

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Strategic Planning Committee held at Council Chamber, Blackdown House, Honiton on 20 September 2024

Attendance list at end of document

The meeting started at 10.00 am and ended at 5.50 pm. The meeting was adjourned for lunch at 1.37 pm and reconvened at 2.25 pm. Further brief adjournments took place at 11.42 am reconvening at midday, 3.50 pm reconvening at 4.03 pm and 5.10 pm reconvening at 5.15 pm.

158 Declarations of interest

Minute 162 to 171.

In accordance with the Code of Good Practice for Councillors and Officers dealing with planning matters as set out in the constitution the Chair, Councillor Todd Olive, advised of extensive lobbying to all members in respect of the proposed housing site allocations.

Minute 163. Honiton site selection report.

Councillor Jessica Bailey, Other Registerable Interest, Site Honi_06 is owned by Devon County Council and as a Devon County Councillor would leave the meeting during discussions and would not take part in the vote.

Minute 163. Honiton site selection report.

Councillor Paul Hayward, Affects Non-registerable Interest, Knows the owner of the land in relation to Gitti_04.

Minute 166. Axminster site selection report.

Councillor Dan Ledger, Directly relates Non-registerable Interest, Relative's business rents land off the landowner and is located directly opposite site reference Axmi_07 - Axminster Carpets Factory Site.

Minute 166. Axminster site selection report.

Councillor Jessica Bailey, Other Registerable Interest, Devon County Councillor - DCC owns the land for site allocation Axmi_12.

Minute 166. Axminster site selection report.

Councillor Paul Hayward, Affects Non-registerable Interest, In relation to all the Axminster site allocations employed as Town Clerk by Axminster Town Council.

Minute 168. Musbury site selection report.

Councillor Jessica Bailey, Other Registerable Interest, Devon County Councillor - Devon County Council owns land for Musb_01.

Non Committee Members

Minute 163. Honiton site selection report.

Councillor Roy Collins, Directly relates Non-registerable Interest, Relative is a tenant and farms the land in relation to Honi_07 and Honi_12.

Minute 166. Axminster site selection report.

Councillor Sarah Jackson, Affects Non-registerable Interest, In relation to all the Axminster site allocations Member of the Axminster Neighbourhood Plan Steering Group.

Minute 166. Axminster site selection report.

Councillor Simon Smith, Affects Non-registerable Interest, In relation to all the Axminster site allocations Member of the Axminster Neighbourhood Plan Steering Group.

Minute 166. Axminster site selection report.

Councillor Simon Smith, Other Registerable Interest, Project Manager for Community Housing Project for Axmi_11c.

159 **Public speaking**

Councillor Roy Collins asked the committee to stop developing on agricultural land and suggested that members should consider developing flats to save this land.

160 **Matters of urgency**

There were no matters of urgency.

161 **Confidential/exempt item(s)**

There were no confidential or exempt items.

162 **Proposed Housing Site Allocations - Honiton and surrounding areas**

The committee considered the proposed site allocations for Honiton and surrounding areas, as set out in these minutes.

163 **Honiton site selection report**

Gitti_03 Land on the western side of Hayne Lane, Gittisham

Proposed use: 5.5 hectares employment land

Recommendation: Allocate

Councillor David Valentine representing Gittisham Parish Council objected to the allocation of both Gitti_03 and Gitti_04 as they were interlinked with each other. Gitti_03 would be highly visible, inappropriate and unnecessary as there is no evidence to demonstrate the need for additional employment land. There is existing vacant land that could be used as well as regeneration opportunities at Heathpark.

Members were reminded that Gitti_03 is owned by EDDC and although officers had identified some challenges to the site it could be delivered as there was a significant need for employment land in the area and that there was a need to deliver both housing and employment land in Honiton.

Inclusion for allocation was proposed by Councillor Dan Ledger, seconded by Councillor Paula Fernley.

Committee **endorsed the recommendation to include Gitti_03 in the site allocation.**

Gitti_04 Land to the west of Combe Garden Centre, Gittisham

Proposed use: 9.1 hectares employment land

Recommendation: Allocate

Dan Rogers from Bell Cornwell advised committee that the land was in close proximity to the Heathpark Industrial Estate with good connectivity of the A30.

Inclusion for allocation was proposed by Councillor Dan Ledger, seconded by Councillor Paul Hayward.

Committee **endorsed the recommendation to include Gitti_04 in the site allocation.**

Gitti_05 Land to west of Hayne Lane, Honiton

Proposed use: Housing

Number of dwellings: 100

Recommendation: Allocate (partly Gitti_05a)

Councillor David Valentine representing Gittisham Parish Council objected to both allocations Gitti_05a and Gitti_05b on landscape and sustainability issues.

Dan Rogers from Bell Cornwell advised committee that both Gitti_05a and 05b were credible options for housing development drawing members attention to an approved planning application for another development close by which took account of its location in relation to the town centre.

Members considered advice noting that further assessment work would be required to demonstrate whether Gitti_05b meets the exceptional circumstances criteria.

Councillor Colin Brown proposed to move on for both site allocations Gitti_05a and Gitti_05b, seconded by Councillor Brian Bailey to allow further works by officers to consider both site allocations together.

Committee **agreed to move on to the next site allocation.**

Honi_04 Land lying to the north east of Heathfield Manor Farm, Honiton

Proposed use: Housing

Number of dwellings: 56

Recommendation: Not for allocation

Ward Member Councillor Jenny Brown objected to the site allocation as it would be prominent in the National Landscape.

Councillor Colin Brown proposed to move on, seconded by the Chair.

Committee **agreed to move on to the next site allocation.**

Honi_05 Land to the north and south of King Street, including former Foundry Yard, Honiton

Proposed use: Housing

Number of dwellings: 40

Recommendation: Not for allocation

Ward Members Councillor Jenny Brown and Councillor Roy Collins disagreed with the officer recommendation advising it should be included for allocation.

The committee were reminded the site was within the built up settlement boundary and could come forward as a windfall site if the flooding issues were addressed.

Councillor Paul Hayward proposed to move on, seconded by Councillor Olly Davey.

Committee **agreed to move on to the next site allocation.**

Councillor Jess Bailey, as a Devon County Councillor, did not take part in discussions or the vote for the following site allocation.

Honi_06 Former Millwater School, Honiton Bottom Road, Littleton, Honiton

Proposed use: Housing
Number of dwellings: 30
Recommendation: Allocate

Ward Member Councillor Jenny Brown supported the site allocation.
Ward Member Councillor Roy Collins did not support the site allocation for housing advising it should be allocated as part of Littleton School.

The committee were advised that Devon County Council had provided advice about the future of the primary school advising the town had capacity for more pupils and the school was operating effectively.

Inclusion of allocation was proposed by Councillor Olly Davey, seconded by Councillor Paul Hayward.

Committee **endorsed to include Honi_06 in the site allocation.**

Honi_07 Land adjacent to St Michaels Church, Honiton

Proposed use: Housing
Number of dwellings: 30
Recommendation: Allocate

Ward Member, Councillor Jenny Brown supported the inclusion of the site allocation.
Ward Member, Councillor Roy Collins supported the inclusion of the site allocation together with the adjoining site Honi_12 to assist with the access.

Councillor Roy Collins left the chamber during discussions and vote.

Dan Rogers from Bell Cornwell advised the land was available for development and technical work had commenced for a scheme to deliver 30 houses.

Advice was sought about whether the site could be considered together with Honi_12. The committee were advised that both sites could not be considered together as they had separate recommendations but Honi_12 could be brought forward next.

Inclusion of allocation proposed by Councillor Mike Howe, seconded by Councillor Colin Brown.

Committee **endorsed to include Honi_07 in the site allocation.**

Honi_12 Land on the south east side of Cuckoo Down Lane, Honiton and land at Lower Marl pits Farm, Honiton

Proposed use: Housing
Number of dwellings: 71
Recommendation: Not for allocation

Ward Members, Councillor Jenny Brown and Councillor Roy Collins supported the inclusion of the site allocation.

Councillor Roy Collins left the chamber during discussions and vote.

A proposal to include the site failed.

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Honi_08 Land at the south side of The Glenn, Honiton

Proposed use: Housing

Number of dwellings: 6

Recommendation: Not for allocation

Councillor Olly Davey proposed to move on, seconded by Councillor Kevin Blakey.

Committee **agreed to move on to the next site allocation.**

Honi_09 Former Honiton Showground, Langford Road, Honiton

Proposed use: Housing

Number of dwellings: 50

Recommendation: Not for allocation

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Honi_10 Land at Ottery Moor Lane, Honiton

Proposed use: Housing

Number of dwellings: 21

Recommendation: Allocate

Sam Thomas, agent for Taylor Wimpey advised committee it was a live outline planning application with no constraints.

Ward Member Councillor Roy Collins spoke in support of the site allocation.

Inclusion of site allocation Honi_10 proposed by Councillor Mike Howe, seconded by Councillor Yehudi Levine.

Committee **endorsed to include Honi_10 in the site allocation.**

Honi_13 Middle Hill, Church Hill, Honiton

Proposed use: Housing

Number of dwellings: 10

Recommendation: Allocate

Inclusion of allocation Honi_13 was proposed by Councillor Colin Brown, seconded by Councillor Kevin Blakey.

Committee **endorsed to include Honi_13 in the site allocation.**

Honi_14 Hurlakes, Northcote Hill, Honiton

Proposed use: Housing
Number of dwellings: 30
Recommendation: Allocate

Inclusion of allocation Honi_14 was proposed by Councillor Paul Hayward, seconded by Councillor Mike Howe.

Committee **endorsed to include Honi_14 in the site allocation.**

Honi_15 Land at Heathfield, Honiton

Proposed use: Housing
Number of dwellings: 133
Officer recommendation: Allocate

Ray Levy objected to the site allocation due to its steep landscape and expressed confusion to the changing site reference numbers (originally Honi_01) and the changing land sizes.

Committee were advised that an error had occurred with Honi_15 which had originally taken into account the two adjoining fields but as these two sites were submitted late into the process it was only part of the middle field of the site that was recommended for allocation at the moment. Legal advice would be sought on the two adjoining fields with the potential to bring them back to a later meeting.

Robert Fowles also objected to the site allocation asking committee to consider the strong objection from residents about the loss of farmland and protected wildlife.

Ward Members Councillor Jenny Brown and Councillor Roy Collins did not support the site allocation.

Councillor Paul Hayward proposed to move on, seconded by Councillor Colin Brown. Committee **agreed to move on to the next site allocation.**

GH/ED/39 Land south of Northcote Hill, Honiton

Proposed use: Housing
Number of dwellings: 100
Recommendation: Allocate partly GH/ED/39a, Not to allocate GH/ED/39b

Inclusion of allocation GH/ED/39a proposed by the Chair.

Committee **endorsed to include GH/ED/39a in the site allocation.**

The Chair proposed to move on for site allocation GH/ED/39b.

Committee **agreed to move on to the next site allocation.**

164 **Dunkeswell site selection report**

Dunk_01 Land at Hutshayes Farm, Dunkeswell

Proposal: Housing
Number of dwellings: 53
Recommendation: Not to allocate

Councillor Dan Ledger proposed to move on, seconded by Councillor Colin Brown.

Committee **agreed to move on to the next site allocation.**

Dunk_02

Proposal: Housing

Number of dwellings: 150

Recommendation: Not to allocate

Councillor Dan Ledger proposed to move on, seconded by Councillor Colin Brown.

Committee **agreed to move on to the next site allocation.**

Dunk_05

Proposal: Housing

Number of dwellings: 43

Recommendation: Allocate

John Sipple spoke against the site allocation due to the dangerous road and lack of pavements.

Committee were advised that the Highway Authority had advised that vehicular access could be obtained from the southern access point and the northern access would only be accessed by pedestrians and cyclists.

Councillor John Barrow, representing Dunkeswell Parish Council did not support the site allocation as the sewage infrastructure would not be able to cope and advised committee that footpath 2 was unsuitable.

Neal Jillings representing Summerfield Homes updated committee about an informal agreement with the Highway Authority that the northern access would be used for the road frontage access point which accords with their requirements and that a new proposed footpath linking with an existing pavement was also acceptable.

A proposal to move on to the next site allocation failed.

Inclusion of allocation was proposed by the Chair.

Committee **endorsed to include Dunk_05 in the site allocation.**

165 Proposed Housing Site Allocations - Axminster and surrounding areas

The committee considered the proposed site allocations for Axminster and surrounding areas, as set out in these minutes.

166 Axminster site selection report

GH/ED/83 Land at Chard Road, Axminster

Proposal: Housing and 0.8 hectares employment land

Number of dwellings: 140

Recommendation: Allocate

Ward Member, Councillor Sarah Jackson advised it would be a fruitless exercise to oppose this site allocation as it was subject to a recent planning application.

Committee sought clarification on the current issues regarding the phosphate levels in the River Axe. Committee were reminded that 2 years ago Natural England had instructed the council to only grant planning permission to developments in the catchment area that were nutrient neutral. As the Local Plan would run from 2020 to 2042 it was to be assumed that solutions would be found to mitigate these issues during the early years of the plan.

Inclusion for allocation was proposed by the Chair.

Committee **endorsed the recommendation to include GH/ED/83 in the site allocation.**

Axmi_01a Land off Musbury Road, Axminster

Proposal: 3.3 hectares employment land

Recommendation: Allocate

Ward Member Councillor Sarah Jackson spoke about the rising population of Axminster and addressed the existing infrastructure that was not adequate to support the increase.

Inclusion for allocation was proposed by the Chair.

Committee **endorsed the recommendation to include Axmi_01a in the site allocation.**

Axmi_01b Land off Musbury Road, Axminster

Proposal: Housing

Number of dwellings: 15

Recommendation: Not to allocate

Ward Member, Councillor Sarah Jackson supported the officers recommendation.

Councillor Geoff Jung proposed to move on, supported by Councillor Paul Hayward.

Committee **agreed to move on to the next site allocation.**

Axmi_02 Land north of Shoals, Musbury Road, Axminster

Proposal: Housing

Number of dwellings: 100

Recommendation: Allocate

Susan Gallagher strongly objected to the site allocation on access, ecology and environment reasons and drew committee's attention to the archaeological importance in being close proximity to the roman fort.

Simon Coles from Carney Sweeny representing the landowner advised the new footfall would help support the declining town centre as it was well located for walking and cycling into the town.

Ward Member Councillor Simon Smith raised serious concerns that the schools were located on the other side of Axminster which would require car usage and this should be discouraged.

Ward Member Councillor Sarah Jackson's main concern was about the proposed housing numbers and questioned whether this was a realistic figure as some houses would be very close to the bypass.

Inclusion for allocation was proposed by Councillor Paul Hayward, seconded by Councillor Mike Howe.

Committee **endorsed the recommendation to include Axmi_02 in the site allocation.**

The Chair advised about a slight change in the order and that Axmi_08 and Axmi_09 would be considered before Axmi_07.

Axmi_08 Land off Wyke Lane, Axminster

Proposal: Housing

Number of dwellings: 68

Recommendation: Allocate

The Chair advised that committee should take into account Susan Gallagher's previous comments for this site allocation.

Simon Coles from Carney Sweeny representing the landowner acknowledged that the land did rise slightly from the valley floor but advised it would follow the identical pattern of how Axminster had evolved over the years which would be consistent with the settlement pattern.

Ward Member Councillor Simon Smith raised concerns about the changing built up area boundary and highlighted that access by foot and cycle was not good.

Ward Member Councillor Sarah Jackson asked committee to be mindful that access would be better suited at Musbury Road and raised a concern about noise pollution from the A35.

Inclusion for allocation was proposed by Councillor Mike Howe, seconded by Councillor Geoff Jung.

Committee **endorsed the recommendation to include Axmi_08 in the site allocation.**

Axmi_09 Great Jackleigh Farm, Axminster

Proposal: Housing

Number of dwellings: 270

Recommendation: Allocate

Ward Member Councillor Sarah Jackson highlighted to committee that the development would back onto the A35 and reiterated her concerns about noise pollution and that it was further away from the town centre.

Inclusion for allocation was proposed by Councillor Mike Howe, seconded by Councillor Geoff Jung.

Committee **endorsed the recommendation to include Axmi_09 in the site allocation.**

Councillor Dan Ledger left the chamber and did not take part in discussions or the vote for the following site allocation.

Axmi_07 Axminster Carpets Factory Site, Woodmead Road, Axminster

Proposal: Mixed employment and Housing

Number of dwellings: 50

Recommendation: Allocate

Ward Member, Councillor Sarah Jackson supported allocation of the site provided the housing could be delivered on part of the site that does not flood and the employment area should not pollute the river Axe.

Inclusion for allocation was proposed by the Chair.

Committee **endorsed the recommendation to include Axmi_07 in the site allocation.**

Axmi_10 Scott Rowe Building, Axminster Hospital, Chard Street, Axminster

Proposal: Housing

Number of dwellings: 5

Recommendation: Allocate

Ward Member, Councillor Simon Smith supported the officer recommendation as the site allocation was close to the town.

Inclusion for allocation was supported by Councillor Paul Hayward, seconded by Councillor Dan Ledger.

Committee **endorsed the recommendation to include Axmi_10 in the site allocation.**

Axmi_11c Land on the south east side of Axminster

Proposal: Housing

Number of dwellings: 50

Recommendation: Allocate

Ward Member, Councillor Simon Smith advised that although the site was close to the town centre he questioned the proposed density highlighting that there was a high pressure gas pipe running under a section of 11c and two sets of pylons running across the site.

Councillor Simon Smith left the chamber and did not hear the discussions or the vote for this site allocation.

Inclusion for allocation was supported by Councillor Dan Ledger, seconded by Councillor Paul Hayward subject to further investigation to the gas pipe.

Committee **endorsed the recommendation to include Axmi_11c in the site allocation.**

Axmi_11d Land on the south east side of Axminster

Proposal: Housing

Number of dwellings: 330 dwellings

Recommendation: Not to allocate

Ward Member, Councillor Sarah Jackson did not support the site allocation.

Councillor Dan Ledger proposed to move on, supported by Councillor Paul Hayward.

Committee **agreed to move on to the next site allocation.**

Councillor Jess Bailey left the chamber for the next site allocation and did not take part in discussions or vote.

Axmi_12 Land at Lea Combe, Field End, Axminster

Proposal: Housing

Number of dwellings: 9

Recommendation: Allocate

Ward Members Councillor Smith Smith and Councillor Sarah Jackson supported the site allocation as it was a prime location for development.

Inclusion for allocation was supported by the Chair.

Committee **endorsed the recommendation to include Axmi_12 in the site allocation.**

Axmi_16 The Co-operative Food, West Street, Axminster

Proposal: Housing

Number of dwellings: 15

Recommendation: Not to allocate

Ward Members, Councillor Sarah Jackson and Councillor Simon Smith agreed with officer recommendation and did not want to see the site used for housing. Councillor Smith suggested to committee that there was a missed opportunity as the council owned garages bordering the site which were a better opportunity for housing development.

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Axmi_17 Land at Millwey, Chard Road, Axminster

Proposal: Housing

Number of dwellings: 19

Recommendation: Allocate

Ward Member Councillor Sarah Jackson supported this site for housing allocation and suggested it could be used for social housing. It was also suggested that the garage site and other sites which were owned by the council could be looked at as potential development in its entirety.

Inclusion for allocation was proposed by Councillor Geoff Jung, seconded by Councillor Brian Bailey.

Committee **endorsed the recommendation to include Axmi_17 in the site allocation.**

Axmi_18 Millwey Garages, St Andrews Drive, Axminster

Proposal: Housing

Number of dwellings: 6

Recommendation: Allocate

Ward Member, Councillor Simon Smith agreed with officer recommendation as the garages were falling apart and almost derelict and the land was a brownfield site close to the town centre.

Inclusion for allocation was proposed by the Chair.

Committee **endorsed the recommendation to include Axmi_18 in the site allocation.**

Axmi_22 Land east of Axminster

Proposal: Housing

Number of dwellings: 104

Recommendation: Allocate

Ward Member, Councillor Sarah Jackson did not support the site allocation as the proposed layout in the current live planning application was not suitable as it would have an adverse impact on the existing residential dwellings.

Inclusion for allocation was proposed by Councillor Mike Howe, seconded by Councillor Kevin Blakey.

Committee **endorsed the recommendation to include Axmi_22 in the site allocation.**

GH/ED/80 Prestaller Farm, Beavor Lane, Axminster

Proposal: Housing

Number of dwellings: 225

Recommendation: Partially Allocate

Ward Members Councillor Simon Smith and Councillor Sarah Jackson did not support the site allocation on topography and flooding grounds.

Councillor Paul Hayward proposed to move on, seconded by Councillor Olly Davey.

Committee **agreed to move on to the next site allocation.**

Axmi_23 Websters Garage, 9 Lyme Street, Axminster

Proposal: Housing

Number of dwellings: 10

Recommendation: Allocate

Ward Member Councillor Sarah Jackson supported the site allocation and suggested it should be used as a mixed use development site as the site was in the town centre.

Advice was sought about whether the site could be used for employment only. Committee were advised that as the report only gave a yield of 10 dwellings the intention was for a mixed use development.

Inclusion for allocation as a mixed use site was proposed by Councillor Geoff Jung, seconded by Councillor Kevin Blakey.

Committee **endorsed the recommendation to include Axmi_23 in the site allocation.**

Axmi_24 Land west of Prestalier Farm, Beavor Lane, Axminster

Proposal: Housing

Number of dwellings: 29

Recommendation: Allocate

Neal Jillings advised that the site was part of an existing allocation and was currently a live undetermined planning application which makes sense to retain the allocation.

Ward Members Councillor Simon Smith and Sarah Jackson raised concerns about the highly unsuitable accesses suggested for this site.

Councillor Paul Hayward proposed to move on, seconded by Councillor Brian Bailey.

Committee **agreed to move on to the next site allocation.**

167 **Kilmington site selection report**

Kilm_01 Land off Shute Road, Kilmington

Proposed use: Housing

Number of dwellings: 5

Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Kilm_02 Birchwood Farm, Shute Road, Kilmington

Proposed use: Housing

Number of dwellings: 66

Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Kilm_03 Land off Springhead Lane, Kilmington

Proposed use: Housing

Number of dwellings: 40

Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Kilm_05 Land at Pit Orchard, Bim Bom Lane, Kilmington

Proposed use: Housing

Number of dwellings: 6

Recommendation: Not to allocate

A statement was read out on behalf of Councillor Kieran Veberth, Kilmington Parish Council who objected to the site allocation.

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Kilm_06 Land at Gore Lane, Kilmington

Proposed use: Housing
Number of dwellings: 5
Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Kilm_07 Land adjoining Breach, Kilmington

Proposed use: Housing
Number of dwellings: 10
Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Kilm_09 Land east of George Lane, Kilmington

Proposed use: Housing
Number of dwellings: 37
Recommendation: Not to Allocate (Kilm_09a) Allocate (Kilm_09b)

Neal Jillings, Summerfield House sought assurance from officers for consistency between the neighbourhood plan and the local plan in term of the proposals map of existing neighbourhood plan allocations.

Councillor Dan Ledger proposed to move on to the next site allocation for Kilm_09a, seconded by Councillor Todd Olive.

Committee **agreed to move on to the next site allocation.**

Inclusion for allocation for Kilm_09b was proposed by Councillor Dan Ledger, seconded by Councillor Todd Olive.

Committee **endorsed the recommendation in include Kilm_09b in the site allocation.**

Kilm_10 Land to the west and south west of the Old Inn, Kilmington

Proposed use: Housing
Number of dwellings: 5
Recommendation: Allocate

Inclusion for allocation was proposed by the Chair.

Committee **endorsed the recommendation to include Kilm_10 in the site allocation.**

Kilm_11 Land to the east of and off Whitford Road between Ashes Farm and The Beacon Chapel, Kimington

Proposed use: Housing
Number of dwellings: 10
Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Kilm_12 Land on the north side of Shute Road (Gapemouth Corner), Kilmington

Proposed use: Housing

Number of dwellings: 5

Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Kilm_13 Land to north of Springhead Head, Kilmington

Proposed use: Housing

Number of dwellings: 50

Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

168 **Musbury site selection report**

Councillor Jess Bailey left the room for site allocations Musb_01a and Musb_01b and did not take part in discussions of votes for either of these sites.

Musb_01a

Proposed use: Housing and Employment

Number of dwellings: 22 and 0.06 hectares of employment

Recommendation: Allocate

Councillor Andrew Moulding representing Musbury Parish Council supported the site allocation but with the omission of the gypsy and travellers allocation as it was not an appropriate site.

Committee sought advice regarding the gypsy and traveller site and were advised at the time the site was seen as a good location and opportunity but understood perhaps it would need to be considered again in the wider context of gypsy and traveller provision

Inclusion for allocation was proposed by the Chair.

Committee **endorsed the recommendation to include Musb_01a in the site allocation.**

Musb_01b

Proposed use: Housing

Number of dwellings: 8

Recommendation: Not to allocate

Councillor Andrew Moulding representing Musbury Parish Council objected to the site allocation

The Chair proposed to move on from Musb_01b.

Committee **agreed to move on the next site allocation.**

Musb_03

Proposed use: Housing

Number of dwellings: 25

Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on the next site allocation.**

Musb_04

Proposed use: Housing

Number of dwellings: 21

Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on the next site allocation.**

Musb_05

Proposed use: Housing

Number of dwellings: 16

Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on the next site allocation.**

169 **Hawkchurch site selection report**

Hawk_01 Field south-east of Hawkchurch School

Proposed use: Housing and Employment

Number of dwellings: 38 and 0.15 hectares of employment land

Recommendation: Allocate

The Chair reminded Committee that this site had been revised and the agenda reissued following concerns about the classification of Hawkchurch and whether it accorded with the strategy for sustainable development. Officers drew the Committees attention to paragraph 5.15 of the report noting the communities concerns that Hawkchurch had been assessed as a tier 4 settlement as it had only one community shop which was on the site proposed for site allocation and suggested this valuable asset should be retained with any proposals for redevelopment, and it only had one bus service running once a week which it was acknowledged was not a good level of service.

Councillor Dr Ann Nolan representing Hawkchurch Parish Council objected to the site allocation advising that the parish council had raised the issues of the tier 4 classification five times. 65% of residents already use cars daily and this development would increase the car usage which would have a serious impact on existing infrastructure.

A statement was read out on behalf of Ward Member Councillor Duncan Mackinder who objected to the site allocation.

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Hawk_02 Field south-east of Hawkchurch School, behind and adjacent to School Close

Proposed use: Housing

Number of dwellings: 5

Recommendation: Not to allocate

Councillor Dr Ann Nolan representing Hawkchurch Parish Council objected to the site allocation advising that residents felt it was not an appropriate allocation.

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

170 **Chardstock site selection report**

Char_01

Proposed use: Housing

Number of dwellings: 44

Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Char_03

Proposed use: Housing

Number of dwellings: 5

Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Char_04

Proposed use: Housing

Number of dwellings: 65

Recommendation: Allocate (part Char_04a for up to 30 dwellings); Not to allocate (Char_04b)

A statement was read out on behalf of Ward Member Councillor Duncan Mackinder who supported the recommendation.

Neal Jillings, Summerfield Homes advised committee that the allocation would help deliver sufficient homes at the edge of the village with no drainage issues and an opportunity to deliver biodiversity net gain and employment opportunities.

Inclusion for allocation for site Char_04a proposed by Councillor Paul Hayward, seconded by Councillor Bethany Collins.

Committee **endorsed the recommendation to include Char_04a in the site allocation.**

Councillor Paul Hayward proposed to move on for Char_04b, seconded by Councillor Bethany Collins.

Committee **agreed to move on.**

Attendance List

Councillors present:

B Bailey
J Bailey
K Blakey
C Brown
B Collins
O Davey
P Fernley
P Hayward
M Howe (Vice-Chair)
G Jung
D Ledger
Y Levine
T Olive (Chair)
H Parr

Councillors also present (for some or all the meeting)

J Brown
R Collins
P Faithfull
S Jackson
S Smith

Officers in attendance:

Matthew Dickins, Planning Policy Manager
Ed Freeman, Assistant Director Planning Strategy and Development Management
Damian Hunter, Planning Solicitor
Wendy Harris, Democratic Services Officer
Sam Luk, Planning Policy Officer

Councillor apologies:

B Ingham

Chairman

Date: