

MINUTES OF HOLBETON PARISH COUNCIL PLANNING MEETING HELD IN HOLBETON VILLAGE HALL ON THURSDAY 19 MAY 2022 AT 7.00 PM.

Present: Cllrs Julie Fuller, Mike Reece, Trudie Timlin Brown, Harry Baumer, Carol Ackroyd, Jim Melhuish, Tony Callcut, John Sherrell, Nirosha Gunatillake and Chris Flower

Tom Davey and Andy West from Verto Homes

Teresa Drew - Parish Clerk

Visitor(s)/Parishioner(s) present: 9

Resolved Cllr Fuller to Chair the meeting.

1. APOLOGIES FOR ABSENCE

County & District Councillor Dan Thomas and District Councillor Keith Baldry.

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

Cllr J Sherrell - declared a DPI and the meeting would be chaired by Cllr Fuller (Vice Chair).

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

Tom Davey and Andy West from Verto Homes explained the revised plans. The development will have its own surface water drain linking to the combined sewer near the Primary School. The drainage has to be future proof. The sewer will be adopted by South West Water. Soakaways alone will not be adequate to deal with the water. The Hydro-Break will ease the flow of water from the development.

Some of the points raised by Councillors and parishioners

- Will the drain be of sufficient size for the new development, and for other households to be able to link in to the drain
- Verto representatives confirmed the size has the capacity to take more
- Will South West Water (SWW) lay the pipes - Verto representatives confirmed yes, or a contractor which has been agreed with SWW.
- Will the remaining private domestic drainage be maintained by the property owners of the management company set-up to maintain all private areas. The mitigation basins and swales will also be maintained by the same management company as on the on-site private system - Verto representatives confirmed maintenance will be maintained by a management company. SHDC will require a strategy for the maintenance company.
- Cllr Ackroyd asked that the residents of the Church Hill development are made aware the church bells are rung and there is a church clock
- Residents on Church Hill are concerned about the hedge and being overlooked - Verto confirmed the hedge will be maintained by the management company.
- Verto - Vicarage Hill drainage pipe will go under the stone wall.
- Verto - SHDC affordable housing team are happy with the provision of the 5 affordable homes and their size.
- Concern in connection with the site access for construction lorries. Verto are considering various ways material can be delivered to the site.

4. PLANNING APPLICATION: Proposal: READVERTISEMENT (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 it was RESOLVED to submit the following: -

Updated comments on application no: 0868/20/ARM

Applicant Name Mr Tom Davey.

The Parish Council would again like to thank Tom Davey and Andy West from Verto Homes for their willingness to attend community meetings and keep the council and community up to date with their plans.

*The Parish Council in the outline planning submission expressed concern about drainage from the site. The Parish Council has been assured that the developer and Southwest Water has made adequate provision to protect the site and the properties below the site. We are pleased that our concerns have been considered and the plans updated to address these. We would request that the new drainage system has the capacity for existing properties to join the surface water system if they wish. This sits with the Parish Council's and District Council's environmental policies.

The Parish Council requests that building control inspectors check installation of the site drainage system. 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 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 the revised plans for 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.

*The Parish Council is willing to assume responsibility for management of the allotments. A 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.

4. PLANNING APPLICATION: (continued)

* The Parish Council requests that the hedge planned to bound 2 Western Villas along the side of the property adjoining the new car park, be replaced by a Devon bank. This is supported by the occupants.

* The Parish Council 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. It is possible that fields at the top of the lane could be used for offloading.

* 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 8.16 pm

Julie Fuller

Cllr Julie Fuller
Chairman of meeting