



# Ilsington Parish Council

**Clerk:** Mrs C Retallick, Bagtor Barton, Ilsington, Newton Abbot, Devon, TQ13 9RT.  
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## Ilsington Parish Council Planning Committee Meeting at Ilsington Village Hall

Tuesday the 9<sup>th</sup> of July 2024

### MINUTES OF THE MEETING

Present :-      MJ Wills,              R Bainbridge              C Germon              B Turner  
                         M Wills              R Winsor              C Reeve              R Steemson

Also, present Mrs C Retallick Clerk and 0 members of the public  
Cllr MJ Wills welcomed everyone to the meeting.

1.      **Apologies**  
Received from Cllr M Retallick.
2.      **Declaration of interest in items on the agenda.**  
None
3.      **To confirm the minutes of the last meeting on 11<sup>th</sup> June 2023**  
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*)  
CR asked about the enforcement enquiries related to the land opposite Chapel Lane, Liverton and the Welcome Stranger, Liverton. No new information has been received on either.
5.      **To consider planning applications received from Teignbridge District Council and Dartmoor National Park Authority.**
  - a) TDC 24/00964/MAJ Location: Land Adjacent Little Liverton Business Park Liverton Devon Proposal: Approval of reserved matters (Phase 1) for business units (Use Classes B1, B2 and B8) pursuant to outline planning permission 19/00122/MAJ (approval sought for access, appearance, landscaping, layout and scale)
  - b) TDC 24/01001/MAJ Location: Land Adjacent Little Liverton Business Park Liverton Devon Proposal: Approval of reserved matters (Phase 2) for business units (Use Classes B1, B2 and B8) pursuant to outline planning permission 19/00122/MAJ (approval sought for access, appearance, landscaping, layout and scale)
  - c) TDC 24/01002/MAJ Location: Land Adjacent Little Liverton Business Park Liverton Devon Proposal: Approval of reserved matters (Phase 1) for business units (Use Classes B1, B2 and B8) pursuant to outline planning permission 19/00122/MAJ (approval sought for access, appearance, landscaping, layout and scale)
  - d) TDC 24/01003/MAJ Location: Land Adjacent Little Liverton Business Park Liverton Devon Proposal: Approval of reserved matters (Phase 1) for business units (Use Classes B1, B2 and B8) pursuant to outline planning permission 19/00122/MAJ (approval sought for access, appearance, landscaping, layout and scale)

**OBJECT to the proposals as set out in the applications, based on the following observations.**

Application form – unless we are mistaken, the form appears to omit certain sections of questions which need to be completed by an applicant. Of particular concern is the apparent absence of clear foul drainage disposal intentions and vehicle type and volume data. The potential for commercial waste is also of concern.

There are significant concerns in relation to the road design, site entrance road throat to the public highway and its relationship with the adopted carriageway. The site layout seems to have the potential for large vehicle clashes when entering and leaving the various development phases and these will lead to temporary road obstructions around the site, also with the risk of public highway 'back ups' as vehicles enter, only to find the route obstructed. In light of the volume, size and articulated nature of vehicles, the design surely requires a righthand turn box on the public highway.

The comments above are all the more relevant because of the nature of the adjacent highway and the current daily use challenges it presents. These are manifold and include carriageway width restrictions based on street side and school parking, known intense use periods throughout the day, nearby other existing large commercial / industrial traffic activity, an adjacent very busy car repair garage (that parks on the road), two or three close-by side road connections and a speed limit which allows 60mph very close to the site entrance.

Is there to be a weight restriction of the commercial traffic using the public highway leading to the development ? It is currently inadequate for large commercial vehicles.

The school's proximity creates a large amount of vehicle movements that require occupants to often get out of a vehicle in the road. At those parking times, it is not possible for a large vehicle (commercial or agricultural) to safely pass one another or cars. Therefore, to compound an already difficult (and potentially dangerous) set of road conditions without appropriate design, vehicle and people refuges, designated safe crossing points and signage seems irresponsible. We would add that this location is a known highways risk area with frequent Police speed checks. Speeds through Liverton have been such a problem that speed warning equipment is now installed.

Accidents in this area include a large concrete pump vehicle overturning in recent years, together with a number of other accident events over a short distance either side of the proposed site entrance. It is the Parish's view that the road arrangements surrounding the scheme are not adequate and further highways design and Devon County Highways consultations should be conducted. Once inadequate (unsafe) roads and development are constructed, the consequences to the local population and road safety will not be easily corrected.

The scale of the buildings causes some concern. Whilst there is some indication of footprint size, the drawings are not clear on heights. A preliminary assessment however indicates a typical eaves height of 8m with a further 2m to the ridges (10m or thereabouts overall). This scale of structure is hardly appropriate in a semi-rural location, and it is more akin to large industrial areas, such as Heathfield. There is nothing nearby (within view) to which such building masses can be compared, and the proposed structures will dwarf and dominate adjacent small business premises and homes.

It is unclear why landscape visual assessments have not been provided to consider the real development impact consequences.

With buildings so large, it is not clear why the layouts do not prioritise the location of the smaller units close to the road through Liverton and the surrounding, existing small scale structures. Surely, the largest unit is better placed adjacent to the A38 trunk road.

The implied designs are harsh, using a single cladding material and with no relief or reference to the semi-rural location nor do they capitalise on an opportunity to design something more attractive. An opportunity (in terms of site layout, building positioning and improved façade design) has therefore been missed.

We note the lack of 'street scene' drawing which would assist those viewing the application to better understand the local visual consequences. It is suspected that such a presentation would, however, not look particularly attractive or appropriate. The reality may become more apparent, pre-decision if one were provided.

The extremely low ratio of site area allocated to landscaping (that includes wildlife habitats, ecology, biodiversity and nett gain biodiversity improvements) is very disappointing and surely out of sync' with current thinking and Government directives.

The impermeable surface drawing says it all in terms of how 'concreted over' almost the entire site will be. This has significant landscape and surface water consequences, and we could not see analysis or calculations for the simplistic solutions in the application bundles.

These are major schemes and is it not the case that Devon County LLFA must be consulted ? Lee Hock of that organisation commented in 2023 that he could not assess anything without drainage design data, and we do not see him being consulted now. Surely, that is an omission in correct procedures especially as design failures could lead to on site and public highway flood consequences. Devon LLFA (on major applications) seek in depth design data, at least a 45% climate change buffer and a secondary solution if the original scheme does not work. We cannot see such justifications in the application bundle.

The absence of foul drainage intentions on the application forms does not allow us to comment in detail. Suffice to say, the drainage layout is non-specific on the discharge intention. Some foul drainage appears to terminate near the road and the drawing legend refers to 'foul sewers'. No such final detail however can be gleaned from the documents.

On the matter of ecology, the applications do not refer to earlier reports which should be updated and provided to support such vital matters relating to a largely impermeable paved site with a token gesture to perimeter planting. Additionally, has the full consequences of external lighting, SAC bat transit routes and light bleed from countless skylights been considered ? Ecology reports should be updated and reviewed to accompany the submissions.

A carbon saving report has been submitted. It states an intention to reduce carbon outputs by 42.3% but it does not make clear what the reduction is based on. Surely, it cannot be suggested that a fallow agricultural field can be developed in this way and a 42.3% reduction in carbon emissions will become evident ? The report outlines measures to help mitigate carbon outputs. The Parish feel it is fanciful to state that an infrequent bus service will deal with all employees' travel needs and that will be supplemented by cycling (no cycle paths in the area) or the purchase of expensive electric cars. The applications are also promising to feed in local green energy but there is none and the proposal does not show PV installations, nor does it promise battery storage.

We note that a number of statutory consultees have been contacted but there is a concern that this list is not adequately comprehensive or in line with those necessary to process applications of this size and importance.

There is a concern that Devon County LLFA have not been consulted and the surface water and flood consequences have not been properly considered. With such a largely impermeable site, this is a crucial factor.

Ilington Parish Council feel that the consultation process should be broadened. Also, the lack of currently available consultee responses that are currently evident leave the Parish unable to fully digest the full consequences of the applications. In

this respect it is requested that Teignbridge District Council allow Ilsington Parish Council additional time to respond once the full range of consultee responses are to hand. The Parish has its next planning meeting on August 13<sup>th</sup>, 2024, and a period of seven further days is requested for the Parish to comprehensively respond (Tuesday 20<sup>th</sup> August 2024).

It is felt that there are omissions in the submissions that require detailed clarification (earlier comments refer).

A material consideration may be whether there are any committed users for the application facilities and, in turn, what type of business they may comprise. It is probably quite simple to comprehend how the 'wrong' occupant could adversely affect the lifestyle of surrounding residents, the school or other businesses. In this respect, it is felt to be essential that Teignbridge District Council impose appropriate planning conditions or a Section 106 to accompany any decision so as to ensure that necessary further applications are made by a given occupant when there are planning, and environmental consequences associated with their presence.

In light of the road circumstances surrounding the application(s) site, it is felt that the 30mph speed restriction should be extended to at least the other side of the bridge over the A38. Other measures also seem prudent (see earlier observations).

e) TDC 24/01057/AGR Location Land South Of Staplehill Road Newton Abbot Devon  
Proposal: Agricultural storage building. **No objection**

f) DNPA 0282/24 Re- roofing of School Room Above West Lychgate Old Town Hill, TQ13 9RL. **Support – protection of a heritage asset and essential maintenance.**

**The next meeting of the planning committee to be on 13<sup>th</sup> August 2024 TBC. In Ilsington village hall, meeting room.**

Meeting closed at 20.40pm

Signed ..... Date .....