

# **WINKLEIGH PARISH COUNCIL**

## **The minutes of the extraordinary meeting held on Thursday 17<sup>th</sup> December 2009, 7.30pm in Winkleigh Community Centre**

Present: Cllrs Bowers, Judge, Johnson, J.Turner, Cooper, Hodgson, Griffiths, N.Turner. District Cllr Lausen. Maria Bailey TDC.

Apologies: Cllrs Stutt, Gledhill & Holman

Public period

E1.12.9 Letters

The Clerk read in full a letter received from St Clare Estates regarding the Airfield Site Development Brief. Cllrs had all received a copy with associated documents and maps.

E2.12.9 Guest Speaker : Maria Bailey TDC

The Chairman welcomed Mrs Bailey and opened with questions from the Council.

Cllr Hodgson stated that his main concern was that without any notification there had been major changes from the June draft SDB to the latest November draft and queried the reasons behind such a radical change. Maria Bailey responded that the changes had been made following the consultation event and discussions with Regional Planning stating that the SDB had to conform to TDC's Core Strategy, the Regional Strategy and National Planning Policy. She stated that the Regional Planners felt that the June draft was not sustainable due to the quantity of allocation for industrial development so would be unviable and would not fit. Mrs Bailey further stated that they had looked again at the options and felt that reducing the allocation would prove more viable and conform to wider Strategies and Policies. Cllr Hodgson queried why had the changes been made so late as TDC should have been in discussion with the Regional Planners prior to the June draft. Mrs Bailey responded that TDC had been in discussions with the Regional Planners but that between June and November there had been changes at both Regional and National level and the advice was changed.

Cllr Bowers queried what measures there were in place for annual monitoring of the SDB. Mrs Bailey responded that TDC need to review annually to ensure that it is working adding that changes can be made providing the correct procedures and protocols are followed.

Cllr Hodgson queried the allocation of the area known as the "Old Tip/Dump" as developable land. The site is currently controlled by DCC, has had a great deal of public money spent on it to contain and control the known and unknown contaminants and is now starting to return to a natural habitat. Cllr Hodgson said he felt developing this land now would be detrimental and unacceptable. Mrs Bailey responded that this point had already been raised by the Steering Group and that the Consultants were going to look into these issues adding that National Guidelines are to encourage the clean-up of contaminated land.

Cllr Johnson queried if TDC were to approve any industrial development would they then ensure that the areas were kept tidy. Mrs Bailey responded that it is in the interest of the businesses to keep their sites in good condition.

Cllr Hodgson queried the allocation of land that is already developed such as "surf bay" – Mrs Bailey responded that there is a need to include these areas to encourage development around existing viable businesses. Cllr Hodgson further questioned why this was not the case for all the already developed areas of the Airfield as some are not covered in the draft SDB and queried what would happen should any of the businesses not in the development boundary as stated in the SDB wish to expand or have a change of use. Mrs Bailey responded that the aim is to move away from development in the open

countryside and not about putting a stop to development but to ensure appropriate development. Cllr Hodgson said he was not reassured by Mrs Bailey's response as the draft SDB implied a different response. Mrs Bailey said that the aim of the SDB is to enable communities not to control them, that she wants to work to get the community what it wants. Mrs Bailey agreed to go back and review the areas of the draft that Cllr Hodgson referred to as the statement he was discussing was not meant in the way in which he had read it reminding Cllrs that the draft is a consultation draft.

Cllr Griffiths referred to a section of the draft SDB (pg 18) where it reads that an existing business that wished to expand but was outside the SDB development boundaries would be urged to move to a location within the boundary which Cllr Griffiths said would be unviable. Mrs Bailey agreed to go and look at this section again.

Mrs Bailey addressed the Council saying that there will be a 6 week consultation period on the draft SDB after which changes are expected to respond to comments from the community. Mrs Bailey stressed that the document the council was discussing was not a final document and that there are plenty of chances to comment.

Cllr Bowers queried the reference in the draft to a new access off the A3124 (not using Butcher's Lane) and asked where this would be. Mrs Bailey said she did not know and would look into this.

Cllr Bowers queried the status of Gerrydown . Cllr J.Turner said that at a previous Steering Group meeting Mrs Bailey had said that Gerrydown still had planning permission but no detail or clarification had been provided.

Cllr Hodgson asked if the Consultation process would include proper information on if the proposal was viable and would the comments now made by the PC be included. Mrs Bailey responded that this information should be available separately from the consultation document for the start of the consultation period on 21<sup>st</sup> January and that the comments now made by the PC were noted and would be addressed.

Cllr J Turner queried TDC's position on housing on the Airfield. Mrs Bailey responded that TDC have a large requirement for housing and that a proportion of this allocation will go to rural areas. TDC are not looking at specific villages at this point and any considerations for specific villages would need to work with the community concerned.

Cllr Johnson queried what would happen to the land currently owned by SWRDA to which Mrs Bailey responded that she was not aware of any specific plans but that the Steering Group had been advised that SWRDA would want market value for the land should it be sold.

Discussions then moved to allow members of the public to speak.

Mr Coldwell addressed the Council on behalf of St.Clair Estates. He said that he was surprised that landowners were not involved with the consultation process and specifically queried the status of Gerrydown land which is removed from the SDB. Mr Coldwell advised St.Clair Estates had produced a Master Plan for the Airfield which they believed was sustainable and deliverable.

Mrs Fischer said that as the landowner of Gerrydown she wanted to invest and develop the land but that the current plan would not allow this. She said that she saw no evidence to confirm TDC's claim that they want to encourage development.

Cllr Hodgson said that he hoped TDC would take on the issues raised by the PC and asked for strong assurances that changes to the plan can and will be made should they be required. Mrs Bailey gave her personal guarantee that she would personally go through the document fully and provide a revised document for consultation.

Cllr Griffiths stated that it was essential that TDC keep a check on the Consultants.

There being no further comments the Chairman thanked Mrs Bailey for attending the meeting.

### **E2.11.09 Matters for discussion**

#### a) Winkleigh Airfield Site Development Brief

Cllr J Turner said he thought it was unbelievable that the Consultants had no communication with DCC regarding the old tip. The Chairman proposed that a letter be sent to DCC querying their position regarding this area of land and its inclusion in the SDB – 2<sup>nd</sup> Cllr Hodgson – AIF.

### **E3.11.09 Planning**

a) 1/1119/2009/FUL: Erection of two wooden sheds & poly tunnels, Land adjacent to Berners Cross, Winkleigh: Approved : A.i.f

b) 1/1167/2009/CPL: Lawful development certificate for proposed conservatory, Clotworthy Cottage, Torrington Road, Winkleigh: Approved A.i.f

### **PUBLIC PERIOD II**

The representative from St Clair Estates addressed the Council and gave a background to their Master Plan for Winkleigh Airfield. The Chairman requested additional copies of the document and agreed to place on the agenda for the next meeting.

There being no further matters to discuss the meeting was declared closed at 8.45pm