

# BUCKFASTLEIGH TOWN COUNCIL

## Minutes of the Planning, Environment and Transport Meeting held on 4<sup>th</sup> January 2017.

Present: Councillors Janet Jones (Chair), Pam Barrett, Pamela Forbes, Ron Fox (arrived at 7.35pm), Mark Maish and Judith Hart (Town Clerk)

### **Part I (Open to the Public)**

**17/104. Questions raised by the public:** None

**17/105. Apologies for absence:** Cllrs Greg Porter and Andy Stokes  
Cllr Linus McCloskey did not attend.

**17/106. Declaration of Interests:** None

**17/107. To approve & sign as a correct the Minutes of the Planning, Environment and Transport Committee meeting on Wednesday 7<sup>th</sup> December 2016.**

Signed by Cllr Janet Jones

**17/108. Review of actions from previous meeting:**

No actions to report.

**17/109. Planning Applications:**

0636/16 Proposed: Replacement of dwelling at Outer Finches, Hembury Cock Hill, Buckfastleigh

Application withdrawn pending further reports.

**17/110. Planning Applications received after Agenda Set:**

0668/16 Proposed: Internal alterations and installation of wood burner and flue at Abbotswell House, 10 Crest Hill, Buckfastleigh

No Objection

**17/111. Response to Dartmoor National Park Local Plan Review:**

The Dartmoor National Park Authority (DNPA) Development Management and Delivery Development Plan states that only 50 new dwellings are required within the Park per year which is very low and yet Buckfastleigh has two allocated greenfield sites at Barn Park and Holne Road which would far exceed this number if developed. It has been established that the community does not support these two sites and no developers have come forward. It is suggested that these two sites are therefore removed from the Plan.

Members agreed that the results of the Housing Need Survey undertaken in 2009 are flawed and should not be relied upon to dictate the number of affordable homes required in Buckfastleigh.

The Town Council's Neighbourhood Plan does not support the use of greenfield sites when there is a suitable brownfield site in the centre of the town that could be developed for mixed use. The Council questions as to why Section 106 funding would not be made available as part of any proposed development for the benefit of the community.

There is also concern that the two allocated sites, if developed, would substantially increase run-off into the River Mardle which would place a significant risk of flooding to properties in the lower end of town.

**Action:** Clerk to request comments from Members by Friday 13<sup>th</sup> January 2017 to collate a draft response to the DNP Local Plan.

**17/112. Teignbridge District Council Sale/Disposal of Land at Holne Road, Williams Court and Church Street, Buckfastleigh:**

The Council is very disappointed that we had not been consulted on the sale of three parcels of land within Buckfastleigh to Teign Housing or had been informed earlier by the Ward Members.

The written response now received from Teignbridge District Council (TDC) is not clear and there has been reference to other sites in the town which also require clarification.

**Action:** i) Clerk to invite TDC officers to meet with the Council to explain the sale and disposal of assets procedure so that Members have a clearer understanding of this process.

ii) Clerk to send a letter to Councillors Stuart Barker, Charlie Dennis and John Nutley to express the Council's disappointment that this was not brought to our attention, to clarify what other land has been identified and why the Town Council and community has been excluded from this process when we are developing a Neighbourhood Plan?

**17/113. Teignbridge Housing Company:**

Overview of Housing Joint Venture Model document – 09.09.16 Noted.

**17/114. Buckfastleigh Emergency Plan Test:**

An Emergency Plan Test has been arranged to take place in the Town Hall on Tuesday 7<sup>th</sup> March which will be hosted by the Town Council and organised by the Environment Agency.

The current plan needs to be reviewed as trigger points have now changed and new volunteers are needed.

**17/115. HGV access to Plymouth Road/Bossell Road:**

Following a recent incident where an over-length HGV caused significant damage to a property on Plymouth Road, there is concern that lorries that are longer than the permitted length of 9m or 30ft continue to attempt the difficult turn on the junction of Plymouth Road and Bossell Road.

Cllr Stuart Barker has liaised with Devon Highways to improve signage and a further update will be provided at the January Town Council meeting.

Members agreed that the Council should look at having a dedicated travel and traffic plan.

**17/116. Correspondence:** None

**17/117. Items requiring urgent attention:**

It has been brought to the attention of the Town Council that the x38 bus service from Plymouth to Exeter has been reduced so that residents travelling from Buckfastleigh who are dependent upon a regular bus service are finding it very difficult to travel to work, college etc. The Council is again disappointed that we were not consulted on this change to services.

**Action:** The community to be advised that the Town Council was not consulted on this matter, but as a response the Council may be able to facilitate and pilot a car share scheme using social media to introduce potential drivers and passengers by creating travel groups to Exeter, Plymouth, Newton Abbot and Totnes.

Cllr Pamela Forbes: Concern regarding the number of speeding vehicles along Church Street and Bridge Street who endanger pedestrians and other road users.

**Action:** Cllr Forbes to discuss this matter with the police.

It has been brought to the attention of the Town Council that TDC have agreed to increase car parking fees and permit charges for off-street parking without giving the Council the opportunity to comment and inform the community.

Meeting closed at 8.35pm