

# DOLTON PARISH COUNCIL

## MINUTES OF THE MEETING HELD ON MONDAY 30 JULY 2018 IN DOLTON VILLAGE HALL, at 7.30

### **PUBLIC SESSION :**

Areas of concern were noted as:

- Inadequate parking spaces.
- Question about whether the proposed 30% affordable would actually be delivered
- Whether cost cutting would result in grass in the place of tarmac pavements
- Plans do not allow for pedestrian access for access to the school and the shop
- Whether the Nature Reserve area is protected from future build plans
- That the area designated as the Nature Reserve was also included in the Phase 2 plans, so in terms of acreage, it has been used twice
- That DOL1 states that access should be from Aller Road. Is the proposed access better?
- Question about whether the bus turning would be affected. Agreed it would not.
- Could the previous play area be used as additional parking?
- Question about the number of houses as the District Plan states 25 approximately houses. Now increased to approximately 34.
- Strong feelings about assuring the number of affordable houses

### **PRESENT:**

Cllr Lock (Chair), Cllrs Dunn, Giles, Haynes, Martindale and Rendell.  
Clerk L Morris;  
5 members of the public.

### **DECLARATIONS OF INTEREST:**

There were no declarations of interest relating to the agenda item.

### **54 (18/19) APOLOGIES FOR ABSENCE:**

Apologies had been received from Cllr Walker and Cllr Rolls.  
Ward Cllr R Lock and C.Cllr A Saywell had also sent apologies.

### **55 (18/19) TO CONSIDER PLANNING MATTERS**

1/0701/2018/OUTM. Outline application with all matters reserved except access, for approximately 34 houses and associated engineering works to the land north of Aller Road, Dolton, Devon.

Cllrs scrutinised the plans. The matters discussed in the public session were considered. Cllrs understood that this outline planning was to consider access, but because of the strength of feeling it was agreed that other points would also be submitted when responding to Torridge District Council.

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Also discussed was the matter relating to the infrastructure arising from heating the houses. If air source heat pumps are used there will be an impact on the electricity supply. When reserved matters are considered the matter of whether an additional substation is planned and if so, its location, will need to be considered.

It was agreed that the submitted response would be:

1. **Access.** The proposed access was acceptable, but pedestrian access from Aller Road should be considered to provide a safe 'cut through'.
2. **Affordable homes.** Assurance is requested about the proportion of affordable homes. There is strong feeling that the number should be protected. The Parish Council wishes to raise the possibility of forming a Community Land Trust to ensure the number of affordable homes.
3. **Number of houses.** The Local Plan (DOL1) allowed for approximately 25 houses and approximately 34 are now planned. The Parish Council believe that the proposed number of houses would make the development too crowded, and not in-keeping with the area.
4. **Parking.** The Parish Council believes that the parking allocation is inadequate for the number of houses on the plan.
5. **Nature Reserve.** The green area known as the nature reserve is outside the proposed development boundary and not part of the area defined as DOL01. The Parish Council believes that the area must never be built on and assurance to that effect is requested.

## 56 (18/19) To Consider any Urgent Matters Brought Forward by the Chair.

There were no urgent matters brought forward by the Chair.

Signed ..... Date .....