

MINUTES OF HOLBETON PARISH COUNCIL
PLANNING MEETING HELD ON 28TH NOVEMBER 2023
Venue - Holbeton Parish Church 6.30pm

Chairman: Mr John Sherrell

Clerk: Cllr Timothy
(standing in for Parish Clerk - Teresa Drew)

The Chairman welcomed everyone along to the planning meeting, which had been held to discuss the planning consent for the building development at Church Hill.

1. Apologies

The Chairman confirmed apologies had been received from Cllr Ackroyd.

2. Declarations of members interests relating to matters on this agenda

The Chairman confirmed that he had a DPI interest in this matter, and therefore asked Cllr Baumer to Chair the meeting from that point onwards.

3. Public participation - to give their views or questions on issues on this agenda

Cllr Baumer summarised that the meeting was being held to enable the Parish Council and those members of the public attending, an opportunity to listen to the plans in relation to the building development north of Church Hill, ask any questions and raise any concerns they may have to enable the construction company, Verto Homes, to respond accordingly.

4. Reference 3308/23/ARC - Application for approval of details reserved by conditions 4, 14, 25 and 26 of planning consent 25/1720/15/0 and conditions 2, 5, 6, 14 and 17 of planning consent 0868/20/ARM. Development Site at SX162 502 north of Church Hill

Cllr Baumer welcomed Andy West from Verto Homes to the meeting. During his summary of the construction process he confirmed the planning for the development had taken some 7 years to reach this stage having recently been given the go ahead from the local planning authority.

Cllr Baumer raised the subject of proposals to excavate and install a new sewer pipe and install a new surface water sewer, which would run from the site down through the village. He referred to the minute of a meeting held with South West Water on 21 March 2023, where they advised they would require a period of 3 months to review surveys and establish sites, and a further 3 months to complete survey work in advance of the work being undertaken. However, contrary to this, very recently the Parish Council had received three notices from Devon County Council confirming that the work was scheduled to take place in January 2024 over a three-week period. This would result in road closures, which, the Council had previously insisted, should not take place during term time as this would have a detrimental effect on traffic in the village, particularly during school times.

Mr West confirmed that there would be two attenuation basins installed as part of the new sewer system. The sewer pipe would exit the building site at the bottom boundary, go through private gardens out into the road and down to the area outside the school where it would be connected to the existing SWW drain. SWW would approach residents to encourage them to connect to this new surface water pipe, which would help with surface overflows and drainage. However, regarding the disruption to the village, Verto Homes had considered it was the best time to do the work whilst a trench was open and, regarding timescales, had endeavoured to reduce the timescale of the road closure as much as possible. Cllr Thomas asked could Verto Homes consider moving the works to the February half term period or even possibly Easter, to help overcome the disruption to traffic in the village during term time when parents were bringing children to school.

Mr Mildmay-White felt it was important that SWW should be approached to ascertain what they intended to do having previously asked for 6 months to plan the work.

5. Reference 3308/23/ARC – Application for approval of details reserved by conditions 4, 14, 25 and 26 of planning consent 25/1720/15/0 and conditions 2, 5, 6, 14 and 17 of planning consent 0868/20/ARM. Development Site at SX162 502 north of Church Hill (continued)

During the ensuing discussions Mr West confirmed he would:

- **Speak to David McManus, the Construction Director tomorrow to ascertain whether there was any flexibility with the schedule for the drainage works with the question of moving it to February half term or later. He would look at the development phases to see if build routes could be swapped, not paused, to accommodate this. They would keep all parties updated, including the School and the Parish Council.**

Mr West was asked how local businesses may be affected by the road closure and building work, for example, the Village Shop and the Mildmay Colours Public House. He confirmed that there would be an element of disruption, and it was important that residents raised any concerns they had with the on-site construction workers to ensure issues were dealt with there and then. He wanted everyone to be open and honest, and Verto Homes would always endeavour to give forewarning of any closures that would affect individual properties. This would be on a case by case basis. Mr West was asked if a project plan would be available, so the Parish had some knowledge of the phases of the building development. Mr West confirmed he would:

- **Provide a copy of the plans and phases of the project for village residents, which would be publicly displayed as soon as possible, perhaps in the Village Hall.**

Cllr Baumer referred to the minutes of an Extraordinary Meeting of the Parish Council on 19th May 2022 where a number of comments and concerns were noted relating to the building proposal, and asked whether some of these could now be confirmed by Verto Homes.

Flooding

In relation to concerns about flooding, Mr West confirmed that Verto Homes would be responsible for the works during the construction phase, SWW would be responsible at the point where it connects to the existing drain. At some point after the construction is complete, SWW would adopt the entire sewer system.

Pedestrian and vehicular access

Mr West confirmed that there would be disruption at times, DCC was considering a request from Verto Homes that the road from Lusson Cross down to the bottom of Church Hill be closed as part of a Section 278 Application which was currently being finalised. This application would take into account the School operating times, and other matters such as refuse/recycling collections, emergency access etc. As this, again would have an effect on parents trying to get their children safely into school, Mr West confirmed:

- **Verto Homes would be committed to talking to the School in relation to planning road closures**

Cllr Baumer asked if the Parish Council would be consulted in relation to the Section 278 Application. Mr West confirmed that the application was a work in progress and, whilst drainage was a statutory undertaker, the construction process was separate and was open to public comment.

Affordable Housing

Cllr Baumer asked when would they know how many properties would be available for social rent or a similar affordable housing scheme. Mr West advised that the tenure that would be offered on five dwellings within the development would be either:

- *Rented
- *Shared Ownership
- *Discounted open market sales

They would be offered as such for a period of 6 months, after which if unsuccessful, this would be reviewed and another tenure would be used. This is overseen by SHDC Affordable Housing Team and these five houses would always be overseen in that way.

6. Reference 3308/23/ARC – Application for approval of details reserved by conditions 4, 14, 25 and 26 of planning consent 25/1720/15/0 and conditions 2, 5, 6, 14 and 17 of planning consent 0868/20/ARM. Development Site at SX162 502 north of Church Hill (continued)

- **Mr West confirmed a locality clause would be established**

Street Lights

- **Mr West confirmed that there would be low level street lights**

Spaces for Cars and Electric Charging Points

Cllr Baumer confirmed that the Parish Council had been offered an opportunity to have one free electric charging point and would Verto Homes accommodate the cables for an electric charging point within the parking area on the site as well as the infrastructure to allow charging points for all 20 parking spaces in the future without having to dig up the new road.

- **Mr West confirmed that, as it fits within their ethos, he would discuss this with the Construction Director and if they could, they would accommodate this. He felt it was of community benefit.**

Cllr Baumer asked for clarification as to the ownership of the public car park once the scheme was completed.

- **Mr West confirmed that the parish council will be offered ownership of the car park. If the parish council did not wish to adopt this then it would be owned by the management company.**

Plot 9

There had been concerns regarding roof height and window placements for Plot 9. Verto Homes confirmed that plans had now changed, from two pitched elements to one pitched element with the second element being lower than hedge height. A resident of Church Hill asked to see the revised plan.

- **Cllr Thomas confirmed he would email the plans to the resident**

Allotments

- **Mr West confirmed that the Parish Council would be offered the management of the allotments. If they did not wish to adopt this, it would then be undertaken by the Management organisation. He confirmed a tap would be installed**

Timescales

Mr West predicted that the building project could be completed by December 2024. The scheme of works would see houses being built at the same time, rather than one by one.

Protection of Hedgerows

- **Mr West confirmed that all established hedges would be protected.**

Access for Articulated Lorries

A scheme was being considered by Verto Homes, in liaison with the Flete Estate, to use the Sawmills to off-load any large deliveries from articulated lorries which would then be transported separately in smaller vehicles to the building site.

Site naming

The Parish Council had requested that the site be named "Monks Way", to reflect the history of the site. Mr West explained that all Verto Home developments took Latin names and therefore they would look at calling the site Monk's Way in Latin. [*Monachus Viam* according to Google translate, or *Via Monachi* meaning the way of the monk]

Cllr Baumer opened up questions from the public:

Times of Work

Mr West confirmed the site working times would be:

8am-6pm Monday to Friday

8am-1pm Saturday

No working on bank holiday

Covenants

Mr West confirmed that there had been no other covenants considered, such as the protection against housing becoming second homes or against complaints regarding noise levels of church bell ringing.

Road Closures

Mr West confirmed that notice would be given of all road closures, this information would be found on their website, via noticeboards and signage, notices etc within the normal statutory period that is required.

Cllr Baumer thanked Mr West for coming to the meeting on behalf of Verto Homes. Mr West summarised that Verto Homes genuinely felt that the housing development would be a welcome addition to the village and a great opportunity for families to join a thriving community. He felt that there would be times of noise and disruption but they would work together to help find solutions.

Cllr Baumer asked Verto Homes to come to future Parish Council Meetings from time to time, and Mr West confirmed that this would be beneficial to be able to discuss what they were doing and they would fit in around the Parish Council to ensure this happened.

Cllr Baumer thanked everyone for coming and the meeting was closed at 7.53pm.

Harry Baumer

Signed:..... Councillor Harry Baumer

Date: 12 December 2023