

Winkleigh Parish Council

The minutes of the meeting held on Wednesday 17th February 2010, 7.30pm in Winkleigh Community Centre

Present: Cllrs Bowers, Judge, Cooper, Gledhill, Stutt, Hodgson, J.Turner
& Griffiths. District Cllr Lausen. Maria Bailey TDC
11 members of the public

Apologies: Cllrs Johnson, N.Turner & Holman.

E.1.2.10 **Guest Speaker** : Maria Bailey: Torridge District Council

The Chairman introduced Maria Bailey who addressed the meeting giving a background to the production of the Core Strategy which is an overarching document to guide development to 2026. Cllrs were advised that the Core Strategy is the first of a series of documents and the specific details for communities will come in the next series of documents including the Site Allocation Document. Mrs Bailey said that she felt the Core Strategy still requires some work specifically regarding employment opportunities and infrastructure issues but advised that Regional Planning Policies will have a strong influence on the Core Strategy.

Mrs Bailey advised Cllrs that TDC have been out in the communities to discuss the Core Strategy and that many are concerned about additional housing without adequate infrastructure provision. Cllrs were advised that TDC are working on producing an Infrastructure delivery plan in conjunction with the main infrastructure providers and expressed the need to show what the requirement is, who will deliver it, what are the costs and the timescale for delivery. Cllrs were advised that previously there has been difficulty in securing commitments but that there is now agreement that such development can not be sustainable without infrastructure investment.

Cllrs were advised that TDC will take into account all comments received before 4th March and that a revised document will be produced.

E.2.2.10

The Chairman opened the meeting for questions from the public in Public Discussion.

Members of the public addressed Maria Bailey and raised a number of questions and queries. Ms Bailey was asked how TDC plan to deliver employment led development, what role demographics would play in future planning, TDC's allocation of new housing and TDC's allocation of traveller sites.

E.3.2.10

The Chairman opened the meeting to questions from Councillors.

Cllr Gledhill referred to the Airfield Site Development Brief and the cost of £75,000 in producing it asking if Maria Bailey felt it was value for money. Mrs Bailey responded that she felt that the SDB was not produced at the correct time with the ongoing production of the Core Strategy and had SWRDA not been funding the project she would have preferred to use in-house facilities at TDC which would have cost much less. Cllr Gledhill also queried the use of the term “sustainable” and its meaning, raised concerns over figures given for affordable housing and queried how TDC plan to meet their commitment on pg 14 (2.1.7) of the Core Strategy.

The Chairman queried the preference for the use of Greenfield sites and the lack of specific allocations of houses in Torridge. Mrs Bailey responded that the figures giving specific allocations for housing will be produced in the Site Allocation Plan.

Cllr Hodgson said that he noted Mrs Baileys earlier comments regarding the need to encourage small businesses and queried how this would be linked with the Airfield SDB which would see a number of such businesses being outside the development boundaries which would struggle against the SDB Policies to grow. Mrs Bailey responded that if the local need can be proved then growth should be pushed adding that she felt some parts of the SDB are not deliverable and will require additional work.

Cllr Hodgson queried the changes to the allocated development land in the SDB late in the process stating that he believed the new allocation to be a bodged version of the original which appears to have no regard to deliverability. Mrs Bailey responded that the SDB should have been prepared following the production of the Core Strategy as changes in Policy at Regional Planning have occurred during the production time adding that this is why there was a clear change to allocations during the SDB production time.

Cllr Hodgson again queried the viability of allocating the old tip site for development.

Cllr Gledhill stated that the Airfield required a degree of flexibility if new businesses were to be encouraged there. Mrs Bailey responded that some of the flexibility of the Core Strategy needs to go into the SDB adding that annual monitoring of the Core Strategy will give the opportunity to review parts of it should issues arise or circumstances change.

Maria Bailey said that she would like to see something happen to the Control Tower site on the Airfield as the consultation event showed that people in the community are concerned about this site. Cllr Hodgson queried why Mrs Bailey had identified one particular site on the Airfield when the whole site should be looked at. Mrs Bailey responded that she had said this from what local people had said to her at the consultation event and that the Control Tower is a Scheduled Monument with strong local historical relevance.

Maria Bailey was advised that it was felt that early consultation with the landowners and local businesses had been poor which has hampered the production of a document that local people are happy with.

E.4.2.10 Matters Arising

a) TDC Core Strategy and Winkleigh Airfield Site Development Brief.

The Clerk advised Cllrs that SWRDA had sent their apologies for not attending the meeting and advised that the request for a response to the designation of SWRDA land in the Airfield SDB had been forwarded to Sally Nelson at North Devon Lead Plus for comment.

The Clerk read out the response from DCC regarding the SDB allocation of the “Old Tip/Dump” as development land.

The Chairman reminded Cllrs that a formal response to the Core Strategy and the Airfield SDB were required and that this should be agreed at the next scheduled meeting of the Parish Council.

Cllrs raised further issues including : the SDB’s reference to indigenous trees only, the type of architecture & proposed layout of the buildings being at odds with the Airfield, concerns regarding Mrs Baileys reference to the Control Tower Site and the need to allow development around current existing sites on the Airfield.

The Chairman asked Cllrs to provide a written proposal for the next meeting.

Public Discussion Period

There being no further matters to discuss the meeting was declared closed at 9.09pm