

**MINUTES OF THE PARISH COUNCIL MEETING
OF BUCKLAND BREWER PARISH COUNCIL HELD ON
THURSDAY 22nd NOVEMBER 2018 AT 8:00 IN
THE METHODIST CHAPEL**

Members Present: Mr Jim Lowe, Mr Trevor Mills and Mr David Watson.

Also in attendance 7 members of the public

Parish Clerk: Mr P Blossie

KEY: Actions are shown in bold blue type Decisions are shown in bold red type

827. Apologies for Absence Barbara Babb, Marie Douglas, Andrew Hewitt, George Heywood, Elisa Hurley, and Rosemary Sanders

828. Declarations of Interest: None

829. Public Participation It was agreed that the only item on the agenda would be considered in open forum.

830. Planning: 1/1134/2018/FULM, Land at Southwood Meadows, Construction of 28no. dwellings with access, car parking, landscaping and associated works Jim Lowe explained that this plan was a revised version of the one presented last month, now showing it was for 28 dwellings and that further consultation responses had been received from Devon Highways, Education and others. The Parish Council had previously objected to the development on the grounds that it was outside the settlement boundary and various issues concerning the suitability of the access and drainage. He explained that Torridge Council had agreed that, if approved, a contribution of £500 per property from this development would be levied to provide passing places on Orleigh Hill to improve access to the village. He also said that the three substantial developments at Southwood Meadow, Orleigh Close and Lower Abbots could generate between them S106 contributions of £90,000 to £100,000.

Members of the public expressed concerns about the access road, saying it was too narrow and, as it was only block-paving, unsuitable for heavy traffic. One person was worried about the possibility that Devon Highways would want to use the service strips to widen the road or create footpaths and asserted that their deeds showed that this land belonged to them. Jim Lowe suggested that this should be investigated through the landowner's solicitors. One parishioner was concerned about drainage, saying that the development could create flooding onto his adjacent field. It was also considered that the Transport Strategy referred to 20 examples of developments that were supposed to be comparable to this one but were mainly on the edges of towns with good communications and therefore not relevant.

Members agreed unanimously to object on the following grounds:

- The development is not within the settlement boundary as approved by Torridge Council and included in the Local Plan

- The inadequate load-bearing capacity of the block-paved road proposed as the only access to the site
- Poor access to the site for large vehicles
- None of the 20 comparison sites referred to in the Transport Statement bear any similarity to Buckland Brewer and takes no account of the lack of bus services through the village
- The drainage solution is inadequate and may lead to flooding to adjacent properties
- Landowners dispute the ownership of some of the land that it is proposed might be used by Devon County Council to widen the road or provide footpaths. The alternative to not using the land for this purpose would be to create an unsafe environment for existing and new residents

It was also agreed that the District Councillor, Bob Hicks, would be asked to call-in the application.

There being no further business, the meeting closed at 8:40pm

Dates of Future Meetings:

Parish Council: Wednesday 12th December 2018, 7:30pm, Parish Church School Room

Signed as a true record:

Chairman: **Date:**