

MID DEVON DISTRICT COUNCIL

MINUTES of a **MEETING** of the **PLANNING COMMITTEE** held on 19 September 2018 at 2.15 pm

Present

Councillors

Mrs F J Colthorpe (Chairman)
Mrs H Bainbridge, Mrs G Doe, P J Heal,
D J Knowles, F W Letch, B A Moore,
R F Radford, J D Squire, R L Stanley and
R Evans

Apologies

Councillor(s)

Mrs C Collis

Also Present

Councillor(s)

Mrs J B Binks

Present

Officers:

David Green (Group Manager for
Development), Simon Trafford (Area Team
Leader), Philip Langdon (Solicitor) and Sally
Gabriel (Member Services Manager)

Also Present:

Ian Sorenson (Devon County Council, Highways Authority)

53 **APOLOGIES AND SUBSTITUTE MEMBERS**

Apologies were received from Cllr Mrs C A Collis who was substituted by Cllr R B Evans.

54 **PUBLIC QUESTION TIME (00-02-41)**

All public questions referred to Application 17/00348/MOUT – Creedy Bridge, Crediton

Mr Grigg asked: Is the committee aware that the club's currently cramped and outdated site, built over 50 years ago to house just three teams, is jeopardising our future - we are currently struggling to accommodate over 500 members and 16 teams and have problems arranging training and fixtures - but that if the Creedy Bridge application is granted we will be able to provide up-to-date facilities such as a new clubhouse with a greater number of changing rooms and more pitches and we can solve current parking problems?

Mr Newstead asked: Is the committee aware of the valuable work the club does with our growing youth membership – we have nearly 300 junior playing members in 11 junior teams, including three girls' team, and that if the Creedy Bridge application is granted we will be able to offer more rugby to more people – in particular younger people- in the wider community if we can provide better facilities?

Mrs Keogh stated that I am the clerk to the Upton Hellions Parish Meeting we as a group prepared some individual more specific questions. If the Committee has conducted a site visit you will be aware of the condition of the lanes surrounding the site to the south and west. These lanes allow access to the west side of Crediton including QE School and will be used rather than going all the way round via Exhibition Corner and up through the High Street. Stonewall Lane is already used as a well used short through route east/west of the town avoiding the High Street. Are you satisfied that the single track roads with few passing places will be safe for the joint use of even more two way motor traffic, cyclists and pedestrians?

Mr Kuzara - resident of Upton Hellions asked is it realistic to expect that the residents of the proposed development would use their cars as their first option to travel for any reason when the essential requirements of health and education provision, public transport and retail facility options are 2km away and nearly all the rugby members and visitors also drive to and from the new club?

Mr Casey, resident of Upton Hellions asked is the Committee aware that 93 individuals have been motivated to write letters of objection to this plan and that all the local Councils are affected by the plan? Sandford, Upton Hellions and Crediton all object strenuously?

Ian Cole, resident of Upton Hellions stated that my question is essentially if any of the properties should today get planning permission if they should be sold to councils outside of Devon would the sales be used against the social housing allocation hopefully meant for people in Devon?

Liz Toms, resident of Sandford stated that it's one of the objectives of new developments that there be sustainable employment alongside these developments. I'd like to ask what plans there are for employment opportunities that go alongside this development?

Patricia Walker, resident of Upton Hellions stated that the validity of the applicants travel plan rests on the assumption that the residents will walk or cycle into Crediton to minimise vehicle movements and impact on air quality and traffic congestion. Has the Committee considered that most journeys will be to transport children or to carry luggage or shopping and it isn't realistic to expect people to leave their cars at home?

The Chairman indicated that the questions would be answered during the debate on the application.

55 DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT (00-11-20)

Members were reminded of the need to declare any interests when appropriate.

56 MINUTES OF THE PREVIOUS MEETING (00-11-28)

The minutes of the meeting held on 5 September were approved as a correct record and signed by the Chairman.

57 CHAIRMAN'S ANNOUNCEMENTS (00-12-21)

The Chairman informed the meeting that the next ordinary meeting of the Committee would take place on 3rd October, however tomorrow was the opening day of the Local Plan Examination into J27 and associated housing, the inspector would be Mr Paul Griffiths and the examination would take place at the Tiverton Hotel at 10.00am.

58 THE PLANS LIST (00-13-46)

The Committee considered the application within the plans list*.

Note: *List previous circulated, copy attached to minutes.

a) No 1 on the Plans List (Application 17/00348/MOUT - Residential development of up to 257 dwellings and up to 5 Gypsy and Traveller pitches; 8.6 hectares of land made available to facilitate the relocation of Crediton Rugby Club; up to 1.1 hectares of land safeguarded for the delivery of a primary school; access arrangements from A3072 (Exhibition Way); pedestrian and cycle access on to Pounds Hill/Stonewall Cross junction, Old Tiverton Road and Pedlerspool Lane; landscaping and area of public open space; and other associated infrastructure and engineering operations at Land at NGR 284185 101165 (Creedy Bridge), Crediton, Devon).

The Area Team Leader outlined the contents of the report highlighting by way of presentation the proposed area for development, the site location plan, the proposed land uses and the means of access. He identified the areas for housing, the school site, the gypsy and traveller site, the green infrastructure and the access and movement plan which identified the proposed means of access to and from the site, vehicular and indicative locations of internal routes and principle pedestrian connections. Plans were also shown of the proposed offsite highway works at Pound Hill and Jockey Hill to assist safe pedestrian movements to and from the site. The transport strategy plan was produced with an additional plan highlighting the Red Hill Cross site which had received planning permission (now extant) and the closest residential properties. The presentation also included the density plan, an indicative masterplan for the site and a plan which identified the accessibility of the site to the town of Crediton. He explained the allocation within the adopted Local Plan and the emerging Local Plan; the footprint had not changed however there were changes to the proposed land use. He further explained the proposed Section 106 agreement and the allocation of affordable housing and provided photographs from various aspects of the site.

Providing answers to questions posed in public question time, the officer stated that with regard to the safe use of the lane network, it would be advised that the A3072 would be the preferred route for use, funding had been secured for sustainable travel. With regard to the transport issues raised, he felt that he had covered the issues within his presentation, with regard to the affordable housing and it being sold off to other local authorities in the country, the affordable housing allocation within Mid Devon was dealt with via Devon Home Choice. With regard to sustainable employment, the allocation within the emerging Local Plan did not include an employment site, previously featured in the adopted Local Plan, however there were employment sites within Crediton and he was in receipt of an application for new industrial units in the town.

With regard to transport movement, Mr Sorenson (Devon County Council Highways Authority) stated that a number of passing places would be introduced on Stonewall Lane and that there would be safe vehicle access via a roundabout on the A3072 via Exhibition Road, he explained the proposed routes outlined in the transport assessment which included movements to and from the school and pedestrian access along the narrow lane. Future development in Crediton would lend itself to greater strategic networks. The officer stated that further footway improvements were being looked into and the development proposals that had lapsed would give further footways onto Old Tiverton Road. The development of the site would move the rugby club and training ground; those sites may come forward which could bring forward further traffic improvements.

The meeting then considered Members questions with regard to:

- Education funding, specifically early years funding
- The number of dwellings proposed for Crediton
- The affordable housing allocation and how that would be cascaded
- Open space on the site, specifically play areas and how they would be managed and maintained
- The Wildlife Trust representation and how issues raised would be mitigated
- How much weight should be given to the emerging Local Plan, the lack of a 5 year land supply and the planning balance
- Sustainable transport issues
- The viability of the proposal and the number of affordable homes
- The number of traffic movements around the site

Consideration was then given to:

- The views of the objectors with regard to the visual impact of the development on the village of Shobrooke, whether the site was sustainable, the impact on the local lanes and flooding issues
- The views of the agent with regard to the benefits of the development for the town and local area, the financial package, the lack of a 5 year land supply and the fact that the development would aid the issue, the density of the site which would be considered at the reserved matters stage and that the developers were willing to talk to Sandford Parish with regard to any particular projects they would like to discuss.
- The views of Sandford Parish Council with regard to Government policy for house building and the impact of this on the small town. The historic parkland which surrounded the site and the lack of broadband in the area.
- The views of Upton Hellions Parish Meeting with regard to the impact of the development on the rural landscape, the number of dwellings within the proposal were more than identified in the emerging Local Plan and the destruction of the Creedy Valley.
- The views of the Ward Member with regard to the history of the site, the lack of a green buffer, the sensitive heritage site and the area of flood plain, the inadequacy of the highway proposals, the site would fund improvements for Crediton, but what of Sandford? Issues with regard to the gypsy and traveller provision, the affordable housing, whether the bus services would

be improved, whether the density on the site was acceptable and the S106 agreement.

Discussion then took place regarding:

- The site visit that had taken place which had proved to be very useful to Members
- The retention of the trees in Pedlerspool Lane, any visual impact that the development would cause and the connectivity of the site to the town
- The education proposal within the S106 agreement, whether the schools in the town were over prescribed, the town of Crediton would not receive any Council Tax income as that would go to the parish of Sandford and the impact of the proposal on local doctors surgeries
- The housing need, the phasing of the affordable housing and the need to use the Devon Home Choice cascade system
- The valued English landscape with regard to Creedy and Shobrooke Parks
- The allocation within the adopted and emerging Local Plans and whether the site was sustainable
- The fact that the land was allocated for development and that it met with planning policy
- The density on the site

It was therefore:

RESOLVED that planning permission be granted subject the prior signing of a S106 agreement to secure:

1. The safeguarding of a 1.1ha site for a Primary School, and agreement for the land to be transferred to Devon County Council prior to the commencement of any development.

2. The setting out of a 0.3ha site for provision of up to 5 pitches for the Gypsy and Traveller Community, and the following provisions regards delivery and operation:

i. A scheme for the detailed setting out of the 5 gypsy and traveller pitches to be submitted and approved by the occupation of 110th dwelling (i.e. 43% completion); and

ii. Gypsy and traveller pitches to be laid out by 193rd occupation (i.e. 75% completion).

3. 56 units of affordable housing. The precise tenure and mix of unit sizes to be specified as follows: 40% Discounted housing and 60% Affordable Housing for rent, and with a property size requirement as follows: 1 bed 10%, 2 Bed 50%, 3 Bed 35% & 4 Bed 5%.

- A phasing plan to manage the delivery of the affordable housing units.

- Cascade arrangements as set out in the Devon Home Choice policy framework

4. The safeguarding of 8.6ha of land for the relocation of the Crediton Rugby Club, and agreement for the land to be transferred to Rugby Club prior to the

commencement of any development, or another date to be confirmed by the Rugby Club.

5. The setting up of a management company for the long-term management and maintenance of all communal areas including any parking courts, landscape, public open space and children's play areas.

6. Sustainable Travel Measures (to include a public transport contribution, a contribution to undertake improvements to existing PROW network and the provision of travel plan vouchers for future occupiers of the 257 houses) - £955,900. 00. To be phased over three tranches – First tranche payable upon occupation of the first dwelling and subsequent payments made 12 months and 24 months thereafter.

7. Primary Education - £13,652 per pupil (63 pupil spaces required) to be phased over three tranches – First tranche payable upon occupation of the first dwelling and subsequent payments made 12 months and 24 months thereafter.

8. Early Years Education - £250 per dwelling to be phased over three tranches – First tranche payable upon occupation of the first dwelling and subsequent payments made 12 months and 24 months thereafter.

9. Primary Special Needs - £141 per dwelling to be phased over three tranches – First tranche payable upon occupation of the first dwelling and subsequent payments made 12 months and 24 months thereafter.

10. Healthcare provision - £363 per dwelling to be phased over three tranches – First tranche payable upon occupation of the first dwelling and subsequent payments made 12 months and 24 months thereafter.

11. Off-site highway works as follows:

- Access arrangements from A3072 (Exhibition Way);
- Pedestrian and cycle access on to the Pounds Hill / Stonewall Cross Junction, Old Tiverton Road and Pedlarspool Lane; and provision of passing places along Stonewall Lane.

With conditions as recommended by the Head of Planning, Economy and Regeneration.

(Proposed by Cllr Mrs H Bainbridge and seconded by Cllr R B Evans)

Notes:

- i) Cllrs Mrs H Bainbridge, Mrs F J Colthorpe, Mrs G Doe, R B Evans, P J Heal, D J Knowles, F W Letch, B A Moore, R F Radford, J D Squire and R L Stanley made declarations in accordance with the Protocol of Good Practice for Councillors dealing in Planning Matters as they had received correspondence with regard to the application;
- (ii) Cllr F W Letch declared a personal interest as the objectors were known to him;

- (iii) Cllr P J Heal declared a personal interest as the applicant was known to him and that his grandson used the local rugby club;
- (iv) Cllr J D Squire declared a personal interest as the applicants were known to him
- (v) Jane Terry (Agent) spoke;
- (vi) Mrs Keogh spoke on behalf of the Objectors;
- (vii) Cllr Georgina Ford spoke on behalf of Sandford Parish Council;
- (viii) Cllr Lindsey Kuzara spoke of behalf of Upton Hellions Parish Meeting;
- (ix) Cllr Mrs J B Binks spoke as Ward Member;
- (x) The Chairman read a statement on behalf of Cllr Mrs M E Squires (Ward Member);
- (xi) Cllrs F W Letch, B A Moore, J D Squire and R L Stanley requested that their vote against the decision be recorded;
- (xii) The following late information was provided: 19th September 2018 –

Page 25: Section regards Applicants Supporting Information.

Since the committee report was issued the applicant has submitted a technical note regards any Buried Assets underground at the application site confirming that further evaluation across the site has been undertaken (in addition the ground and radar survey information) since the application was submitted.

The further investigative work that has been undertaken confirms that the presence does not affect any on-site works, whilst off-site works will require a diversion.

Officer Comment: The presence of services does not impact on determination of the planning application and does not affect the officer recommendation as set out in the Report.

(The meeting ended at 5.00 pm)

CHAIRMAN