

## DRAFT DREWSTEIGNTON PARISH COUNCIL

### Minutes of the Ordinary Meeting held on Wednesday 5<sup>th</sup> September 2018 at Whiddon Down Village Hall

Present:	Chairman Bill Savage Vice Chairman Graham Hester	Councillor Ysanne James Councillor Ian Rowe Councillor John Redman	Councillor Debi Brooks Councillor Anna Imrie
In Attendance	Parish Clerk	82 members of the public	

Item (a)	Discussion and Decisions (b)
097/18	<p><b>WELCOME AND APOLOGIES</b></p> <p>The Chairman opened the meeting at 7pm and reminded those present that this was a Parish Council meeting, not a public consultation. Drewsteignton Parish Council is not the Planning Authority, that is either the Dartmoor National Park Authority (DNPA) or West Devon Borough Council (WDBC), depending on the site. The Chairman then introduced all Cllrs and their wards and the Clerk.</p> <p>The Clerk had received apologies from Cllr Ridgers.</p>
099/18	<p><b>DECLARATION OF INTERESTS</b></p> <p>Cllrs Hester and Savage had previously met with the applicant of WDBC 2701/18/FUL, Mr Jack Mann, at his request. As a result of this meeting Mr Mann called a Public Consultation meeting.</p>
100/18	<p><b>PLANNING</b></p> <p><b>DNPA 0441/18 Demolition of existing agricultural store and erection of replacement agricultural store at Lower Venton, Drewsteignton.</b> Some Cllrs had formerly visited this property. Cllr Hester supported the application as it was an improvement to the property and enhancement to the area. Cllr Savage commented that there was a minimal increase in footprint. The Cllrs voted to support the application.</p> <p><b>WDBC 2701/18/FUL Development of new farm shop and ancillary cafe with supporting secondary areas consisting of storage, WCs, offices and kitchen space.</b> Cllr Savage asked the Cllrs is they were happy to receive statements from the public and they all agreed that they were, and also that they were happy with their former site visit. Cllr Savage then asked the applicant Mr Jack Mann to speak for a maximum of three minutes. Mr Mann gave a brief biography of himself, stated that this project is his life dream and he thinks it will benefit the local area. He stands alone in his application and wants to live in the area.</p> <p>Following are some of the points made by members of the public.</p> <ul style="list-style-type: none"> <li>• This is a retail application not a farm shop, as the site is not attached to the farm.</li> <li>• There is no proven need for this outlet.</li> <li>• Some local businesses struggle to recruit staff.</li> <li>• Local produce is already available.</li> <li>• The ground should have been returned to agricultural use following it's temporary use by the Highways Agency during the junction improvement and this raised the question whether there is a need for a change of use from agricultural to retail.</li> <li>• The shop will create visual and light pollution.</li> <li>• It is outside of commercial development areas and therefore poorly sited.</li> <li>• A local agricultural contractor who uses the junctions daily with large and heavy vehicles identified problems with the speed of vehicles using the slip roads at the moment</li> <li>• There is a Bus Stop at this junction which is used for school buses and this may cause conflict with traffic accessing the proposed farm shop.</li> <li>• Woodleigh Coach House which is a cafe located at Woodleigh junction, Cheriton Bishop, sees up to 300 cars a day, with busy periods before 9am and between midday and 2pm. This new development has the same amount of car parking spaces but will undoubtedly have much more traffic possibly in the same concentration. It is their suggestion that the proposed parking is woefully under estimated.</li> <li>• Planning policy requires a farm shop to be attached to a farm – this is not. The applicant does not live locally.</li> <li>• Whiddon Down is marketed as the Gateway to Dartmoor, this farm shop is a negative impact on this marketing.</li> </ul>

- The only vocal supporter suggested that it should have a much larger parking area and be able to receive caravans and HGV vehicles and trailers.
- An increase in traffic volume will inevitably mean more accidents. The recording of accidents is inaccurate, evidenced by knocked down signs, plough marks on the verges and debris from vehicles.
- It will be difficult to safely access the farm shop by cycle or on foot.
- A representative from the Campaign for Rural England pointed out that Highways England have not objected. This is an agricultural green field development which should be sited near other commercial buildings, the applied for site is not a sustainable location. If people want to write to WDBC they should follow Planning Policy and detail their reasons.

CLlr Savage reminded the public that they should contact WDBC with their views on the application.

CLlr Savage asked all of the Cllrs separately for their views and then the vote was taken. No Cllrs supported the application, Cllrs Savage, Hester, Brooks, James, Redman and Rowe objected and Cllr Imrie voted a neutral view.

Support: 0

Object: 6

Neutral: 1

The Cllrs decided on the following reasons for objection to the Planning application.

- Highways – dangerous country road junctions, increase in traffic, congestion will increase. Currently poor direction signage. The Highways analysis does not reflect accurately what is happening on the roads now regarding accidents and near misses.
- No safe pedestrian or cycle access to the site.
- Contrary to National Planning Policy as it will disperse the village to the other side of the main road, the building will impact on the surrounding area as it is on one of the highest points in the parish visible from Dartmoor in the west and Exmoor in the north. It will have significant impact on the access, highways safety and those residents living at Hittesleigh and beyond.

**DATE OF NEXT MEETING –**

**101/18 Monthly Meeting of Drewsteignton Parish Council, Monday 17<sup>th</sup> September 2018 at Whiddon Down Village Hall at 7.30pm**

**The Chairman closed the meeting at 8pm.**

**Signed:**

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**Dated:**

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