



MEETING OF SWIMBRIDGE PARISH COUNCIL
MONDAY 13th MARCH 2023 at 7.30 PM SWIMBRIDGE JUBILEE HALL

MINUTES

Public Session – Archipark Planning application. Those in attendance were generally OK with the plans and very happy that the access lane will be repaired. Several comments were made during the discussions held before the meeting – these will be reported by Cllr Wadsworth in the minutes below and passed on to NDC.

Guest Speakers – Nothing to report

2023.18 **Apologies and attendance** – apologies received from Cllrs Haworth-Booth and Wright. In attendance Cllrs Knill, Wadsworth, Darch and Acland, District Cllrs Lane and Nel.

2023.19 **Declarations of Interest** - none

2023.20 **Minutes of previous meeting** – 2 actions from the minutes :
1. Cllr Wadsworth to liaise with the school re the burning of the brash from the hedge clearance.
2. Telephone Box. To be discussed later in the meeting.

The minutes were agreed and signed.

2023.21 **Correspondence**
Changes to bus timetables – circulated
Response to the DCC consultation 22 February – 8 April 2023
Mental Health Services in North Devon and Torridge

2023.22 **Speed consultation** – To be held on Friday 17th March in the Jubilee Hall meeting room. LW is sorting out a rota and will print copies of the response forms.

2023.23 **Mirror at Hannaford Lane exit onto main road** – LW has passed the request onto Highways and has received confirmation that it has been received but no further communication yet.

2023.24 **Telephone Box** - Cllr Wadsworth was in touch with Blue Orange who were advising on the feasibility of creating a set of Perspex interiors to showcase the village history. Unfortunately the Company has just gone into administration so an alternative will need to be found. The outside of the box is in a horrible condition and needs renovating before any work on the inside, and testing for lead paint will need to be carried out.

1. Planning

76436 – Conversion of agricultural building to 4 dwellings. Cllrs Knill and Wadsworth visited the site.

76749 – Conversion of agricultural building to 1 dwelling. At the site visit for both applications, it was thought that access may be an issue and will be flagged with Highways.

76681 – 12 houses on land at Archipark. Comments from the earlier discussions are to be passed to NDC:

1. There must be no backsliding on the affordable housing element.
2. Will there be loss of parking spaces due to the widening of the entrance??
3. Will the road become adopted once the houses are built??
4. There must be no parking on the access road.
5. Marley modern tiles are proposed to be used, but the village houses all have natural slate – this should be in keeping as stated in Design Principles point (b)
6. Make Station Hill one -way to alleviate the traffic problems. This was a suggestion from two residents on Station Hill.

At this point the Chairman suspended Standing Orders so that contributions to the discussion could be made by members of the public :

7. Recommendation has been made to move the play area, that it is too small, and that the footpath will be constrained by the access road. A contribution towards play equipment has been granted in the Section 106 agreement, but no plans have been submitted for the play area.

Meeting Resumes under Standing Orders

Planning application 76681: 12 houses in Archipark (four affordable)

Consultation ends 15.3.23 Paper by Mark Haworth-Booth 11.3.23

1. Outline planning permission was granted on PA 61689 even though the site does not fall within the Swimbridge development plan. NDC could not reject it because it lacked a five year supply of land available for housing – it had 4.3 years.
2. The site is a sensitive one – an attractive green hillside close to the heart of the village. The top of the site is occupied by 12 council houses whose fine views over the valley of Venn Stream will be compromised by the development.
3. There are positive aspects to the scheme: more housing is needed for essential workers in North Devon and especially affordable homes for local people. Swimbridge currently has 16 households in housing need. Also, the new development will sort out the problem of the unadopted (and dilapidated) road serving the council houses.
4. Objections have been received from village residents: the new development is thought to be liable to flooding, to encroach on wild life, to cause additional traffic problems on Station Hill and to impact on parking for home owners on Station Hill.

However, SW Water do not envisage flooding and DCC Highways and Natural England have not objected. Parking outside one's house is not a right.

5. Other objections that the planning committee might wish to raise relate to the design of the development:

- a) Lack of any relationship between the visual appearance of the new houses and those that give the village its character and charm, especially the houses – rendered frontages painted cream – on the elegant curve of Station Hill. Note that the Design Principles in the local plan (DM04) demand that new developments are 'appropriate', 'sympathetic to setting' and 'reinforce the key characteristics and special qualities of the area'. Whatever merits the current scheme may have, it does not relate to the setting.
- b) DM04 demands that new developments 'respond to the challenge of climate change'. There appears to be no response to this in the design – no special insulation, attempt at enhanced energy efficiency, solar panels or air source heat pumps.
- c) The application has egregious errors that should have been corrected, eg a reference to the site's 'close proximity to Swimbridge' (Design and Access, p4), whose amenities are said to include a shop. It was not read through for typos.

6. Conclusion. The planning committee is not in a position to reject this application outright, as outline permission has been granted. However, the committee has the right to insist on significant changes – as proposed under paragraph 5 above – to bring the scheme within the Design Principles of the North Devon and Torridge Local Plan, 2011-31 (adopted in 2019).

2. **Finance** – the audit is due at the end of this financial year 31st March 2023.

3. **Community Engagement/Glebe Field-**

Cllr Knill has worked up a list of materials needed for the fencing, to be ordered from Mole Valley. Once received Cllrs Knill and Wadsworth will install the fence.

The additional see-saw has been ordered and is due to be installed w/c 27th March 2023.

There is to be a meeting on Thursday with Griffiths to clarify what works they are willing to carry out – the planings already offered are ready to be delivered.

A couple of the trees recently planted will need to be re-located – Cllr Knill will liaise with David Netherway.

Cllr Wadsworth pointed out that we will need to start looking for an alternative dogwalking area as the Diocese will be reclaiming that and the reversion strip for the new school build. The Schools Rebuilding Team is visiting the school shortly and although the re-build is not yet definite, the PC should be ready.

4. **Media Committee** – LW will email the link to the speed reduction survey to Cllr Darch to be loaded on to the Facebook Page.

2023.26

Payments for approval :

Clerks Salary	£301.69
Outdoor Play	£1026.60
Ian Rowsell	£60.00

All payments agreed

2023.27

Matters for further discussion

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DRAFT