



Minutes of the Planning and Highways Committee Meeting held in the Town Council Offices, Manor Offices, Holsworthy on Wednesday 12th February 2025 at 5:45pm

Present: Councillors: D. De ste Croix, D. Cole, S. Preston, L. Piper

In Attendance: Town Clerk (TC), Assistant to the Town Clerk (ATTC),

Absentees: No absentees

682. Apologies for Absence

Councillors; N. Kenneally, J. Tadman

683. 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.
Councillor S. Preston declared a personal interest on agenda Item 7.

The chairman suspended Standing Orders (Unanimous)

684. 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.

There were no members of public present.

The chairman resumed Standing Orders (Unanimous)

685. Minutes of last meeting – *To agree the minutes of the previous Planning & Highways Meeting held on 15th January 2025.*

Councillor D. De ste Croix proposed the Minutes of the Planning & Highways Committee held on the 15th January 2025 be signed as a true record. This was seconded by Councillor D. Cole and agreed. (3 For, 1 Abstention)

686. Matters Arising - *To consider matters arising from the Planning and Highways minutes of 15th January 2025, not already covered by the agenda.*

Councillor L. Piper requested an update on the progress of advertising how to report potholes. The ATTC clarified that Devon County Council's pothole reporting site is being promoted through the noticeboard at the bus stop, social media, and Holsworthy Town Council's website.

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

1/0088/2025/FULM - Reserved matters application for appearance, landscaping, layout and scale for a proposal of 195 dwellings pursuant to outline planning 1/0700/2020/OUTM (AMENDED PLANS) permission - Variation of Condition 1 of application 1/0822/2022/REMM (Plans Schedule) -Land at Grid Reference 233708 104437 Trewyn Road Holsworthy Devon

The Committee reviewed the application via the planning portal and discussed their comments. Councillors did not feel that there was any justification for the change in designs, despite there being a list of designs. Cllr. L. Piper stated he would have liked to see more detail in the designs statement to aid their justification in altering the designs. Discussion ensued. The committee felt that the new designs did not align with the character of the town and were considered too blocky, rushed and unsuitable for a small rural town such as Holsworthy and therefore suggest separating the development into zones to reflect Holsworthy's current eclectic variety of architecture. Discussion ensued. The committee also felt that with this being a large development it will have a massive impact on current services in the Town and its resources and should receive more compensation for services including but not limited to the Primary School, Community College, doctor surgery, dentist, emergency services and more.

Cllr J. Tadman was unable to attend, however, sent his comments via email and stated the following:

"Hi All, I am sorry I will not be able to attend this meeting.

- 1) I recall that this estate road was supposed to be the route HGVs from industrial estate were to use as an alternative to Trewyn Rd, (as this road is very narrow and unsuitable for large numbers of HGVs at the town end). The road is not built but the route out of the industrial estate will soon be in use.
- 2)) During the site visit with the previous owner, concern about the estate junction at Bude Road being very close to the start on the 30mph with vehicle traffic speeding and HGVs turning in and out of the estate. It was suggested that a 40mph buffer zone up towards Rydon Inn would be a good option. I hope these issues could be included in our response. Jeremy"

Cllr N. Kenneally agreed via email with the above comments from Cllr. J. Tadman.

Discussion ensued. The Committee would like to reiterate Cllr J. Tadman's comments and discussed further. Cllrs discussed the proposed trunk road. Cllr. L. Piper commented that if the committee are reiterating their comments about the trunk road to add that 'this was satisfactorily resolved last time and we would like to ensure that this does not change'.

Councillors also agreed with the suggestion for a 40mph speed limit to be included in their comments on this application.

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

Approvals

1/0962/2024/FUL Building at Grid Reference 234354 103980, North Road, Holsworthy, Devon Conversion of tattoo parlour to 1 no. dwelling

1/0935/2024/FUL at Corner Cafe, 4 Stanhope Square, Holsworthy, Devon Segregation of existing first floor dwelling into 2 flats, no external alterations (amended description)

689. To discuss highways Matters.

Cllr. L. Piper queried if any road closures have been received currently. TC confirmed that no relevant road closures have been received at this time.

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

The Town Clerk informed the committee that the comments for items 1 & 2

(1/1068/2024/REMM, 1/1069/2024/FULM & 1/10291029/2024/FUL)

have been submitted. We have advertised on social media and our website how to report potholes. Councillor Piper suggested discussing with community transport to explore ways to connect the town with Bakers Estate and other developments, considering a possible 25% population increase within the next three years. Liz from the museum confirmed that there is no historical evidence of a historic building for **1/10291029/2024/FUL- Reformed access/driveway and demolition of existing outbuilding Fairholm, North Road, Holsworthy, Devon** as the area has been rebuilt on multiple times over the years.

691. **Close**

Councillor S. Preston closed the meeting at 18:18

Signed

Dated

Appendix 1 - Actions from Planning & Highways on 15th January 2025

	Action	Who	Completed
1. 15.01.25	<p>Submit comments for 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</p> <p>&</p> <p>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</p>	Town Clerk	The Planning & Highways committee voted in support of the Applications submitted by Bakers Estate.
2. 15.01.25	To publish on social media regarding how to report potholes.	ATTC	Completed
3. 15.01.25	To submit comments for 1/10291029/2024/FUL- Reformed access/driveway and demolition of existing outbuilding Fairholm, North Road, Holsworthy, Devon	Town Clerk	The Planning & Highways committee had no comments on this application.