

Part II meeting with Wainhomes

24th October 2016

Present:

Ian Roach – Planning Manager – Wainhomes

Andrew Ball – Land & Planning Director – Wainhomes

Cllr I MacLeod

Cllrs Mrs C Burrow

Cllr Miss B Rice

Cllr Ms J Trehitt

Cllr Mrs K Tizzard

Cllr K Hodge

Cllr M Kennedy

Cllr M Fisher

Mrs R Rice – Clerk

Cllr Mrs C Burrow introduced everyone and welcomed Mr Roach and Mr Ball to the meeting.

Mr Ball introduced himself and said he was new to the post, and Mr Roach said he had been in post since May and they thanked the Town Council for the opportunity to speak to them.

Wainhomes have a large land holding in North Tawton and they want to bring forward this land for development working with the Town Council. They have been exploring the sites in detail and the constraints, ecology, flood risk and site levels have been investigated. At the moment they only have thoughts on the site, nothing is fixed at this stage, there may be other solutions.

Two large plans were shown to the Councillors. Wainhomes have options on the land from Batheway down to the Cheese Factory. Habitat surveys have been carried out as well as topological and heritage surveys. There are opportunities for developments on these sites, the closer to the town the higher the density would be, and the land is developable. Account of noise and odour must be taken into account as well as highways and access. These surveys are available to the Town Council. There are three surveys, Landscape and Visual Impact, Transport and Ecology. Building cannot take place on the flood plain.

There is opportunity for employment land on the western side of the site, with residential on the eastern site, site for a new school, meadows, open space and play parks. A small car park was mentioned. There will be not retail.

The site is capacity is 600 dwellings.

A discussion took place regarding the school and the doctor's surgery.

Councillors asked Mr Roach and Mr Ball how could the Town Council and the people of North Tawton trust Wainhomes, when they put forward employment land with the application for 61 dwellings and this is now not forthcoming. A general discussion took place about the perception of mistrust that the people of North Tawton had of Wainhomes when they have not delivered what they promised already.

Cllr Mrs C Burrow stated that she felt that the public will not want this huge development. The Neighbourhood Plan Questionnaire clearly indicated that the people of North Tawton want smaller developments around the town and not one large development.

Cllr Ms J Trehitt stated that there was going to be a public meeting regarding the Neighbourhood Plan on the 10th December with a view to going to referendum early next year.

Questions were asked regarding the Wool Mill which Wainhomes have permission for dwellings. Mr Roach and Mr Ball explained that this would be an expensive scheme bearing in mind the old heritage buildings on the site. With regard Dartmoor Tweed there is nothing "concrete" yet but they will make contact with Dartmoor Tweed.

There is the possibility of a mini roundabout at the entrance to Batheway with access for Lorries from the back of Gregorys.

Cllr Ms J Trehitt commented on safe access to the town, the current footpath on the road is not safe.

Again the mistrust of Wainhomes was brought up, especially with regard to the serviced sites for the Doctors Surgery and the employment land.

Affordable housing, rent +, affordable to buy and affordable to rent was discussed. Wainhomes have to comply with West Devon and National policies.

Parking problems in North Tawton was discussed as well as employment land and sheltered housing.

It was pointed out that Wainhomes need to build relations with the public again.

Wainhomes said that Phase II of Batheway was imminent. Wainhomes are currently development in St Austell and Newquay.

Again discussion took place regarding the medical centre and site for a car park.

The meeting ended at 8.10 pm, with a closing statement from Wainhomes that sometimes a larger development provides more to the town than lots of 3 – 4 units.