

BICKLEIGH PARISH COUNCIL

The Council Office, The Woolwell Centre, Darklake Lane, Woolwell, PL6 7TR

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MINUTES OF BICKLEIGH PARISH COUNCIL MEETING HELD ON AT 19:30HRS ON THURSDAY 12th MARCH 2020 AT THE WOOLWELL CENTRE PLANNING APPLICATIONS 4181/19/OPA AND 4185/19/OPA ROCKSPRING BARWOOD PLYMOUTH LTD

PRESENT: Cllrs: B Spencer (Chair), C Spencer, K Archer, P Blight, W Haymes

IN ATTENDANCE: Karenza Heald (Clerk) and 14 members of the public.

The Chair opened the meeting at 19:30hrs

Note: Rockspring Barwood Plymouth Ltd are referred below as 'Barwood'.

204/19 **APOLOGIES**

Cllr N Hopwood, Cllr L Taylor, Cllr S Rundle. Noted and accepted by all Councillors present.

205/19 **DECLARATIONS OF INTEREST.**

Declarations of personal interest were declared by Cllrs B Spencer, C Spencer and W Haymes
Cllr B Spencer is a trustee of the Woolwell Centre, Cllr C Spencer is the Manager of the Woolwell Centre and Cllr W Haymes is an employee of the Woolwell Centre.

206/19 **PUBLIC FORUM**

The Chairman explained the Council procedures and requested that members of the public speak for no more than three minutes

The following queries and comments were raised:

- (i) **Question:** Bearing in mind that SHDC planning authority are a part of the Joint Local Plan, it would seem inconceivable they would refuse the application.
Response from the Chairman: Yes, SHDC are one of 3 parties. The Joint Local plan has been agreed and is in place. It governs all planning applications. It is possible this application could be turned down. Barwood could then submit another planning application.
- (ii) **Question:** Has anybody got any indication on what part of the land will be built on first?
Cllr W Haymes: The Council will be taking this into consideration.
Chairman: This is not part of outline planning application which details three access points. It will be decided during reserved matters later on in the process.
- (iii) **Question:** Concern over New Road closure (at the top of New Road). The resident would like to see response in the planning that the road is not closed off.
Cllr C Spencer: As a Parish Council representative on the Roborough Recreation Committee, she recently attended a meeting and was advised by the committee that they did not see this as an issue. Due to increased car parking, the RRH committee deemed the closure of New Road as a business opportunity
Cllr W Haymes: Highlighted on the maps (*on display in the meeting*) showing the 'Plessey' roundabout and the access via the new roundabout.
Chairman: The reason in the application for the closure of the New Road, by Roborough

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Recreation Hall, is the distance required between the two roundabouts would be too short.

- (iv) **Question:** Are the planning authority going to insist the work is completed on the A386 before any work is done on the new development.
Chairman: PLY44, which is part of the Joint Local Plan, did originally state the work would need be completed on the A386 before the works on the development started however; the Joint Local Plan was amended.
Cllr C Spencer: Read the policy from the Joint Local Plan stating the improvements on the A386 do not have to be completed. It can be accommodated without a severe impact on the road network.
Chairman: the Joint Local Plan has been accepted by all three authorities and is part of planning policy. In terms of this application it cannot be changed.
Parishioner comments:
- It 'will' affect the traffic.
 - During consultation she advised residents would be out in force if Barwood build without the road improvements. The feedback was then 'we will build but we won't sell'.
 - During consultation she advised residents would be out in force if Barwood built anything without the road improvements taking place. The feedback was 'we will build but we won't sell'.
 - Concern was raised that Pick Pie Drive and Woolwell Road could become a rat run.
- Chairman:** Spoke to The Urban Fringe delivery Group and was advised they will ensure the link road would be made so that it would never be a rat run. This would be part of reserved matters.
- (v) **Questions:**
Climate Change: Regarding the ruling to the new runway (Heathrow) is there anything that could have prevented or stop the runway, because it would have taken up green space.
Recent consultation regarding Barwood knocking on resident doors: How did Barwood consult? When did they consult? How did they randomly select who to consult with? What was the response rate? Were the residents in when they consulted?
Cllr K Archer: As many residents were out during the day, the Council had suggested to Barwood that they carry out the door knocking during an evening. She highlighted the Council have no control on how Barwood consult and how they produce the data but feels Barwood have not consulted with residents enough in the past.
Traffic data: Barwood are using 20 year old traffic and transport data and quoting inconceivable things such as young people not using their own cars. The traffic surveys are too narrow. The impact on areas such as Derriford and Marsh Mills need to be taken into account.
Flooding: a resident has raised concern increased flooding and run off into the river Plym.
Cllr L Tamsett-White: Has compared the Neighbourhood Plan against the design statement. There is no mention of the green corridors and passive housing etc. in the application.
Chairman: SHDC has not yet got a Climate Change Policy but this is likely to have an affect.
- (vi) **Question:** Has it been mapped down where the Pylons will be located? If they are positioned within the 'recreational area' this is not acceptable as it will not create an area of open space or welcome natural play. **Noted.**
- (vii) **Question:** Can the surgery cope with amount of people
Cllr P Blight: has made contact with surgery in Woolwell, who have concerns.

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- (viii) **Question:** There is very little provision for secondary schools. Both Tavistock and Ivybridge are at full capacity.
Cllr K Archer: due to meet with Mr Hancock, Bickleigh Down School has serious concerns.
- (ix) **Question:** When they bought their house in 1988 they were advised the road was supposed to be a rural road. In the mornings, when the children are being dropped off the traffic is a major concern.
Cllr K Archer: This has been raised with the developer and been advised allocated parking has been considered.
Cllr C Spencer: The Radar camera data has recorded an average of 3600 cars per day passing through Woolwell Road. This is data which has never been had in the past.

The public forum closed at 20:10. The Chairman thanked the members of public for attending and advised that comments can still be submitted on SHDC website.

(a) TO CONSIDER THE FOLLOWING PLANNING APPLICATION 4181/19/OPA Applicant name: Rockspring Barwood Plymouth Limited Description: Outline application for up to 360 dwellings and associated landscaping, new access points from Towerfield Drive and Pick Pie Drive and site infrastructure. All matters reserved except for access. Address: Land at Woolwell Part of the Land at Woolwell JLP Allocation (Policy PLY44)

(b) TO CONSIDER THE FOLLOWING PLANNING APPLICATION 4185/19/OPA Applicant name: Rockspring Barwood Plymouth Limited Description: Outline application for provision of up to 1,640 new dwellings; up to 1,200 sqm of commercial, retail and community floorspace (A1-A5, D1 and D2 uses); a new primary school; areas of public open space including a community park; new sport and playing facilities; new access points and vehicular, cycle and pedestrian links; strategic landscaping and attenuation basins; a primary substation and other associated site infrastructure. All matters reserved except for access. Address: Land at Woolwell Part of the Land at Woolwell JLP Allocation (Policy PLY44)

The Chairman explained that the Council is considering two planning applications. The first application, of 360 dwellings, is on Plymouth City Council land (not owned / controlled by Barwood). The second application, for 1640 houses, is controlled by Barwood. The applications are associated in terms of ecological and biodiversity issues. The first application, on its own does not fulfil the objectives.

The Chairman explained that the Council had broken down the specific areas of concern and each Councillor had the task of researching and reviewing the key areas highlighted below:

- Traffic and Transport
- Access
- Climate Change
- Education
- Communities

Having considered the applications it was proposed by Cllr C Spencer and seconded by Cllr W Haymes that the Council objects the above planning applications. The motion was unanimously agreed by all Councillors present in the meeting. A full report collating the reasons for the Councillors objections will be submitted to South Hams District Council. **RESOLVED.**

The meeting closed at 21:47 hours.