

**MINUTES OF THE PLANNING MEETING
HOLBETON PARISH COUNCIL
HELD ON WEDNESDAY 28TH JUNE 2017 AT 7.30 PM IN
THE READING ROOMS, HOLBETON**

Members in Attendance

Cllr J Sherrell (Chairman) – see note below
Cllr J Fuller (Vice-Chairman) – Acting Chair for the meeting
Cllr H Baumer
Cllr C Flower
Cllr P Hearn
Cllr C Ackroyd
Cllr J Pengelly
Cllr M Reece
Cllr T Craig

Apologies

Cllr D Knight
Teresa Drew - Clerk

Other Attendees

S Timothy – Minute taking
Antony Mildmay-White (left meeting 8.00pm)
John Mildmay-White (left meeting 8.00pm)

PLANNING APPLICATION – FLETE ESTATE - CHURCH HILL, HOLBETON, DEVON

Cllr Sherrell opened the meeting, declaring a DPI and subsequently left the meeting. Cllr Fuller advised she would be acting as Chairperson, and welcomed everyone to the meeting which had been arranged to discuss the ongoing Planning Application at Church Hill, and the revised plans. Concerns had been raised previously regarding the impact on heritage within and around the site, and some residents had questioned drainage plans and whether full consideration had been given.

Cllr Fuller invited John Mildmay-White (JM-W) to explain proposed updates to the planning application which had recently been received by the Parish Council for consideration. J M-W confirmed the number of proposed dwellings on the Church Hill site is 14. He advised that a drainage solution had been reached. Questions had been raised with Richard Rainbow, Flood and Coastal Risk Engineer, Devon County Council at which they hadn't taken in account previously, and the original plan of a 5-metre bank at the bottom of the hill was not acceptable, so they were tasked to reinvestigate. The pipe below this had been monitored, and there were new plans for bore holes and soakaways as shown in the application. Holding ponds would be introduced in two locations, which would discharge water at a controlled rate. The original plans for parking had moved by a metre or so, to allow for the soakaways etc, having taken into account the whole drainage situation. JM-W clarified that once planning permission had been obtained, the plan was to sell the site to a developer, but the Flete Estate would retain the land around it and oversee the drainage running into the site.

Cllr Ackroyd referred to a letter from DCC's Flood & Coastal Risk Management, a copy of which has been added to the planning documents on file. JM-W confirmed that there would be strict planning conditions that they would have to adhere to.

Cllr Baumer asked about the holding ponds, from a safety aspect, and whether they would be fenced off? J-MH clarified that they would be fenced and situated in livestock fields, away from the public. There would be swale ditches that would carry the water away from the ponds, which would blend into the undergrowth. Cllr Reece suggested the pools could be utilised as "dew ponds" or have some secondary use.

Cllr Pengelly asked how would they know that the plans to improve drainage would work? JM-W felt that their advisors had a duty of care that the advice that the Flete Estate had received was accurate. Cllr Baumer suggested it was difficult to say whether plans were excessive, inadequate or just right. JM-W reassured the Parish Council that his advisors were professionals, doing what they were paid to do, and he put his faith in that advice.

Cllr Fuller commented that there were ongoing concerns from some residents in Church Hill, one in particular, that they would be overlooked by the development and whether this had been considered? JM-W confirmed that the plans would be submitted as they were, and it was for the Parish Council to decide whether they would support them.

Responding to a question about car parking within the site, JM-W presented the plans showing there was public car parking allocated, garages for some properties, and parking for the affordable housing. Cllr Ackroyd asked about pedestrian access to the houses; JM-W explained the situation had been made more limited due to the viewpoint restrictions. He also confirmed that pedestrian access to the village had been considered but again was limited, restricted by the other properties around the site.

Cllr Hearn asked what consideration had been given to the heritage of the site, and how under planning rules can a heritage site be touched? Antony Mildmay-White (AM-W) confirmed Richard Gauge had given his support and approval to plans.

Once the site was sold, Cllr Ackroyd asked whether the developer could propose to add more housing than what was currently in the application? AM-W confirmed that that would not be allowed.

In closing their planning update, AM-W confirmed that the plans would not be viewed at South Hams July meeting, but they were hopeful for August. The Chair thanked A & J Mildmay-White for attending the meeting and they left the room.

During the ensuing discussions, the following decisions were made:

That the Parish Council **APPROVE** the proposed plans for the housing development at Church Hill, with the following recommendations:

- The applicant must provide the additional information as identified in the Lead Local Flood Authority Response document compiled by Richard Rainbow and as annexed to these minutes, and observe strict adherence to the pre-commencement planning conditions as set out in the aforementioned document
- Further consideration, from a safety aspect, be given by the applicant to pedestrian access; both from the car park to the housing (i.e. car to door) and also from the site to the village
- As a heritage site, the applicants responsible is to acknowledge the monk's path and treat it sympathetically along with any other special unique characteristics the development may uncover
- Restriction on second homes and holiday lets

Cllr Hearn summarised that it was important that the Parish Councils comments reflected what the villagers wanted.

The Chair closed the meeting at 8.10pm

DATE OF NEXT MEETING – Tuesday 11th July 2017 at 7.30pm Holbeton Village Hall

SIGNED:  Councillor Julie Fuller (Vice-Chairman) DATE: 11 July 2017

To: Chief Planning Officer
South Hams District Council
Follaton House
Plymouth Road
Totnes
TQ9 5NE

From: Flood and Coastal Risk Management Team
Lucombe House
County Hall
Topsham Road
Exeter
EX2 4QD

Date: 22 June 2017
Our Ref: FRM/SH/1720/2016

LLFA Officer: Richard Rainbow
Telephone: 01392383000
E-mail: floodrisk@devon.gov.uk

PLANNING APPLICATION - LEAD LOCAL FLOOD AUTHORITY RESPONSE

APPLICATION NUMBER: 25/1720/15/O

APPLICANT: Trustees of the Flete Estate

DETAILS OF APPLICATION: Outline application with some matters reserved for erection of 16 no. dwellings, provision of community car park, allotment gardens, access and associated works

LOCATION: Proposed Development Site at SX 612 502, Land North of Church Hill, Holbeton, Devon

Recommendation:

Although we have no in-principle objection to the above planning application at this stage, the applicant must submit additional information, as outlined below, in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.

Observations:

Further to our consultation response dated 05/12/2017, the applicant's engineering consultants have submitted a revised Flood Risk Assessment (Reference: HOL-HYD-PH1-XX-RP-D-5001 SO P1.2 (Rev P1.2, dated June 2016) which provides a suitable surface water management scheme for the development site. This is supported by an appropriate Ground Investigation and Soakaway testing for the proposed infiltration devices.

However the applicant should confirm that the safety factors applied in the the design of the proposed infiltration devices are appropriate given that some will be situated above the proposed highway and proposed properties. It may be applicable that a safety factor of 10 is applied in some instances, it is noted however that the design of the infiltration devices is based on the worst case infiltration rated encountered during the ground investigations and further discussed within section 8.3 of the submitted document.

The applicant must note that further investigations will be required to further support the suitability of using infiltration devices on this site, including further infiltration testing in accordance with BRE Digest 365 Soakaway Design (2016), together with an assessment to determine the risks of infiltrating water emerging downslope, raising groundwater levels, and destabilising the slope itself. I am satisfied that these investigations can be secured by a pre-commencement planning condition which I have outlined below.

Assuming that the above information can be provided we can recommend the following pre-commencement planning conditions, with regard to the surface water drainage could be recommended:

- No part of the development hereby permitted shall be commenced until a programme of percolation tests has been carried out in accordance with BRE Digest 365 Soakaway Design (2016), and the results approved in writing by the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. A representative number of tests should be conducted to provide adequate coverage of the site, with particular focus placed on the locations and depths of the proposed infiltration devices.

Reason: To ensure that surface water from the development is discharged as high up the drainage hierarchy as is feasible.

- No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The design of this permanent surface water drainage management system will be informed by the programme of approved BRE Digest 365 Soakaway Design (2016) percolation tests and in accordance with the principles set out in the Flood Risk Assessment (Reference: HOL-HYD-PH1-XX-RP-D-5001 SO P1.2 (Rev P1.2, dated June 2016).

Reason: To ensure that surface water runoff from the development is discharged as high up the drainage hierarchy as is feasible, and is managed in accordance with the principles of sustainable drainage systems.

Advice: Refer to Devon County Council's Sustainable Drainage Guidance.


- No part of the development hereby permitted shall be commenced until the full details of the adoption and maintenance arrangements for the proposed permanent surface water drainage management system have been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority.


Reason: To ensure that the development's permanent surface water drainage management systems will remain fully operational throughout the lifetime of the development.

- No part of the development hereby permitted shall be commenced until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the construction site.

Reason: To ensure that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area.

Advice: Refer to Devon County Council's Sustainable Drainage Guidance.

The submitted FRA also details a flood mitigation scheme which will deal with current surface water flooding issues (generated offsite) which effect the eastern section of the site and results in flooding to the neighbouring properties. The current flooding results from defects within an existing 225mm land drainage pipe. The current proposals will seek to control runoff from adjoining land and control flows through the existing pipe work (which will include remedial works to ensure appropriate operation). In principle this is acceptable and the proposed attenuation ponds and pipe remedial works could be secured by an appropriate condition. However the current proposals don't detail the route of the drainage pipe once it reaches the gully within Vicarage Hill, further detail should be provided to confirm that there is a suitable outfall. 

It is noted that the proposals will provide betterment over the current situation however if the proposed flood risk management works are unable to function it is likely to effect the proposals for the proposed properties at the location of the historic flooding. 

Yours Faithfully

Richard Rainbow
Flood and Coastal Risk Engineer