

**MINUTES OF A PLANNING MEETING OF MILTON ABBOT GROUPED PARISH COUNCIL
HELD ON MONDAY 11 JANUARY 2021, 7.30PM ONLINE VIA ZOOM**

(also available at www.magpc.co.uk)

PRESENT: Cllrs, R Tucker (Vice Chairman), M Ambrose (Chairman) S Seamons, G Vanstone and A Westcott
Clerk

The meeting opened at 7.33pm

PLANNING APPLICATION:

0016/20/OPA

READVERTISEMENT (Revised plans received and amended development description)
Outline application with some matters reserved for the erection of 5 dwellings (Resubmission of 0889/19/OPA)
Land to the rear of Edgcumbe Terrace, Edgcumbe Road, Milton Abbot. PL19 0PE

After a detailed discussion during which it was noted that nothing had changed in the application but negative comments had been received locally on the development; it was also noted that;

- Other sites have been identified which would be able to accommodate affordable housing
- No affordable housing is proposed with this application is in conflict with planning development
- From the MACKPlan Group; there is no information that addresses the original comments as already mentioned in previous applications.

The Planning committee resolved to include the points made in the AECOM study (below) in ADDITION to the original six made during the Planning meetings of 25th February 2020 and 19th October 2020

AECOM Study

The independent AECOM study (commissioned by MACKPlan as suggested by WDBC) identified a number of reasons why this site is not suitable for new home development. This is a quotation from that report:

Major constraints to development at this location include landscape and visual sensitivities, flood risk concerns, impacts to residential amenity, the potential for adverse impacts to the setting of heritage assets, access concerns, and potential impacts to the spring-fed water supply and existing utilities infrastructure. In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.

The AECOM report identifies other sites which are suitable to deliver the 20 new homes proposed by the JLP for this area. They also offer the best prospect of delivering the number of affordable homes required by local residents and identified in resident surveys.

The MACKPlan is now in Regulation 14 Consultation and a copy has been sent to WDBC Planning Department.

Three Additional Comments – October 2020

1. There appears to be a question about the legal right to the access shown on the plans – this needs to be fully resolved.

2. Edgumbe Lane is a busy road with no pavements – a further increase in traffic both during construction and after is a danger.
3. The site is currently one of 10 submitted for the draft Neighbourhood Plan. These are currently being independently assessed to identify which sites best meet the local need. This application should at least be postponed until residents have had a chance to vote on the Neighbourhood plan and its recommended sites.

Three Original Comments

1) The plans submitted by R Cole shows his understanding where the current springs water flows on the land. The plans show the plots well within the mandated four meter clearance. There needs to be an absolute minimum of four meters of clearance.

2) There has been recent flooding of the pub and housing along Edgumbe Terrace/Lane due to a recent altered water course and drainage issues of the field considered for building.

3) The plans, plots and size of housing does not meet the needs of the village, as highlighted within phase 1 of the MACPLAN survey. The main points to note are (a) that the housing is not in keeping with the current architecture of the village and (b) there is no mention of affordable housing which is a key objective on the council core aims of new housing. This is reflected and supported by Historic England.

The Planning Committee **resolved to OBJECT** to the application.

The meeting closed at 19.46 pm

Signed:
Cllr M Ambrose (Chairman)

Date: