

At the Special Meeting of the **WEST DEVON BOROUGH COUNCIL** held in the **COUNCIL CHAMBER, KILWORTHY PARK, TAVISTOCK** on **TUESDAY** the **20<sup>th</sup>** day of **JANUARY 2015** at **11.30 am** pursuant to Notice given and Summons duly served.

**Present** Cllr C M Marsh – The Mayor (In the Chair)

Cllr S C Bailey	Cllr R E Baldwin
Cllr K Ball	Cllr M J R Benson
Cllr W G Cann OBE	Cllr A Clish-Green
Cllr D W Cloke	Cllr C Hall
Cllr T J Hill	Cllr L J G Hockridge
Cllr D M Horn	Cllr A F Leech
Cllr J R McInnes	Cllr J B Moody
Cllr N Morgan	Cllr M E Morse
Cllr D E Moyse	Cllr C R Musgrave
Cllr T G Pearce	Cllr P J Ridgers
Cllr R F D Sampson	Cllr P R Sanders
Cllr J Sheldon	Cllr D Whitcomb

Head of Paid Service  
Monitoring Officer  
Democratic Services Manager  
Strategic Planning Manager  
Community Manager  
Strategic Planning Officer  
Environmental Health Officer

**CM 69 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs M V L Ewings, R J Oxborough, L B Rose, D K A Sellis, E H Sherrell and D M Wilde.

**CM 70 DECLARATION OF INTEREST**

The Mayor invited Members to declare any interests in the items of business to be considered during the course of the meeting, but there were none made.

**CM 71 OUR PLAN**

A report was considered that sought formal approval of the draft Our Plan document for public consultation for a period of six weeks under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

In introducing the report, the Leader of Council wished to pay tribute to the officers who had worked tirelessly in the production of the draft Our Plan. In particular, the Leader thanked the Strategic Planning Officer in attendance, who was soon to leave the employ of the Council and he proceeded to wish her well for the future.

In inviting questions, the following specific points were raised:-

- (a) It was confirmed that the document would be subject to a proofread before publication and the typographical and grammatical errors would therefore be rectified at that point. For clarity, the recommendation was seeking delegated authority to be able to make minor amendments to the Plan, but any changes to a target and/or policy would need to be re-presented to the Council for its approval;
- (b) Officers informed that reference was included in the document to the delivery of a road or highway linking Callington Road and Plymouth Road since it was still considered to be a potential future option to counter possible traffic congestion on the A386 and officers did not wish for it to be precluded if ever required in the future;
- (c) With regard to the Tavistock Site Selection Process Summary, the Council was advised that of the potential sites listed, only three were being actually proposed for allocation;
- (d) the population census figures attributed to the local and market centres. Officers informed that all the main settlement figures would be included before the document was published;
- (e) It was noted that current government advice was that amplitude modulation conditions should not be contained in such strategic plans, but that this was an evolving subject area;
- (f) Whilst intended to be given statutory weighting alongside Our Plan, officers confirmed that production of a Neighbourhood Plan should still conform with the contents of the Our Plan document;
- (g) When questioned, officers advised that they would find out if the West Devon Open Space, Sport and Recreation Strategy and Green Infrastructure Plan required any further work and would inform Members after the meeting had concluded;
- (h) In light of the evolving nature of the Plan, it was intended that it would be formally reviewed by the Council at least every five years;
- (i) With regard to the site proposals for Okehampton East, it was confirmed that the draft Plan did not include provision for development around the Fatherford Lodge area. However, officers were aware that the town council and Okehampton Hamlets Parish Council were working together on a neighbourhood plan and could therefore not guarantee that there would not be any future development proposed in this area;
- (j) The timetable (as outlined at Policy OP23 of the draft Plan) was noted by the meeting;

- (k) In respect of the New Launceston Road potential site, officers informed that the transport assessments had been conducted before the installation of the new footpath in that area. As such, updated assessments would need to be carried out as part of any future planning application. However, the County Highways Officer had confirmed that the installation of the footpath, complied with safety requirements and should not materially affect the use of the Road.

In the ensuing debate, reference was made to:-

- (i) two proposed amendments to the draft Our Plan. Before proposing the recommendation, the Leader highlighted two amendments which he wished to be included (as shown in italics below):
- 'Policy OP9: Land at Callington Road Strategic Housing Site: Land to the south of Tavistock is altered for mixed use development and will *make provision for:-*' (Page 37 of the presented agenda refers); and
  - 'Policy OP25: Existing Employment Sites: Tavistock There are some 'gaps' in the products that Tavistock sells and a department store, catalogue store *or DIY/Garden store* could add to the choice of products sold in the town' (Page 63 Paragraph 6.25 of the presented agenda refers);
- (ii) supporting the delivery of a road or highway linking Callington Road and Plymouth Road. A further amendment was **PROPOSED** and **SECONDED** to Policy OP8: Area of Employment Opportunity – Land at Plymouth Road, Tavistock whereby the words '*Support and*' should be deleted from the following sentence:-
- 'Support and* do not prejudice the delivery of a road or highway linking Callington Road and Plymouth Road.'
- When put to the vote, this amendment was declared **LOST**.
- (iii) the lack of green corridor provision for a future ring road. A Member expressed his concerns at the apparent lack of provision in the Plan, particularly when considering the anticipated future development and the consequent impact on the highway. In reply, officers stated that they had raised this matter with Devon County Council colleagues, who had replied that there was insufficient evidence to support the creation of a ring road at this time. Without this evidence, inclusion in the Plan would be difficult to justify at the Examination in Public stage of the process;
- (iv) the public consultation exercise. A number of Members paid tribute to the work of the officers in this regard and hoped that the public would embrace and fully engage in the consultation process.

Furthermore, a Member hoped that town and parish councils would be proactive and arrange their own local public consultation events;

- (v) Policy OP24: Supporting West Devon's Economy. A Member welcomed reference to the importance of supporting small scale employment in this Policy, but did express her concern that planning policies often hindered small scale businesses from expanding.

It was then proposed by Cllr P R Sanders, seconded by Cllr R E Baldwin and upon being submitted to the meeting was declared to be **CARRIED** and **"RESOLVED** that:

- (i) the draft Our Plan document be approved for the statutory consultation period of six weeks under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, subject to inclusion of the two amendments outlined at discussion point (i) above;
- (ii) delegated authority be granted for the Strategic Planning Manager and Community Manager to make minor changes to the document in advance of and following the consultation process; and
- (iii) the updated Five Year Housing Land Supply Statement."

(The Meeting terminated at 12.35 pm)