

# Abbotsham Parish Council

Minutes of the meeting of the Abbotsham Parish Council held on Tuesday 01 August 2017 at 7.30 pm at The Vicarage, Shepherds Meadow, Abbotsham

## **1. Apologies**

- 1.1 Apologies for absence – Hugh Bone
- 1.2 Items raised by members of public – Geoff Watton raised concern on top dressing in lanes (Greencliff Lane) and Pump Lane by Forge Cottage, Patches that are missing, bitumen being picked up on people's feet. Can we look at it? Paul has put a complaint into DCC HW, surface dressing, cheapest that can get. Some of the circles are a result of power steering whilst stationary. Bad design – SWW HW would stop 30 m back from junction. New sub contractor are going to junction, should be two visits with sweeper, only one been done. Paul to email Debbie with complaint.  
Peter Lockett – wants to keep update to with application rear of St Helens.

## **2. Declarations of Interest in Items on the Agenda and Minutes**

- 2.1 Declarations of interest by Councillors
- 2.2 Minutes of previous meeting held on 27 June 2017 - agreed
  - 2.2.1 Matters arising – Paul to check on B or C road, Email address for Steve Wheeler is [Stephen.wheeler@devon.gov.uk](mailto:Stephen.wheeler@devon.gov.uk)
- 2.3 Minutes of special meeting held on 21 July 2017 - agreed
  - 2.3.1 Matters arising – will come under tonight's agenda

## **3. Report by Councillor Alison Boyle**

Has been involved with the application for land to rear of St Helens. Had meeting with Steve Belli and then Rick Turner and Maria Bailey. Call in due to number of public involvement concerning highways, safety of children, environment and AONB. Waiting to hear when it will go to committee.

## **4. Report by Councillor T Inch**

Not present – no report submitted

## **5. Planning Applications**

- 5.1 1/0067/2017/FUL - Construction of three-bedroom holiday letting, The White House, Abbotsham – Refused
- 5.2 1/1178/2016/FUL – To demolish existing pre-fabricated shower block and replace with new build, Westacott Farm Camping site, Abbotsham – no objections, support

**5.3** 1/0622/2017/OUTM – Outline application (with all matters reserved) for the erection of up to 28 dwellings (including affordable) and provision of public open space and surface water attenuation together with associated access, parking and landscaping | Land Off St Helens Abbotsham – Alison and Martin attended meeting with Rick and Maria, Rick claiming that this field was supported by the Parish Council. He had had a meeting with Hugh the day before. It was the parish 5<sup>th</sup> option out of 5. Maria Bailey wouldn't be surprised if it would be called in. Rick advised that the bund identified for drainage wasn't a bund but that it was a bank for planting trees on. Complete denial that it was bund in connection with drainage. Maria advised that contributions should have been made clear by Rick to TDC. Meeting with Rick in 2015 identified the sites but at meeting parish chose this as 5<sup>th</sup> site and it was Rick's preference. Rick gave the impression that he was doing the right thing and for Abbotsham to benefit.

Comments to TDC

The parish council object to this application on many grounds.

The housing need survey carried out in 2014 identified that there was a need for 6 local affordable dwellings in the parish (Housing needs survey emailed). The proposed development would provide 12 (40%) affordable units. How can this be acceptable when it is twice as much as identified.

After we had the housing needs survey Parish Councillors walked around the village identifying potential sites for small scale development, with Rachel Webdell and Sue Southwell. Parish councillors then met with Mr Turner in September 2015, as all sites were in his ownership, and discussed the parish preference. This site was the parish council's 5<sup>th</sup> option out of 5 but was Mr Turner's 1<sup>st</sup> option. The parish council also identified its preferred site within the emerging local plan.

The development would increase the village by approximately 30%. This would have a detrimental impact on the character and appearance of the rural village setting. There are already properties in the village that haven't sold so we feel that there is no need for this large scale development.

The agent's report refers to mains gas in the village. This is incorrect.

All dwellings would need to rely on oil or calor gas or most likely a renewable energy supply such as air source heat pump and pv panels.

The agent's report also refers to the village shop. This closed almost a year ago as it couldn't be sustained.

Education

The primary school is already at capacity and DCC education advise in their response that there are no primary spaces available on the West side of Bideford.

### Traffic

With no car park within the village the increase in traffic from the site would have a very significant impact on the village road network, most particularly the junction from Old Road onto the main road. Visibility is poor with cars parked up the road at all times and exacerbated at school times, pub functions, village hall events and church and chapel services, where there are vehicles parked on junctions, and both sides of the road in both directions. Traffic also spills onto Old Road and St Helens.

The increase of traffic onto the main junction will inevitably cause more accidents. At these times there is no visibility until a vehicle is in the middle of the road and at other times cars speed through the village ignoring the speed restrictions.

With increased traffic in the village the road surface will deteriorate more quickly.

National and Local transport policy centres on the importance of sustainable development being located where realistic alternatives to car travel exist or can be implemented.

There is no realistic alternative to the use of car for school, college, doctors, hospital, post office or shops.

### Drainage

There are many drainage issues. The existing combined sewer through the village already struggles to cope when there is heavy rain. The development would put severe pressure on the old pipes. South west water have commented that they have major reservations on the capacity of their drainage system and a hydraulic survey would be required.

### Flooding

With heavy rain, water causes flooding from the field in to the rear of dwellings in St Helens and water flows down the field entrance into St Helens and onto Pump Lane. Devon County Council (flooding) have the same reservations.

There are springs in the field which must cause severe doubts about the effectiveness of any drainage solution based on soakaways.

Furthermore, the applicant has recently advised that the bund is not in fact a bund, despite it being shown as a drainage feature on the submitted plan, and forms no part of the drainage scheme but is a bank for planting trees.

### Ecology

The field is an important wildlife feeding area adjacent to the AONB. There is a healthy bird population including barn owls, mammal population (feeding bats) and invertebrates.

### Light Pollution

This part of the village is currently a dark area, with little street lighting. The proposed development would change this character and create light pollution.

- 5.4** 1/0605/2017/OUTM - Outline application (with all matters reserved except access) for the erection of up to 276 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and two vehicular access points from Abbotsham Road.

Kenwith valley is an important green corridor, major wildlife survey attached to report proves this, 10 different species of bats identified. Without feeding areas this will be affected.

Traffic – The development opposite (Winsford Park) has shown improvements to the junction onto A39 with left in, left out. It is not only the traffic from this proposed development but the site identified opposite (Winsford Park) and College Park and The Big Sheep that will put unsustainable pressure on Abbotsham Road and the A39 junction.

## **6. Clerks Report**

- 6.1** TAP funding – contact Alwington to see how they will use theirs

## **7. Chairs Report**

- 7.1** VIPS/maintenance in the Village – when and who, need to set a date in next meeting
- 7.2** Monitoring development activities in the parish – nothing else other than St Helens
- 7.3** North Devon Link Road consultation – consultation now closed
- 7.4** Post box – 29<sup>th</sup> August is deadline
- 7.5** Village Welcome Pack – Could it be a google doc. Deferred

## **8. Finance**

## **9. Correspondence**

- 9.1** Round Robin Items – emails sent

**10. Any Other Business**

**11. Items raised by Councillors for inclusion on the next agenda**