed to be widened.

As part of the Highways improvements required as a consequence of the development a pedestrian or pelican crossing should be provided near the Bude Road Garage.

There are environmental concerns due to flood risk and water run off, a flood assessment should be completed, and the Environmental Agency concerns addressed.

There is no parking by the allotments this needs to be provided.

Concerns were raised about possible noise from the proposed Pumping Station.

There were concerns about the quality and space provided in some of the properties for example the House type Alnmouth is not much smaller than the house type Halden, but whereas Halden is shown as having two bedrooms the Alnmouth is shown as having one bedroom but also an 'activity space' on the same floor as the bedroom which could obviously be used by the occupants as an additional bedroom. This seems to be a deliberate intention by the developers to get around the minimum space requirements for a two bedroom property by classing one room as an 'activity space' rather than a bedroom. This will also lessen the effect on the S106 requirements placed on the developers as the payments and requirements are only on 'qualifying dwellings which means a family dwelling of two bedrooms or more'.

There is a lack of landscaping detail. A Landscaping Plan is required giving a detailed plan for the riverside open space with the inclusion of a hardcore hoggin circular riverside walkway which could be used for dog walking. Details should also include on how it is proposed to guard and protect the outside of the quarry which could cause numerous safety issues once this is open space.

With such a large housing development the Council would support the comments of the TDC Community Engagement Projects Officer that there should be larger provision of on site play space for older Children such as a MUGA. This could be provided as an off site contribution in lieu of on site provision to assist the Council's plans for Stanhope Park.

Councillors would like an update regarding the archaeological survey.

1/1173/2022/CPE Certificate of existing lawful use for use of agricultural building as a single dwelling house for over 4 years. - Land And Building At Grid Reference 233807 103159 Derriton Devon.

The councillors disputed that anyone is living in the property and felt that further locally provided evidence was required before any Certificate was granted. The evidence provided currently was not sufficient and the statements received were all from people not local to the Holsworthy area.

1/1147/2022/FUL Change of shop to residential dwelling -O M I 3a Chapel Street, Holsworthy

Concerns were raised that the property would not be suitable as a residential dwelling due to lack of space internally. There is also no space for provided for refuse or recycling. It was also felt that Holsworthy would be losing another commercial property that is close to the Town Centre and in the conservation area.

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

Approved

1/1177/2022/FUL Erection of Timber Garage, The Old Orchard, Holsworthy

No comments

560. To discuss any Highway Matters. - including updates on the Welcome to Holsworthy Signage and any Road Closures.

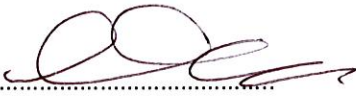
The Welcome to Holsworthy Signage was due to arrive some time after Christmas due to delays with the workforce being diverted to urgent gritting. However no further information has been received so the TC will chase Devon Highways again regarding the Signage.

561. Town Clerks Report

Cllr. Shepherd mentioned overgrown hedging near Trewyn Road. The overgrown hedge will need to be reported to Devon Highways because they are able to enforce the owner to take action.

562. Close

Councillor N. Kenneally closed the meeting at 19:01

Signed 

Dated 15-02-23

