

Sheepwash Parish Council Meeting
Lukes Farm Planning Application
Meeting Minutes
held on Thursday 24th May 2021 at 7pm
in the Village Hall

Present: Cllr. Ansell (Chairperson); Cllr. Ritson; Cllr. Wheeler; Cllr. Moys; Cllr. Crossley; Cllr. Hutchings; Selina Woollacott (Clerk), District Councillor Hurley. Ten members of the public.

- 1) **Apologies for Absence:** Cllr Mathews
- 2) **Declarations of Interest: in accordance with the Code of Conduct, members are required to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have, in items to be considered at this meeting. Members are also reminded that any change to their Declaration of Interests must be notified to the Monitoring Officer at Torridge District Council within 28 days of the change. None.**
- 3) **Minutes – the Minutes of the following meetings held on 12th May 2021, Annual Parish Meeting and Annual Council Meeting, have been circulated by email to be approved for accuracy and signed by the Chair.** Cllr Ansell asked for the above minutes to be approved at the 14th July 2021 Parish Council meeting. All councillors agreed.
- 4) **Public Discussion – to allow any questions, reports by members of the public on any matters relating to the agenda of this meeting, or any matters the public would like the Council to consider on a future agenda. The period of time designated for public participation shall not exceed 15 minutes.**

A reminder that members of the public can speak when invited to when council is in committee.

Member of the public is concerned about fly tipping on a track joining the road heading to Highampton. Parish Councillors think that it is not fly tipping but hardcore to make the track. The track is in the parish of Highampton if it ends up not being hardcore for the track it will need reporting to Highampton Parish Council.

- 5) **Planning Applications - Torridge District Council has asked for comments from the Parish Council on the following planning application. 1/0468/2021/REMM, 10th June 2021, Reserved matters application for appearance, landscaping, layout & scale pursuant to outline planning permission 1/0643/2017/OUTM - erection of 26 dwellings. Lukes Farm, Sheepwash.**

Cllr Ansell thanked District Cllr Hurley for attending this evening meeting. The following points and comments are from emails from the Parish Councillors prior to the meeting and acted as a starting point of discussion. Cllr Ansell read out the following comments.

Layout, points 1 and 2 are regarding the development frontage, the current plans show a hedge bank with some planting. Councillors have commented that houses facing the road with low walled front gardens would be more in keeping with the other properties on West Road. This caused a discussion and a member of the public asking if this development is going to happen. Yes, outline planning for 26 dwellings was granted in 2018. The Parish Council and residents now have a say on the reserved matters application which is how the site is laid out, landscaped and the design of the dwellings. Parish Councillors voted to comment on the application that the Parish Council would like front gardens with a low wall as the frontage or the development. Four councillors voted for the above, two were neutral.

3, What is the extent of affordable housing being offered? Clerk checked this today 23% which is six dwellings.

4, The POS (Public Open Space) parking consists of just two spaces serving 26 dwellings. This will be totally inadequate and will encourage more parking on the street from visitors and service

vehicles. We understand that this is a common problem in new developments and is a cause of much friction between residents.

Additional housing will inevitably put extra pressure on parking in the Square. The Square is already used as an overflow car park by existing residents, as well as serving the pub, village hall, shop, post office and churches. Police say the biggest issue in area like this development is parking. The Parish Council agreed to ask for 13 public parking spaces. Most households have two or more vehicles. The Parish Council would like parking restrictions for the estate's public parking spaces, to restrict the types of vehicles that can park on the estate. No motorhomes, caravans, non-residents trade vehicles.

5, Where or what are the Section 106 benefits for the village? Is it really just the small play area? Can we get some more clarification please? Clerk checked with TDC the section 106 benefits are 23% affordable housing; area or open space/ area of play; education contribution of £6,500 to DCC for early years education. Early years is 2–4-year-olds. DCC have 10 years to use this amount. Due to no early years setting in Sheepwash DCC should use the funds at the nearest early year settings. Traffic regulation order and community hall site. Members of the public feel a second phase of this development will be applied for in the future. Mixed feelings about whether Sheepwash needs a new community hall. Parish Council agreed to ask TDC if the community hall site could be used for another community venture instead of a community hall. Parish Council agreed to ask the parishioners if they would like a new Community Hall on the land allocated.

6, In our opinion, it is important that the amenity area is secured for all time, and that adequate maintenance arrangements are in place, and that those fall on the properties, not on any authority. Will the Section 106 provide for this? Cllr Hurley informed the meeting that the maintenance of the public areas will be offered to the Parish Council and if they do not access it then it will be offered to the residents. Cllr Hurley advised the Parish Council to consider the pro and cons of taking on the maintenance of the public areas. Parish Council asked the Clerk to find out what play equipment, if any, will be installed in the public area of open space.

7, What evidence exists that the Luke's Farm development land includes access (a gateway) to the track delineated as a public footpath linking to North Street? We are under the impression that this is private property and has no right of access. See item 3. Footpath below. In the DCCRW report from 2017 it says, the applicant should be aware that a connection to the existing footpath would cross third party land and they would require the consent of the affected landowner to deliver this link. The Public Rights of Way Team has no objection to the proposal in principle, subject to the condition of submitting further details to satisfy the above. Cllr Ansell will contact the owner of the third-party land and enquire if a right of way has been granted.

House design the following was readout.

1, Plot 5 on the front elevation displays a two-storey timber clad bay window. This is not a feature of traditional buildings in Devon and villages like Sheepwash. If bay windows are insisted upon, then they should be ground floor only and externally rendered with a slate roof, as the rest of the house.

2, Plots 1,2,3,4,15,16,25,26 are displaying an odd single window projection both out of the roof and out of a vertical wall. Again, this is not a tradition of local design in Devon or rural dwellings in general, and is a modern "trendy" feature often incorporated in current national plan designs. If this was designed as a simple dormer within the roof as per item 3. below, then it would be far better.

3, Plots 7,10,11,12,13 are the most acceptable design, and have dormers within the roof reflecting other more traditional local designs.

4, Plots 23 and 24 again have the two-storey timber clad bay window, and in our opinion should be replaced with a single ground floor bay window, with flush traditional window above.

5, Plots 17,18,19 and 20 again display two storey timber clad bays, our comments on these are the same as 1. and 4. above.

6, The rendered walls, roof material in natural slate, and colours chosen are all acceptable, in our view.

All councillors agreed to the above comments and that they should be included on the Parish Council response to the planning application. A member of the public commented that the houses do not have chimneys, the reason they do not have chimneys is because the houses will not have fire places needing chimneys. The concern from the Parish Council if the developers were asked to include

chimneys, they would be fibreglass fake chimneys which do not look good. It was commented that plots 5 and 6 are classed as affordable housing but each is a detached house. The Parish Council felt that semi-detached houses would be more affordable. The Parish Council asked a comment is included that the cost of building materials has increased over the last 12 months and that this will have a knock-on effect on the price of the affordable houses. The Parish Council is concerned that the affordable houses will be marketed at too high a price so that local people will not be able to afford them, or that the developer will claim it is not financially viable to build the affordable houses. The Parish Council would like to know if fibre broadband will be installed at the time of construction and if a fire hydrant will be installed. Clerk to ask TDC planning officer.

Footpath, From the DESIGN, ACCESS & PLANNING SUPPORT STATEMENT

...."One of the main intentions of the scheme is to successfully connect the proposed development site to the existing village. It is intended to achieve this by creating a footpath link, community open green space and natural landscaping." And **P2:** "Ensuring that there is a connective link to the South and North of the site as set out in the outline application has also influenced the final layout."

Footpath access via North Road forms three sides of a square so most will walk the quickest, most direct route along West Road - a narrow road with no pavement, parked vehicles and poor sightline for drivers. The footpath to the north runs along a farm track, which is very rutted and muddy. It is regularly used by farm vehicles and machinery. It passes through large farm gates which, due to the presence of livestock, must be kept closed. It then crosses a farmyard, alongside a farmhouse and through another large farm gate. This is not a route suitable for unaccompanied children.

The above to be included in the response.

Light pollution, in their report on the development, the police advised that parking areas "should be well illuminated to provide the potential for natural surveillance during hours of darkness". This is in opposition to the Dark Skies policy supported by the local community. Indeed, the CPRE believes that "darkness at night is one of the key characteristics of rural areas and it represents a major difference between what is rural and what is urban". They go on to say that light "does not respect boundaries; it can spread for miles from the source and blurs the distinction between town and country".

In fact, the District Council's own planning guidelines state that applications should include "... a light pollution assessment with a view to avoiding any light spillage and light pollution." This is not in evidence in the application.

The above to be included in the response.

Sewage system, Can the existing sewage system handle the level of increase resulting from the occupants of 26 new houses? Should have been checked in outline planning, Clerk to ask TDC planning officer as well if the electricity supply can handle the increase demanded.

Water supply and pressure, Can the existing water supply and pressure levels – already very low - handle the level of increase resulting from the occupants of 26 new houses? Should have been checked in outline planning, Clerk to ask TDC Planning Officer,

Comments were raised about the of the surface water storage pond, its depth at its deepest and what type of safety fence will surround it? Clerk to ask TDC Planning Officer.

Devon – a third more houses than required

From Devon CPRE, Spring 2021

Devon's Local Planning Authorities, with the exception of Torbay, have over-delivered on housing for the last five years, according to the Government's own figures.

Devon CPRE's analysis of the Housing Delivery Test: 2020 measurement shows the county as a whole has delivered 30% more new homes than it was required to over a five-year period, in effect building 6,332 more houses than it had to. The Government data substantiates what CPRE have been saying for years – that Devon is building far more homes than required and the countryside is being ravaged as a result.

An analysis of the 2020 measurement reveals that North Devon & Torridge over-delivered by 57%, 22% and 48% over the past three years (an average of 41%), and by 32% overall over the past five years (1,076 excess houses).

(Similar figures were reported for Exeter, Plymouth, West Devon and South Hams, Mid Devon, East Devon and Teignbridge).

...Let's hope our local planning authorities, their officers and elected councillors will now start to put our countryside and green spaces first, before permitting any more unnecessary new housing developments.

Cllr David Hurley voiced his opinion about this planning application and the development as well as his opinion on planning rules and the system.

It was decided that even with information of the planning application being on the noticeboard and on the Facebook page that a flyer would be a good idea to make residents aware of the planning application and that residents can either provide their own views and comments on the TDC website or to the Parish Council. Cllr Ritson is willing to deliver the flyers. Cllr Crossley will draft the flyer.

Cllr Ansell and the Clerk will put together the list of questions from this meeting for the TDC planning officers and draft a response which will be sent to all Councillors for checking prior to being submitted.

- 6) Items to be included in the agenda for the 14th July Parish Council Meeting,** Update on flooding signs, second first aid course booked, footpaths signs, Bin being relocated, Finger signpost in the square, update and decide away forward on Gazebo. Finances, EV charging point, Inspection of assets. Annual equipment inspection. Dipper Mill paying towards the flood system, Invite the new landlord of the pub.

Meeting Closed at 8.48pm

Sheepwash Parish Clerk, Selina Woollacott, clerk@sheepwashparishcouncil.co.uk, 01409 281280.