

NORTH TAWTON TOWN COUNCIL

Temporary Town Clerk:
Sarah Say

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Minutes of an Extraordinary Meeting of the North Tawton Town Council held at the Council Office on **Tuesday 16 August 2016** at **7.30 pm**.

Present: Cllr Mrs G Hoggins (Chairman) Cllr Mrs C Burrow
Cllrs Ms J Trewitt Cllr Mrs A Ponsford
Cllr Miss B Rice Cllr S Whiteley
Cllr I MacLeod Cllr M Kennedy
Cllr K Hodge

Open Forum – Nothing was raised

- 1. Apologies for Absence** – Apologies were received from Cllr Mrs K Tizzard (unable to arrange childcare), Cllr I Palmer (prior engagement) and Cllr M Fisher (away at meeting arranged some time ago). The apologies were accepted.
- 2. Declaration of Interest** – Nothing was declared at this stage.
- 3. Proposed representation to Planning Inspectorate reference: Appeal Ref. APP/Q1153/W/16/3152648 - Land West of High Street, (known as Bathway Fields), North Tawton**
The Council to consider making representation to the Planning Inspectorate with regard to the following Planning Appeal:

Appeal reference: APP/Q1153/W/16/3152648

Proposal: Full planning application for 28 residential dwellings with associated roads, footways, parking, landscaping and drainage. Part previously approved application under reference 01037/2013

Location: Land West of High Street, (known as Bathway Fields), North Tawton

Appellants Name: Mr B Dufty

Appeal start date: 13 July 2016

The Chairman requested comments from Members reference this issue, and responses were made as follows:

- (i) The North Tawton Neighbourhood Plan Group's formal response to the appeal in question was circulated at the meeting, as was a copy of the Council's Statutory Response from 2015.
- (ii) It was noted that the application does not contain any commitment to the Section 106 agreement being extended on a pro-rata basis to include the proposed 28 new dwellings, and that there is no mention of the Woollen Mill.
- (iii) With regard to road access, it was confirmed that the existing access will also be used by the proposed further 28 dwellings.
- (iv) There was some discussion reference the 'swap' of the Woollen Mill site for housing, to Bathway. On paper, the swap of employment land for houses from one site to the other appears reasonable – but what kind of employment land is proposed? The known problems of developing the Mill site could make it unviable. It is NOT a straight swap, as it is being presented to be.

- (v) With reference to the minimum planning requirement, the 28 houses will contribute to this but it also makes Batheway a much more significant development.
- (vi) There was a query reference previously proposed employment land adjacent to the Cheese Factory, but there is currently no information as to this.
- (vii) With reference to the marketing of employment land within the Batheway site, it was reported that Mr G Cawse had tried to expedite this, but was essentially ignored by Wain Homes in this regard.
- (viii) Reference was made to Item 5 in the schedule regarding employment use and medical centre use "(The owner shall) submit marketing strategies to the Council for written approval prior to occupation of the first dwelling, and subsequently to market the Employment Site and Medical Centre Site in accordance with those strategies for a period of 5 years unless planning permission is granted for an alternative use at any time".
- (ix) The report of Matt Jones (West Devon Borough Council) referred to type 2 and type 3a Agricultural Land, but in the appeal it appears to say the land is all type 3a.
- (x) With reference to the original Public Exhibition and Wain Homes Masterplan for North Tawton, there had been public concern at the time reference the scale of the proposals. The Council supported the original application for 61 homes because of the perceived benefits of the employment land and Medical Centre which was on offer at the time.
- (xi) The question was raised as to whether in fact the NTTC should actually comment further on the application in question – it was agreed yes, because this is the final opportunity for any kind of input.
- (xii) With reference to the presentation of comments from NTTC on the appeal, it was suggested that there needs to be an introduction which will provide opportunity to outline what has happened so far in relation to the 106 agreement – ie Wain Homes presented the original application in favourable terms. The comments then need to go on to outline how NTTC supports WDBC in its refusal of this application.
- (xiii) Councillors were reminded that at the time of NTTC support of the original application, Wallingbrook Health Group were actively looking for a site on which to build a Medical Centre, and this impacted on the Council's response at the time.

4. **Questions/Comments from members of the public**

The meeting was suspended at this point to allow members of the public to comment/ask a question on any **AGENDA ITEM ONLY**. Time is limited to 2 minutes per person, up to a maximum of 3 persons, unless the Chairman rules otherwise. A brief record of any points made will be included in the minutes of that meeting.

- (i) A question was asked as to whether we know what size dwellings the new proposed 28 will consist of – it was advised that they are proposed to be 2 and 3 bedroom dwellings.
- (ii) Mrs C Hughes commented on the usual procedure of Public Enquiries, in response to a previous query as to whether the Planning Inspector will visit the area. The normal procedure is that inspectors do usually look at the site/sites in question, and furthermore that Enquiries usually take place locally. Mrs Hughes further commented that given the discussions that have taken place in the past, and which will be a matter of public record, care may need to be exercised in using the issues regarding employment land etc. as an argument against the current proposal. Since the public exhibition, everyone has been aware of the long term plan of Wain Homes.
- (iii) Mrs C Hughes recalled (later in the meeting, but included here for reference) that Wain Homes have not applied for appeal costs in respect of the appeal in question.

The meeting was opened again.

3. **Continued...**

- (xiv) The question was raised as to whether the NTTC have ever been formally advised of the 'swap' of employment land and housing between Batheway and the Mill sites.
- (xv) With reference to item 5.3 of Wain Homes Statement of Case, it is stated that "...as recently as June 2014 North Tawton was deemed to be sustainable to accommodate the development for 61 dwellings, employment land, and a medical centre...". However, the proposal is now for 89 homes, the query therefore is, can this be said to be equally sustainable?
- (xvi) There are assertions within the Statement as to local provision which are incorrect – there are now no banks within North Tawton, the primary school is more than 600 metres from the Batheway site, one of the convenience stores has now closed.
- (xvii) There has been no concrete information from Dartmoor Tweed with reference to their plans for the woollen mill site.
- (xviii) Members noted the following section from the report of WDBC Officer Matt Jones, in relation to the application:

"After further consideration of this potential solution it is clear that, although the Woollen Mill site holds a current employment land use, in reality, owing to the degraded nature of the site and the need for further consent (certainly Listed Building Consent) there is no real, immediately deliverable employment on the land. In essence, further consent is essential in order to deliver employment and the LPA cannot be assured that that will ever come forward. Without complete assurance that the employment will be delivered officers are unable to add weight to this as justification for the loss of employment at the larger site."
- (xix) With reference to the expected site visit by the Planning Inspector, it was commented that he should visit the woollen mill as part of any site visit.
- (xx) A proposal was put forward that Cllr Jean Trehwitt, Cllr Carol Burrow, and Town Clerk Ros Rice, should meet to formulate the Council's response to the appeal; the proposal was seconded and unanimously agreed.

5 Standing Orders – suggested amendment to Standing Order 15

- (i) Cllr Whiteley advised that this suggestion had come about in consideration of times of the year when there is potentially a long gap between Council meetings. If an emergency arose, necessitating works to be undertaken costing in excess of the £500 expenditure the Clerk is able to make, this could cause problems. The Council needs a format within which to legally make appropriate payments in any such case.
- (ii) There was some discussion as to whether there should be a limit set to any emergency expenditure, and also as to whether an item should be included in the agenda for the September meeting to raise the limit of money able to be spent by the Clerk.

It was proposed that the suggested amendment to the Standing Orders and the conditions thereof, should be agreed. This proposal was seconded and unanimously agreed.

6. Parish Matters

- (i) There was some discussion of Standing Order 3b(i) relating to formal notice of meetings to be served on Councillors by delivery or by post. Email notification does not form part of the Standing Orders. Not everyone accesses email on a regular basis. It was generally agreed that care must be taken to ensure that meeting notifications are issued in accordance with the Standing Orders.
- (ii) A complaint had been received from a resident regarding the dip in the pavement between Letherens and Yeo Lane, the dip being there to allow wheelchairs to access

the road from the pavement. Cars are regularly parking on or in front of this dipped area. This item to be included in the agenda for the September Ordinary Meeting.

- (iii) It was further reported that the brambles overgrowing from properties in Yeo Lane – the Clerk will chase this up with Highways.
- (iv) It was requested that the Clerk also put an item on the September agenda to write to Gregorys with reference to their staff parking cars in awkward places.
- (v) A car parked adjacent to the bin in Yeo Lane was mentioned, as it has been there for a long time. The Clerk confirmed that a check has revealed the car is taxed until October, and therefore is entitled to park on the public highway.

It was then proposed, seconded, and agreed to hold a Part II session.

The first part of the meeting closed at 8.40 pm.

8. Date of next meeting

The next Ordinary Meeting of the Council shall be Tuesday 6 September 2016.

PART II

EXEMPT REPORTS

That under the Public Bodies (Admission to Meetings) Act 1960 (as extended by S.100 of the Local Government Act 1972), the public and accredited representatives of newspapers be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972 by virtue of the paragraph specified against the item.

After some discussion it was proposed, seconded, and agreed by majority, to accept the recent quotation for works to stone walls at the Memorial Park and the Cemetery.