



Minutes of the Planning and Highways Committee Meeting held in the Market Hall, the Square, Holsworthy on Wednesday 21st May 2025 at 5:45pm

Present: Councillors: H. Parker, J. Allen, G. Mardle

In Attendance: Assistant to the Town Clerk (ATTC)

Absentees: No absentees.

692. To elect a Chair for 2025/26

Councillor G. Mardle proposed Councillor H. Parker is elected as Temporary Chair of Planning & Highways and be agreed. This was seconded by Councillor J. Allen and approved. (Unanimous)

693. Apologies for Absence

Town clerk (TC) Councillors; L. Piper, S. Preston, J. Tadman

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

Councillor H. Parker asked Councillors to declare any relevant interests as they arise.

The chairman suspended Standing Orders (Unanimous)

695. 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)

696. Minutes of last meeting – *To agree the minutes of the previous Planning & Highways Meeting held on 12th March 2025.*

The Minutes of the meeting held on 12th March 2025 could not be signed due to lack of quorum.

697. Matters Arising - *To consider matters arising from the Planning and Highways minutes of 12th March 2025, not already covered by the agenda.*

No matters arose from the minutes that were not already covered by the Agenda.

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

1/0358/2025/FUL – Mystery Shoppers Ltd

Change of use from Class F.1 to Class E – Holsworthy Training and Business Centre,
Western Road, Holsworthy Devon EX22 6DH

It was noted that the application has since been approved. Councillors discussed the application noting it would bring business into town and encourage staff to shop within the town. The only query raised was parking. Discussion ensued.

1/0072/2025/FUL – Timber storage shed

Land at Torridge way, Holsworthy Ind Estate, Holsworthy Devon.

Councillors discussed the application noting that it would be beneficial for the Mends shed, providing a suitable place to benefit the community.

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

Approvals

1/0148/2025/PIP - 16th April 2025

Permission in Principle for residential development up to 4no. dwellings.

Land at Grid Reference 234620 104170, Kingswood Meadow, Holsworthy, Devon

Councillors made no comments on this application.

1/0088/2025/REMM – 23rd April 2025

Reserved matters application for appearance, landscaping, layout and scale for a proposal of 195 dwellings – Variation of condition.

Councillors noted that this application has been received previously for outline planning permission, however, have returned to clarify the finer details and designs. This development is by Deer Park. Discussion ensued. Cllrs discussed the 40mph speed limit that was suggested previously to reduce the risk of incidents when entering Holsworthy and noted they would like the developers to improve safety access for students such as crossings. Further discussion ensued. Cllr. H. Parker also noted the quarry would also be a hazard.

- 700. To discuss highways Matters.**

The ATTC informed the committee of the upcoming Road Closure from 4th July 2025 – 17th July 2025 which for the lead replacement to resolve the water quality issues.

- 701. Town Clerks Report (For information only)**

No additional updates to report.

- 702. Close**

Councillor H. Parker closed the meeting at 18:11

Signed

Dated

Appendix 1: Actions from Planning & Highways on 12th February 2025

	Action	Who	Completed
1. 12.02.25	<p>The Committee raised concerns about the proposed design changes, stating that there was insufficient justification for the alterations. They felt that the new designs did not align with the character of the town and were considered too blocky and rushed for a small rural area and therefore suggest separating the development into zones to reflect Holsworthy's current eclectic variety of architecture.</p> <p>Additionally, the Committee expressed concerns about the significant impact the large development could have on local services, including schools, healthcare, and emergency services, and suggested that compensation for these effects should be considered.</p> <p>There were also concerns about traffic safety, particularly regarding the estate road and its proximity to a busy junction. The Committee recommended the inclusion of a 40mph buffer zone to address speeding and safety issues.</p> <p>Furthermore, they reiterated their previous issues with the trunk road which was satisfactorily resolved last time and we would like to ensure that this does not change.</p>	Town Clerk	Completed.