

# BUCKFASTLEIGH TOWN COUNCIL

Minutes of the Environment and Transport Committee Meeting held on 11<sup>th</sup> December 2018.

**PLEASE NOTE THAT THIS MEETING WAS NOT QUORATE AND ANY DECISION FROM THIS MEETING IS NOT LEGALLY BINDING.**

Present: Councillors Janet Jones (Chair), Pamela Forbes, Andy Stokes and Judith Hart (Town Clerk)

In attendance: 2 members of the public

## **Part I (Open to the Public)**

**18/91. Questions raised by the public:** None

**18/92. Apologies for absence:** Cllrs Pam Barrett and Linus McCloskey.

No apologies received from Cllrs Huw Cox and Ron Fox

**18/93. Declaration of Interests:**

Cllr Janet Jones declared a non-pecuniary interest in Agenda Item 7) Minute No. 18/97.

**18/94. To approve & sign as correct the Minutes of the Environment and Transport Committee meeting held on Wednesday 7<sup>th</sup> November 2018.**

Signed and approved by Cllr Janet Jones

**18/95. Review of actions from previous meeting:**

**Car Parking Review** –Teignbridge District Council (TDC) is looking at the parking suggestions from this Committee but no progress has been made.

**Drainage** – to discuss under correspondence.

**Fore Street road surface** - work to remove the uneven cobbles and improve the surface of the road has recently been completed by Devon Highways.

**18/96. Comments on planning applications received prior to this meeting and after Agenda set:**

Cllr Janet Jones advised that some minor domestic applications have been reviewed and a neutral response provided.

0645/18 Proposed: Erection of single storey kitchen extension at Northgate House, 1 Northwood Lane, Buckfast

Neutral view

**18/97. Planning Application for commercial sites and areas of significant development – 0615/18 Proposed: Erection of 28 dwellings (10 affordable and 18 open market), estate road, 50 parking spaces and gardens at Land west of Barn Park (Town Council response to be resolved at the full Council meeting on 12<sup>th</sup> December 2018)**

A draft response had been circulated to Councillors and was read out by Cllr Andy Stokes.

The Town Council objects to the proposed development on the following grounds:

- Privacy

- Flood risk and management
- Affordability
- Impact on local services
- Lack of public transport
- Restricted access
- No evidence of sustainability
- No evidence to protect, maintain or enhance biodiversity
- Constitutes a major development within a National Park in terms of the National Planning Policy Framework

**Action:** Recommend draft response to be resolved at the December Town Council meeting.

**18/98. Draft proposal and update from land to be developed at Buckfast Abbey:**

Representatives of the Town Council had attended a meeting at Buckfast Abbey concerning a proposed development of the large piece of land formally known as the Axminster Carpets site.

The proposal is to create a ‘care village’ which will incorporate a mixture of elderly supported housing, a dementia suite, end of life care facilities with properties for sale and allocated through Devon County Council social care packages.

An area of retail units is proposed which will include a pharmacy, hairdressers and basic stores. The Post Office will remain but possibly not in its current form. There will also be leisure facilities such as a gym and hydro-pool, community spaces, parking and landscaped areas.

Discussion is still in the early stages of development and planning permission will be sought in 2019.

Cllr Jones attended the Buckfast Village Hall meeting where the proposal is to remove the Village Hall to create an access road to the development was discussed. Residents from the village would be able to use the new facilities and possibly a new social space will be incorporated in the plans. A core group from the hall management committee will meet with the Abbey to discuss the options and the Village Hall Management Committee will hold a public meeting in January.

**Action:** Clerk to examine the hall constitution with respect to the responsibility of the Town Council as a custodial trustee.

The proposal is for a brownfield site which will create employment but is unlikely to boost the economy of Buckfastleigh. Building will include sustainable initiatives with a view to having a zero-carbon footprint, but it will increase traffic flow in the area.

**18/99. Whitecleave Quarry Restoration Plan:**

Following the cessation of works by the quarry operator a copy of the Restoration Plan to return the site to an acceptable condition has not been received.

**Action:** Clerk to send a letter to Devon County Council to clarify when a plan will be in place and to request a site visit to reassure the community that all plant equipment, machinery, materials and waste have been removed in preparation for restoration.

**18/100: Dartmoor Local Plan: First Draft Consultation (Regulation 18)**

Cllr Andy Stokes attended the Dartmoor National Park Parish Council workshop. A response to this document is due by 4<sup>th</sup> February 2019.

Key points were noted:

The 50% affordable housing requirement has been reduced to 45% - generally only 35% is now met.

The number of new house builds has been increased from 50 to 65 per year.

Affordability for Devon is very different to affordability in the South East. Local demand is not being met. The Campaign to Protect Rural England Housing Report says that the government is building twice as many houses as needed. There are 7,000 empty dwellings in Devon. New build is being sold for buy-to-let and second homes and not to local families.

No new sites are proposed for Buckfastleigh other than Barn Park and Holne Road.

The Devonia site has been removed as the landowner does not wish to develop.

Buckfastleigh and Buckfast are regarded as different sites for the purpose of development.

**Action:** The Council will formulate a response following further discussion.

**18/101. To discuss the planning, management and communications issues for projects which are within the remit of this committee:**

**Solar Panels** – The Council is awaiting a third quote in order to proceed with the planning application to install solar panels at the swimming pool. It was agreed that a volunteer is needed to manage this project and it was suggested this should be undertaken by either the Victoria Park trustees or someone in the community.

**18/102. Correspondence:**

It was noted that planning application 0210/18 for variation to site a caravan at The Copper Beeches, 16 Bossell Road, Buckfastleigh was refused by DNPA.

Email response from Stagecoach 28.11.18 re the Falcon coach service and the suggestion to include Buckfastleigh as a scheduled stop.

A Route Network Development Plan will be launched shortly which will set out structural changes to the route network in the South West which will be forwarded to the Town Council for information and feedback.

Stagecoach believe that including Buckfastleigh within their timetable will require additional resources and impact the hourly frequency. The use of a local taxi company from home to the coach stop where passengers will get a 10% discount is suggested or the option to link in using the X38, but it is felt that diverting the Falcon to Buckfastleigh would not be cost effective.

**Action:** Forward link for commenting to the website, Facebook page and Councillors.

Email response from Cllr Stuart Barker 26.11.18 following a request from this Committee to carry out a drain and gully assessment in the areas most at risk of flood within the parish with the Highways Officer.

The request was referred to Cllr Barker and refused due to other priorities and reporting routes.

**Action:** Members were not satisfied with this response and agreed that the Clerk should respond accordingly.

**18/103. Items requiring urgent attention:** None

Meeting closed at 11.25am