

## **MINUTES OF HOLBETON PARISH COUNCIL PLANNING MEETING HELD IN HOLBETON VILLAGE HALL ON THURSDAY 20 MAY 2021 AT 7.30 PM.**

**Present:** Cllr Julie Fuller - Chairman  
Cllrs Mike Reece, Carol Ackroyd, Harry Baumer, Trudie Timlin Brown, Nirosha Gunatillake,  
Andrew Hollett, Chris Flower and James Pengelly  
Teresa Drew - Parish Clerk

**Visitor(s)/Parishioner(s) present:** 5

Cllr Fuller welcomed everyone to the meeting and asked if those present could use their mobile phones for track and trace or inform the Clerk of their name, address and contact details.

### **1. APOLOGIES FOR ABSENCE**

County Councillor Dan Thomas  
District Councillor Keith Baldry  
Cllr John Sherrell

### **2. DECLARATIONS OF MEMBERS' INTERESTS RELATING TO MATTERS ON THIS AGENDA.**

None

### **3. PUBLIC PARTICIPATION - TO GIVE THEIR VIEWS OR QUESTION ON ISSUES ON THIS AGENDA.**

Points raised by parishioners:

- Parking opposite housing - entrance visibility splay opposite three cottages; will remove 6 metre parking area for local houses
- Some windows of the dwelling on Plot 8 overlook a parishioner's home
- A section plan with measurements has been promised by Verto showing the levels of plot 8 and the house opposite
- Amount and speed of traffic will be increased through the village
- Disability access needs to be reviewed
- Current sewage/treatment plant is already not coping with requirements and the new development will increase problem
- Water run off into Church Hill from new development could increase flooding further down in the village
- The Management Company of the proposed development will have a financial impact on new residents, and should include the Parish Council
- Negative response from Verto Homes into suggestion of water recycling
- Untreated sewage is currently going into the River Erme and this will be increased by the new development
- Who will maintain hedge boundary on south side of plot 8?  
Cllr Hollett confirmed the hedge will be maintained by the site management company.
- The initial planning application information has been deleted from SHDC planning portal with all objections, some of which are still relevant  
Cllr Ackroyd has seen last year's comments on SHDC planning portal, but suggested parishioners liaise with Cllr Baldry at SHDC.

#### 4. PLANNING APPLICATION:

Reference: 0868/20/ARM

Proposal: READVISEMENT (Revised plans received) Application for approval of reserved matters following outline approval 25/1720/15/O for the construction of 14no. dwellings, provision of community car park, allotment gardens, access and associated works including access, layout, scale appearance and landscaping (Resubmission of 0127/19/ARM)

Site Address: Development Site at SX 612 502, North Of Church Hill, Holbeton

Discussion ensued and in **Support of planning application with comments** - Cllrs Mike Reece, Carol Ackroyd, Harry Baumer, Andrew Hollett, Chris Flower and James Pengelly

##### **Object to the planning application:**

Cllr Gunatallike

Cllr Timlin Brown - due to drainage concerns

Councillors voted to support with comments as follows:

The Parish Council would like to thank Andy West and his colleagues from Verto Homes for being willing to engage in discussion with the council and parishioners at formal and informal meetings. It is much appreciated.

\*The Parish Council in the outline planning submission expressed concern about drainage from the site. The surface water and foul water drainage in the village operates through an old and failing system. In recent years following the floods of 2012 tanks were installed by SWW at the lower end of the village. Despite this sewage is now removed daily by tanker and SWW discharged untreated sewage into the Erme, an SSSI, 175 times in 2020. The Parish Council has been assured that the developer has made adequate provision to protect the site itself, but the Council remains concerned about the way both types of tanks will be connected to the rest of the network. SWW say that the infrastructure has capacity, the Parish Council does not agree and requests that planning at SHDC investigate this further and assesses the potential impact on properties below the site. The Parish Council is disappointed that SWW have not supplied information requested by the developers.

The Parish Council requests that building control inspectors check installation of the site drainage system carefully. On a previous development within the Parish plans were not adhered to leading to subsequent flooding within the village.

\*In the outline planning submission, the Parish Council expressed concern about the risks of pedestrian access to the village. The Parish Council accepts that the developer has worked to make the exit itself as safe as possible but an increase in pedestrian traffic along the narrow lane which is the 'main' road into the village remains a risk.

\*With regard to the Section 106 agreement and the affordable properties the Parish Council would strongly support these properties being social rental homes with local occupancy clauses imposed by the District Council. As with many local villages house prices are rising in our Parish and even 'affordable' homes are out of the reach of those who have grown up in the area but work in low paid but essential jobs. The number of private rental homes in the village is decreasing as they are sold off. We are committed to maintaining a diverse Parish community and this can only be achieved by having affordable rental property.

\*The Parish Council supports Verto Homes plan to instal low level downward facing streetlights. The development is on a hill above the village, and we believe regular streetlights will cause light pollution and reduce dark sky visibility.

\*The Parish Council supports the installation of electric car charging points within the properties. Considering planned changes in the way cars are powered we would ask that trunking suitable for future cabling for charging points is laid to the community car parking areas to enable this service to be offered here in the future.

\*The Parish Council requests that the planning officer scrutinises Unit 8 on the development to determine if the height and window placement has an unacceptable impact on the privacy of the cottages on Church Hill. Either the 2 windows overlooking the houses should be frosted or the alignment of this unit altered. A covenant for this property should state that the hedge bordering the road should only be altered with permission of the parish council.

\*The Parish Council would like to utilise the existing hedge to the West of Western Villas and not to have a second hedge and large trees that would block the light to these properties. We would like to see the large trees replaced with smaller decorative trees.

\*The Parish Council is willing to assume responsibility for management of the allotments. A metered water tap will need to be installed.

\*The Parish Council would seek to be consulted further regarding the management company and any role the Parish Council might wish to play.

\*Historic England have suggested the site is fenced with metal railings. The Parish Council does not support this. This is a traditional rural estate village with the only tradition of metal fencing being low level and agricultural. We would Support Verto Homes in requesting all internal and external boundaries are the types of hedging plants in Devon hedges.

We would also wish all hedges, new and established to be protected by covenant or a similar mechanism. This is mainly to protect the road boundary from being removed, this could lead to collapse of this bank. It also discourages residents from removing hedges and replacing with fencing not suitable for a rural village or a conservation area.

\*The Parish Council has been advised from the time of the outline permission that lorries would offload at a site close to the A379 and only smaller vehicles would be used to access the site itself. At a recent meeting Verto Homes say this would need permission from Devon Highways. The Parish Council thinks this agreement is essential. This site is difficult to access being down a narrow lane that is the main route into the village. The development will cause disruption anyway. Large lorries will cause traffic blockages and significant inconvenience to residents, and damage to the banks and hedges. This has happened recently at a single dwelling development locally.

\* The Parish Council would wish the development to be named 'Monk's Way'. This reflects the history of the site and the footpath between Minchinhay Farm and the Church.

\* The Parish Council would like Verto Homes to nominate a liaison officer to be a point of contact between the Council and the company during the development itself.

Meeting finished at 9.16 pm

*Julie Fuller*

Cllr Julie Fuller  
Chairman of meeting