



**Minutes of the Planning and Highways Committee Meeting held in the Town Council Offices, Manor Offices, Holsworthy on Wednesday 15<sup>th</sup> January 2025 at 4:30pm**

**Present:** Councillors; N. Kenneally, D. De ste Croix, D. Cole, S. Preston, L. Piper

**In Attendance:** Town Clerk (TC), Assistant to the Town Clerk (ATTC),  
Tom Biddle & Nicole Stacey (Bakers Estate)

**Absentees:** No absentees.

**672. Apologies for Absence**

Councillor J. Tadman.

**673. Declaration of interests – *To receive declarations of interests in respect of items on the Agenda.***

Councillor S. Preston asked Councillors to declare any relevant interests as they arise.

**674. Public Open Question Time – To receive questions from the Public. Each member of Public may receive up to 3 Minutes' time, the session to last no more than 15 minutes in total. Standing orders will be suspended during this session.**

**675. Minutes of last meeting – *To agree the minutes of the previous Planning & Highways Meeting held on 11th December 2024.***

**Councillor L. Piper proposed the Minutes of the Planning & Highways Committee held on the 11<sup>th</sup> December 2024 be signed as a true record. This was seconded by Councillor D. De ste Croix and agreed.**

**(Vote: 4 For, 1 Abstention, 0 Against)**

**676. Matters Arising - *To consider matters arising from the Planning and Highways minutes of 11<sup>th</sup> December 2024, not already covered by the agenda.***

Cllr. L. Piper queried whether a post could be advertised online regarding potholes. The ATTC informed the committee that it is being advertised on Holsworthy Town Council's Website and a post will be shared on Social media platforms.

Due to absence at the previous Committee Meeting, Cllr. N. Kenneally queried if Minute Number 667 B) Was regarding the site that had an application previously submitted for storage. Cllrs. clarified that it was.

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

**A) 1/1069/2024/FULM- Erection of 50 no. dwellings with associated garages, with associated garages, parking and access (Variation of Condition 2 of permission 1/0298/2021/FULM (Plans Schedule) Land To The East Of Dobles Lane, Dobles Lane, Holsworthy, Devon**

Discussion ensued regarding the 3 applications being merged into 1 application for ease. N. Stacey clarified that merging all 3 applications into 1 would require starting from the beginning and creating a new application. Cllr. L. Piper added that this would result their application needing to meet new requirements, therefore more time to alter their plan to meet these criteria and progress of current applications being lost. N. Stacey informed the committee that in each of the plans a full site plan is included which includes all applications and outlines the relevant one for that individual application, making easier to understand the overall plans for Bakers Estate. Bakers Estate are developing their plans alongside Torridge District Council's continued guidance.

Cllr L. Piper queried the timeline for their applications such as clarification regarding whether they are within their timescales as per their outline planning permission. T. Biddle clarified that they are working within their timescale boundaries as set out in the outline planning which the previous developers had extended and Bakers Estates plan to implement each stage prior to their deadlines.

Discussion ensued regarding concerns over the affordable housing. Cllr. N. Kenneally felt that the affordable housing would stick out and create a separation in the community between the residents in the development and he does not want the residents in the affordable housing to feel outcasted.

N. Stacey clarified that dormer bungalows which will prevent the affordable housing from sticking out. In addition to his, our specifications for all the properties follow the same visual appearance, meaning the affordable housing will blend in. T. Biddle stated that at another development site, the relevant council attended a site visit and were unable to correctly guess which properties were the affordable housing, indicating that using the same specifications helps blend them together and prevent a split in the community.

T. Baker clarified that the point of access remains the same with a slight alteration to the roundabout features' shape. In there plan there are bungalows, dormer bungalows (1.5 storey) and 2 story properties. Bakers Estates are preparing a tree specialist to nurture and manage the onsite trees & overgrowth in addition to their plans to add more trees to the site.

Cllr. N. Kenneally raised concerns about cream render, noting it often shows red streaking over time. Mr. T. Biddle stated that roughcast render might be the best option, as it ages better, potentially using sand cement rough stone.

There are 3 different colours for the composite stone render which are to be agreed, in addition to 2 different coloured roof tiles as Bakers Estates would like to use materials that are appropriate for Holsworthy.

In regard to affordable housing there will be 21.

- 4 x Shared Ownership.
- 17 x Affordable Rent.

Councillor N. Kenneally expressed a dislike for two-storey housing but emphasised the necessity of affordable, options and commended the developer's

Communications with Holsworthy Town Council. Councillor D. De Ste Croix supported these views. Councillor L. Piper highlighted the need to balance public preferences with what developers can realistically provide, noting the high demand for housing, especially bungalows. In addition to this he pointed out positives in the site plan, such as hedgerow and tree protection, suggesting the Town Council reinforce the retention and maintenance of mature trees. Additionally, Cllr. L. Piper raised concerns about vehicle access near the market and proposed reaching out to TDC to request early consultation on any S106 agreements.

Mr. T. Biddle began by noting that the current housing needs investigation at TDC does not adequately consider the demand for bungalows. The highest demand locally is for two-bedroom properties, with some need for larger homes. Additional information has been included to show the typical occupants of bungalows and noted that dormer designs could provide flexibility for residents.

On the plan there are different colours to depict the variety of properties on the site, pink areas will be rental properties, and blue areas will be shared ownership. The development includes eight one-bedroom flats. Mr T. Biddle clarified that there is a footpath from the entrance of the site to the residential housing. There is open space which will have a pond and some areas of open space have underground attenuation tanks and would therefore, not suit play equipment above although Mr T. Biddle will investigate and confirm whether there will be any playground areas included on the site.

Mr T. Biddle informed the committee of offsite contributions such as early years, allotments, parks and sports in addition to primary school education and noted that the Section 106 Agreement is flexible.

T. Biddle informed the committee that he has met with the Hospice to gain an understanding of their function which is as a day centre and discussed development logistics and vehicle access with the NHS' Senior Estate Manager. There will be defined footpath access to the development.

Mr T. Biddle acknowledge that while current management of the site is insufficient, measures will be put in place to manage rainwater effectively, this may reduce the impact of the flooding that occurs at the junction of the Industrial Estate. Cllr. L. Piper referred to Colin Stinson's guidance on surface water issues.

Cllr. L. Piper expressed concerns regarding the future residents' reliance of private vehicles which may lead to isolation and unsustainability and suggested HTC consult with Holsworthy Rural Community Transport to explore transport options such as shop, Market and clinic drop-offs, to connect the estate with the Town.

Cllr. L. Piper emphasised the need for Holsworthy Town Council to ensure Section 106 funds remain allocated to Holsworthy such as infrastructure. Discussion ensued regarding s106 funds and allocations.

S. Preston highlighted the advantages of tree planting and inquired about root protection. Mr. T. Biddle assured that this would be managed as part of a construction ecological plan.

The Chair of Planning & Highways, Councillor S. Preston thanked Bakers Estate for their presentation and for attending the meeting.

**Councillor L. Piper proposed that the Planning & Highways Committee support applications 1/1068/2024/REMM, 1/10291029/2024/FUL & 1/0458/2024/FUL and be agreed. This was seconded by Councillor S. Preston and approved. (4 For, 1 Abstention, 0 Against)**

- B) 1/1068/2024/REMM- Application for reserved matters (appearance, landscaping, layout and scale) pursuant to permission 1/0467/2018/OUTM (Variation of Condition 1 of permission 1/0886/2019/REMM (Plans Schedule) Land to The East Of Dobles Lane, Dobles Lane, Holsworthy, Devon**

N. Stacey & T. Biddle exited the meeting at 17:30

- C) 1/10291029/2024/FUL- Reformed access/driveway and demolition of existing outbuilding Fairholm, North Road, Holsworthy, Devon**

The TC informed the committee that consultee comment submissions for this application are now closed. Councillors discussed the application in addition to it being located in the conservation area however, had no further comments.

**Appeals**

**1/0458/2024/FUL-Application for reserved matters (appearance, landscaping, layout and scale) pursuant to permission, 1/0467/2018/OUTM (Variation of Condition 1 of permission, 1/0467/2018/OUTM (Variation of Condition 1 of permission- Land To The East Of Dobles Lane, Dobles Lane, Holsworthy, Devon**

- 678. To receive decisions from the District/County Council on previous applications and any other received prior to the meeting.**

No additional decisions were received from the District/ County Council on previous applications.

**679. To discuss highways Matters.**

The ATTC used the screen to show the committee 2 road closures which have been circulated to the committee prior to the meeting. Cllr. D. Cole informed the committee that he has contacted DCC regarding drainage as there are issues with the drains again.

**680. Town Clerks Report (For information only)**

The Town Clerk had no additional information to report to the committee.

**681. Close**

Councillor S. Preston closed the meeting at 17:36

Signed .....

Dated .....