

Minutes of the **PLANNING COMMITTEE** of Buckland Monachorum Parish Council held at
BUCKLAND MONACHORUM VILLAGE HALL on **Wednesday 12th February 2020** at **7:00pm**

Present: Cllrs R Cheadle (Chair), L Wood, M Fowler, G Baird, K Cornthwaite and S Challis

In attendance: K Griffiths (Parish Clerk)

042/20 **APOLOGIES FOR ABSENCE**

From Cllrs S Woollacott, D Butland, L Larkin and V Bolitho

043/20 **DECLARATION OF INTERESTS**

Cllr Baird declared a personal interest in application 0262/20

044/20 **ITEMS OF GENERAL CORRESPONDENCE AND PLANNING MATTERS,:**

Cllr Cheadle updated the committee on the application concerning the Abbey Meadows development. Currently West Devon BC are minded to refuse the application on design grounds.

045/20 **PLANNING APPLICATIONS:**

Application Number	Details	BMPC Comment
DNPA 0018/20	Devonia House Nursing Home, Leg O Mutton Corner, Yelverton Construction of three two-bed houses, six three-bed houses, conversion of an existing building to provide two two-bed houses and improvement of existing access	Support *
DNPA 0034/20	The Old Exchange, Leg O Mutton Corner, Yelverton Erection of single storey rear extension with new and extended balcony over	No Comment
WDBC 0262/20/HHO	Householder application for proposed first floor extension over existing kitchen for new master bedroom with internal alterations to bathroom accommodation at 3 Richmond Terrace Buckland Monachorum PL20 7LU	No Comment
WDBC 0272/20/FUL WDBC 273/20/LBC	Retrospective application and listed building consent for external stone wall to south of public house adjacent to highway. New render finish to masonry wall of flat roof extension and slate coping and ballast finish to flat roof at The Who'd Have Thought It Inn Milton Combe PL20 6HP	No Comment
WDBC 0346/20/FUL	Application for development of 3no. four bedroom dwellings, new access road and external works Challoch Bungalow, The Crescent, Crapstone PL20 7PS	Object
WDBC 4185/19/OPA	Outline application for provision of up to 1,640 new dwellings; up to 1,200 sqm of commercial, retail and community floorspace (A1-A5, D1 and D2 uses); a new primary school; areas of public open space including a community park; new sport and playing facilities; new access points and vehicular, cycle and pedestrian links; strategic landscaping and attenuation basins; a primary substation and other associated site infrastructure. All matters reserved except for access. Land at Woolwell Part of the Land at Woolwell JLP Allocation (Policy PLY44)	Noted ** Cllr Cheadle drafted response.
WDBC 4181/19/OPA	Outline application for up to 360 dwellings and associated landscaping, new access points from Towerfield Drive and Pick Pie	Noted**

	Drive and site infrastructure. All matters reserved except for access. Land off Towerfield Drive, Woolwell, Part of the Land at Woolwell, JLP Allocation (Policy PLY44)	Cllr Cheadle drafted response.
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***Application 0018/20**

After due consideration the committee would like to SUPPORT the application with the following comments.

The information provided indicates that there are no affordable homes being provided within the development. The Parish Council considered an application previously, for the site, that had an affordable home element and would like to see a proportion of affordable homes with this development.

Concerns were raised with regard to the access onto the A386, this has previously been an issue raised by highways. The access is opposite a bus stop and the proximity of the bus stop is a particular concern.

The Parish Council would like to know these concerns will be mitigated?

The Parish Council would like to be assured that the development will be of a high eco/sustainability standard.

The Parish Council would like to request that electric vehicle charging points are installed (one per dwelling).

Due consideration should be given for a S106 contribution to the Parish Council for local amenities.

****WDBC 4185/19/OPA and WDBC 4181/19/OPA**

- We understand that there will be further opportunities to comment on the proposed development between now and Dec 2020 and look forward to being advised of these.
- While the application responds to policy PLY44 in the JLP, policy PLY47 requires improvements to the capacity of the entire A386 Northern Corridor including, but not exclusive to, the reopening of the rail link from Tavistock, improved Park and Ride sites and improved cycle and walking networks. It is unclear how this development will improve the transport links as policy PLY47 directs.
- The DCC study on the A386 (referred to at the Woolwell meeting) is a draft. We would wish to understand whether the report, together with its recommendations, has been accepted or is awaiting ratification.
- DCC and PCC have recently confirmed that there is currently no funding earmarked for A386 improvements, cycle path provision within the Northern Corridor or the rail link to be provided by policy PLY47. We would wish to ensure that when the S106 agreement is drawn up, provision is made towards meeting these JLP requirements.
- On a point of detail, the applicant's traffic assessment makes two assumptions when calculating the impact of the development; that increasingly younger people do not drive and that travel outside peak flow periods is increasingly common. If these are valid, the predicted traffic flows are mitigated. However, not mentioned is that the population within the HMNA is ageing and this population is more dependent on cars than a younger population. What assumption has been made about the age profile of those who will occupy the homes within the development and has this been properly reflected in traffic flow calculations?

046/20

PLANNING DECISIONS:

P.A No.	Details	BMPC Comment	Planning Auth. Comment
DNPA 477/19	Single storey rear extension at St Davids, Meavy Bourne, Yelverton by Mr J Wilkinson	Neutral View	Grant Conditionally
DNPA 0501/19	Demolition of existing house and construction of a replacement dwelling at Higher Chub Tor, Chub Tor, Yelverton by Mr and Mrs A Groom	Neutral View	Grant Conditionally

047/20

Dates of future meetings:

Tues 25th Feb	Planning meeting followed by Full Council Meeting at 7pm at Buckland Monachorum Village Hall.
Wed 11th Mar	Planning meeting at 7.30pm Buckland Monachorum Village Hall.

Meeting ended 8.04pm