



**Minutes of the Planning and Highways Committee Meeting held in the Town Council Offices, Manor Offices, Holsworthy on Wednesday 12<sup>th</sup> March 2025 at 5:45pm**

**Present:** Councillors: N. Kenneally, D. Cole, S. Preston J. Tadman.

**In Attendance:** Assistant to the Town Clerk (ATTC)

**Absentees:** No absentees.

**692. Apologies for Absence**

Councillors; D. De ste croix & Cllr. L. Piper & Town Clerk (TC).

**693. 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.

**The chairman suspended Standing Orders (Unanimous)**

**694. 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)**

**695. Minutes of last meeting – *To agree the minutes of the previous Planning & Highways Meeting held on 15<sup>th</sup> January 2025.***

**The Minutes of the meeting held on 15<sup>th</sup> January 2025 could not be signed due to lack of quorum.**

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

Cllrs discussed application 1/0088/2025/FULM and would like to clarify comments and response for Cllrs N. Kenneally and J. Tadman who were unable to attend the previous meeting but did submit their comments to the committee via email prior to the meeting.

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

**1/0097/2025/FUH**

Cllr's discussed this application. Cllrs strongly support this as it improves efficiency of the property and improves the view of the area.

**1/0148/2025/PIP**

Cllrs discussed the location and noted it is steep. Access seems impractical and isolated. Cllr's discussed the practicality of placing 4 properties on the plot noting that it would detract from current properties in the area and will impact views. Cllr's also noted that without a site plan it would be difficult to make further comment.

The committee unanimously object to the application noting the access is impractical, there are no clear outlines regarding the planning application, wildlife and water courses will be impacted as it encroaches on a sensitive river valley location and is outside the designated planning area.

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

**Approvals**

**1/1029/2024/FUL – Reformed access/driveway and demolition of existing outbuilding, retrospective demolition and re-instatement of southern boundary wall, provision of new timber gates, extended low level garden wall with railings and new gate pillars – Fairholm, North Road, Holsworthy, Devon**

- 699. To discuss highways Matters.**

ATTC informed the committee of upcoming road closures to note:

- Monday 14<sup>th</sup> April 2025 until Wednesday 7<sup>th</sup> May: Road heading southwest from Leworthy Cross to Bodmin Street, Pyworthy, Derriton, Holsworthy
- Monday 10<sup>th</sup> March until Friday 21<sup>st</sup> March 2025: North Road, Holsworthy

- 700. Correspondence – Bakers Estates**

Committee discussed the correspondence received from Bakers Estates regarding amendments they are making to their application. Cllrs were impressed with their communications and updates and are thankful they are keeping the committee well-informed and listening to comments being made by the committee. Committee would like to thank Bakers Estates for their updates.

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

No additional updates to report.

- 702. Close**

Councillor S. Preston closed the meeting at 18:13

Signed .....

Dated .....

## **Appendix 1: Actions from Planning & Highways on 12<sup>th</sup> February 2025**

	<b>Action</b>	<b>Who</b>	<b>Completed</b>
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.