

NORTH TAWTON TOWN COUNCIL

Town Clerk:
Mrs R Rice

14a The Square North Tawton
EX20 2EP
Tel 01837 880121

Minutes of the Extraordinary Meeting of North Tawton Town Council held at the **Town Hall** on **Tuesday 12th November 2013** at **7.30 pm**.

Present: Cllr Dr P Brickley Cllr Mrs C Burrow
Cllr Mrs G Hoggins Cllr K Hodge
Cllr Mrs J Morgan Cllr N Morgan (Chairman)
Cllr I MacLeod Cllr Mrs A Ponsford
Cllr Mrs D Rice

Simon Cater, Wainhomes and Ian Awcock AWP (Highways and Drainage Engineer) were in attendance.

20 Members of the public were present.

The Chairman welcomed everyone to the meeting and outlined how the meeting would be run. Following Apologies for Absence and Declarations of Interest the meeting would be suspended for open forum/questions.

1. **Apologies for Absence** – Apologies for absence were received from Cllr S Blood, Cllr A Gillespie and Cllr S Whiteley.
2. **Declarations of Interest** – Cllrs. Brickley, Hoggins, Burrow, and Ponsford declared an interest in Planning Application 01037/2013 as they were members of the Neighbourhood Plan Project Group, and Cllr MacLeod declared an interest as a member of the Patients Participation Group. The Clerk reported that she had obtained advice from the Borough Council's Solicitor and her advice was:

“given the early stage of the Neighbourhood Plan Project, and that no specific sites have yet been discussed by that Project, my view is that the councillors can take part in the application at the TC meeting”.

The councillors should declare at the beginning of the TC meeting that they belong to the Project (and record in the minutes) but they can carry on and discuss/vote.

We need to keep an eye on the progress of the Project as this advice may change subject to the issues being considered by the Project group”.

The meeting was suspended to allow for Open Forum/Questions:

Open Forum

- Questions were asked about the Local Housing Need and how it is measured. WDBC carried out a Housing Needs Survey in 2010 and a new survey will be carried out shortly. The Neighbourhood Plan Project Group recently spoke to youngsters in

the park, and their main concern was about housing for the future. Simon Cater stated that he had already had 4 houses reserved, which was following the meeting in the Town Hall the previous day.

- Why is the proposed development on the outside of the town. Simon Cater stated that the scheme for the Wool Factory, at present, is unviable.
- If this development takes place it will mean that the older houses in the town will become derelict.
- Further questions about the Local Housing Needs Survey and the response from the youngsters in the park – it was explained that 6 people from the Neighbourhood Plan Group met one evening in the park to speak to the youngsters, and their real concerns were – “would they be able to stay in the town and find somewhere affordable to live”.
- How does the size of the site compare with Strawberry Fields. This information was not available at the meeting.
- Serviced sites for employment – Simon Cater stated these are to be serviced sites which will be marketed for 5 years, Use Class B1, offices, storage, light industrial – not retail. WDBC do have people interested in this type of site.
- Parking issues in High Street. – Simon Cater stated that they would be promoting people to walk to the town. WDBC are awaiting the Highways Officers response. Ian Awcock stated there were two issues, new traffic generated and the town centre. The Neighbourhood Plan Project Group will need to talk to DCC Highways, regarding the possibility of changing the town centre – there is an opportunity there.
- Phase 1 is the thin end of the wedge. Cllr Dr P Brickley stated that ~~WDBC's SHLAA is now off the radar, there is not now the need for 183 dwellings.~~ we had been advised by WDBC that their SHLAA does not require 183 houses in North Tawton. The Neighbourhood Plan is not in existence yet, so we are just consultees on this application WDBC make the decision,
- School places of concern. Simon Cater stated that meetings have been held with the Education Authority, and been informed that there is no problem with size of the school at the moment. The size of this development can be accommodated at the school at the moment. Section 106 agreement money will be made. Cllr Dr P Brickley confirmed that a meeting had been held with the Head Teacher from the Primary School and the school can accommodate new housing without needing a new school.
- Increase in vehicular movements – need for lighting at De Bathe Cross – Simon Cater stated he would speak to Devon County Council Highways regarding this.
- Cllr Morgan confirmed that the Town Council would be holding a meeting with Wainhomes to discuss the Section 106 Agreement.
- Concern about the infrastructure for drainage, water and electricity – Simon Cater confirmed that SWWA did not have any objection to the proposal.
- Light pollution – it was explained that this was a Devon County Council function.
- Questions about Social Housing/Affordable – Simon Cater gave an explanation.
- Concern regarding smoke from the chimneys of the new houses – The Clerk confirmed that Moor View was not a Smokeless Zone.
- Multifuel stove or Woodburning Stoves – Simon Cater confirm they would be Woodburing stoves.

- Need for a new car park – it was confirmed that this topic was being looked at by the Neighbourhood Plan Project.
- Parking and generating more traffic
- Use of main car park in The Square at a Park and Ride car park
- Aspirations of Wainhomes to build more houses – Simon Cater confirmed that he would come back to North Tawton next year to put forward proposals for the Wool Mill and Phase 2.
- New Road – Cllr Dr P Brickely stated that the new road could only be built if a significant number of houses were approved and that will be a decision for the town to make through the Neighbourhood Plan public consultation.
- Question regarding development at Feniton which was allowed on appeal.
- Noise from Vital Dogs – buffer zone and trees.
- Complaints about Noise from Vital Dogs could lead to loss of jobs – the Clerk was requested to raise this concern with the Environmental Health Department.
- Buy to let investors – Simon Cater stated they could not make any provision to prevent this,

The Clerk read out a resume of the letters of objection and support and the statutory consultee responses received to date.

The meeting was again opened.

3. PLANNING MATTERS

To consider the planning application received from West Devon Borough Council and to make a recommendation.

3.1 01037/2013

Land south of Moorview and west of High Street, North Tawton
 Hybrid planning application comprising: Full application for 61 residential dwellings with associated roads, footways, parking, landscaping, drainage and open space; together with Outline application (with all Matters Reserved) for 1.194 ha of land for employment use and medical centre.

After some discussion it was proposed by Cllr Mrs G Hoggins and seconded by Cllr Dr P Brickely to support the application. There was no counter proposal. A vote was then taken to support the application: 7 Councillors voted to support the application and 2 Councillors voted to object. It was therefore resolved to support the application.

4. Questions/Comments from members of the public

Nothing further was raised.

5. Any other business

The Clerk informed the Council that she had now received details of the Emergency Planning Workshop which was to be held on Thursday 26th November 2013 4 pm – 6pm or 7 pm – 9 pm. Three spaces had already been reserved. After some discussion it was decided that Cllr Mrs G Hoggins, Cllr Mrs C Burrow and the Clerk should attend the 4 pm – 6 pm workshop.

The meeting ended at 9.10 pm.