



Ilsington Parish Council

Clerk: Mrs C Retallick, Bagtor Barton, Ilsington, Newton Abbot, Devon, TQ13 9RT.

Telephone No: 01364 661532

E Mail: clerk@ilsingtonpc.org

Ilsington Parish Council Planning Committee Meeting at Ilsington Village Hall

Tuesday the 8th of June 2021

MINUTES OF THE MEETING

Present :- M Wills R Steemson
R Bainbridge S Hember
J Prior

Also, present Mrs C Retallick Clerk and 1 members of the public
Cllr Wills welcomed everyone to the meeting.

1. **Apologies**
Received from Cllrs Reeve, Retallick, Winsor, Gribble, Patch.
2. **Declaration of interest in items on the agenda.**
Cllr Hember signed with regard of an item on the agenda.
3. **To confirm the minutes of the last meeting on 11th May 2021**
These were signed as a true record of that meeting.
4. **PUBLIC FORUM & MEMBERS COMMENTS– this will be limited to 10 Minutes** (*Applicants with planning applications for consideration may speak for up to 3minutes on behalf of their own application*)
None received.
5. **To consider planning applications received from Teignbridge District Council and Dartmoor National Park Authority.**
 - a) 21/01110/MAJ Land at Ilford Park, Stover, Devon Approval of reserved matters for Phase 1 of the development pursuant to outline permission for a mixed use development comprising B2 and B8 employment development (with ancillary B1 office); restaurant/public house; and residential development (including demolition of existing dwellings at Gaverick Court) together with associated landscaping, play space, drainage, car parking and access (amendment to 11/02555/MAJ) (approval sought for layout, scale appearance and landscaping). **No objection and welcome the sensitive landscaping proposals at the site.**

Grants of Planning permission

- 0149/21 Erection of two storey side extension, alternations to a garden wall and demolition of an existing building used as a utility room at 1 Sigford Cottages, Ilsington
6. **Further information submitted for appeal at Land adjacent to Little Liverton Business Park - 19/00122/MAJ - To consider and respond.**
The comments which he is making is based on a Draft Local Plan that Teignbridge District Council has not yet put out for consultation, therefore this council has not commented but will be doing so in due course. In reaching a decision on the Appeal it is questionable whether any weight at all should be attached to the site's inclusion as a proposed site in a Draft Plan not yet subjected to consultation.

The decision for REFUSAL was based on the current Local Plan, its Policies, and the view of Teignbridge District Councils consideration that this site was not suitable due to its location being unsuitable for Heavy Goods Vehicles, this is evident from the condition of the road from Drumbridges roundabout to the current Little Liverton Business Park. The Old A38 was built to carry smaller lighter vehicles and the increase in size and weight of lorries have damaged the road creating waves within the tarmac from the wheels and braking- the knock-on effect makes the surface dangerous for cyclist as this route has been designated a cycle route between Liverton and Ashburton.

The site that the appellant is seeking permission for was NOT included as part of the original Local Plan it has only been added recently hence being in the new DRAFT version. The Parish Council was not aware that the land had been offered for development within a Local Planning documentation prior to it being presented during this process. Ilington Parish Council would not support it being included for various reasons including the main points being: -

1. The flood risk.
2. Environmental impact including potential impact on protected species.
3. Lack of sustainable infrastructure in this village location
4. Unsuitable for HGVs
5. Loss of amenity to residents

Given that this draft plan will not go out for consultation until next week and ending in August it is a weak argument to base a decision on its inclusion in this draft document since the site may well be removed as a result of the consultation - or indeed for other reasons at some point.

Environmental and Climate Changes

Changes within the DRAFT include Environmental and Climate Changes – we have already noted that the site location is not a safe place to cycle to and the bus service is not efficient enough for potential employees to rely on to get to and from work.

We have already included within our objections the Flood risk, and this is still relevant even within the new DRAFT document.

Effects on Employment

Comments noted from the Executive Committee meeting on 1st June does recognise there have been a signification impact on employment due to Covid 19. Local research reveals that businesses are struggling to find employees since Covid 19. The DRAFT Local Plan has called for Employment sites and the comment which have already been received from previous consultations show an unclear picture to support both green field sites and those within a village location. While consideration has been given for both points within the DRAFT local Plan surely local knowledge and consideration of residents should also give as much weight when making deliberations for a final decision.

The number of Objections recorded for this application from residents should not be ignored.

Current Employment site application within 1 mile of Liverton

We would like to bring to the inspector attention the planning application 21/01110/MAJ at Ilford Park which is approx. 1 mile away from the appellant's site. This was passed for planning in 2014 with an extension granted ending this year. A new application has just been published and this council has had no objection to this nor to the previous plans at this location.

For the inspector's information the proposed application includes employment land and is better situated for people to access for both employment and customers to the proposed businesses.

In Summary

- Ilsington Parish Council are concerned to learn that this particular exception site has been included within the DRAFT Local Plan for 2020-2040
- Permission for development of this site was refused by a large majority vote from the members of the planning committee who consists of local councillors who live in and know the area very well. Their knowledge of the area and the effect of a development contradicts the inclusion of it within the DRAFT document.
- The submission of the DRAFT Local Plan should not be a basis for granting this appeal given that the document has not been adopted and the recommendations may not be approved.
- In the comments attached to the site in the Draft Plan for consideration Teignbridge District Council have already made the decision that the site is not suitable for HGV's
- The number of Objections recorded for this application from residents should not be ignored.

(Standing orders were resumed) Cllr Wills thanked Mr Kealy for his advice.

The next meeting of the planning committee to be on 13th July 2021 at Liverton Village main Hall.

Meeting closed at 20.45pm

Signed Date