

95/95
Ack.

OAKFORD PARISH COUNCIL

Chairman: Cllr Kelvin Holdom

Clerk: Martin French

The Bark House, Oakfordbridge, BAMPTON, Tiverton, EX16 9HZ

Mr Paul Williams
Forward Planning Team Leader
Mid Devon District Council
Phoenix House
Phoenix Lane
TIVERTON
EX16 6PP



25 February 2014

Dear Mr Williams

Re: Development Site in Oakford as shown on the Consultation Document

Following a meeting of Oakford Parish Council I write to inform you of their view regarding the Development Site in Oakford as shown on the Consultation Document. The Council was concerned that they were not informed in writing by your department, instead you left it to the Council to spot it on the document.

On Tuesday 18 February 2014 there was an Open Meeting held in the Village Hall at Oakford prior to a Parish Council Planning Meeting. It was a well attended meeting (38 people present) with Tina Maryan (Planning Officer) present to assist with the planning application 13/O1374/FULL to be discussed at the Planning Meeting.

Those present at the meeting were asked to vote, by show of hands, 'who would support the development of this land' - NIL in favour, 33 against, 5 abstain.

Those present were vehemently against any development of this site, a brief summary of the discussion is shown on the minutes. The minutes also show a strong feeling of people against any entrance onto the site that is greater than necessary for agricultural use of a small field.

Please will you respond, confirming receipt of this letters, assuring the village community that their views will be respected, and in future update the Parish Council, by letter regarding this site.

Yours sincerely

MARTIN J FRENCH
Clerk to Oakford Parish Council

Encl. Minutes 18 Feb 2014 Oakford Parish Council

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The Bark House, Oakfordbridge, BAMPTON, Tiverton, EX16 9HZ

Planning Department
MDDC
Phoenix House
Phoenix Lane
TIVERTON
EX16 6PP

25 February 2014

Dear Sirs

At a Planning Meeting of Oakford Parish Council held on Tuesday 18 February 2014 the following decision was made :-

Re: 13/01374/FULL

Oakford Parish Council object to this application with the following agreed comments :-

This application is against the wishes of the community because of its' location, size and the destruction of habitat. Moving the proposed gate closer to Town Mead has only exacerbated the amount of engineering work required to make the entrance. The supporting drawings contain detail that will not work (e.g. a 4 mtr gate opening into a very steep slope) meaning the gate will only open out into the public road causing danger to other road users and reducing the site line.

Oakford Parish Council recognise the need for the owners to have access to the land for the purpose of agricultural activity but believe that the position of the proposed entrance, the scale and amount of work required, are out of proportion to the need.

The attached minutes show fully the concerns of residents and councilors regarding this application, and feel that their point of view should carry considerable weight in the decision making process.

Prior to the Council meeting there was an Open Meeting to discuss land behind this entrance (app. 13/01374/FULL) being shown as a Development Site on a recent Consultation Paper. The meeting was chaired by Cllr Kelvin Holdom (Chairman of Oakford Parish Council), also present was Tina Maryan (MDDC Planning Officer). There were 38 people present at the meeting, a considerable number for a small village. After some discussion and questioning those present were asked to vote, by show of hands, supporting the development of this site.

Vote results – NIL in favour, 33 against, 5 abstain.

Yours Sincerely,

Martin French
Clerk to Oakford Parish Council

Encl. Minutes from the meeting 18 February 2014

OPEN MEETING

The land shown in the application to be discussed in the Planning Meeting is being shown as a Development Site on the latest Consultation Paper.

- This owner of this land has applied to MDDC for it to be considered for development and as such MDDC have had to show it on the consultation paper as being for development. MDDC will consider this along with the views of the community. This site could be for up to 5 houses which would mean that the majority would be affordable houses. Affordable housing need for Oakford was 2 in 2007 but it is believed that the people that asked for that housing have left the village. For MDDC to agree to affordable housing Oakford would need to show a need by conducting a survey.
- Tina Maryan (TM), Planning Officer, clearly stated that she had no involvement with the Consultation Document of the Development of any sites, and that she was at the meeting as Planning Officer for the application to be discussed in the Council Meeting.
- Demands for rental property in Oakford are low because of its remoteness. Local need shows little requirement for additional housing
- It is proving difficult for local owners of rental properties to let their premises.
- This development would reduce the quality of life in Oakford. (TM) Individuals are welcome to write to the Planning Department with their views.
- The general feeling of the meeting was against any development in Oakford based on :-
 - No shown need
 - Destruction of habitat and environment
 - Infrastructure not suitable (roads too narrow, there are no services to this site)
 - Services not suitable (no shop, or Post office, no regular bus service)
- The members of the public present were asked to vote by show of hands support for the development of this site :-
 - Those in favour NIL
 - Those against 33
 - Those abstain 5

Minutes for the meeting of Oakford Parish Council **PLANNING MEETING**

held in Oakford Village Hall on Tuesday 18 February 2014 at 7:00pm.

PRESENT

Cllr K Holdom - Chairman Cllr S Edwards - Vice Chairman
Cllr D Bannister Cllr L Cartwright Cllr F Cross Cllr L Morgan
MDDC Planning Officer Ms Tina Maryan

1. Apologies

Cllr Richard Stevens

2. Declaration of Interest

None

3. Open Forum

32 members of the public present

- The revised plans show that the hedge in the splay area are to be removed and a new hedge or native trees planted. There is also a Tree Preservation Order on the remaining trees in the hedge
- TM (Tina Maryan MDDC) stated that this application is for an agricultural entrance and not suitable for housing access. Concerns from the public that this was 'overkill' for an agricultural entrance to a field of approximately an acre which has not been used for many years.
- The illegal removal of some hedge in 2012 and the recent destruction (including the removal of 5 trees) of the remaining trees and hedge will reduce the accuracy of an environmental survey and has diminished the value of the hedge. (TM) The Enforcement Officer has given leeway to the applicant regarding the Enforcement Notice on the first opening made in 2012. (TM) Enforcement and Planning are two separate departments.

- Planning Department has received verbal confirmation from Highways that the plans for this entrance are acceptable.
- The maximum gradient for the entrance should be 1 in 10 but this application shows 1 in 2. This will mean there will be more water and debris on the road. The plans are not accurate enough and leave leeway for the applicant to adjust as required. The technical details of the application are flawed.
- The plans are not showing how the wall on the left of the entrance (on the boundary of No 4 Town Mead) is to be secured. (TM) Conditions will be applied to the application should it be approved and as such an application does not need to show everything for it to be passed. It would be up to villagers to report any contravention of conditions.
- There were many other comments against this application.

4. Planning

- a. 13/01374/FULL Construction of a new entrance/gateway (Revised Scheme) - Land at Grid Reference 291184 121416 (Land adjacent to Town Mead) Oakford

Discussions covered the following points :-

- The size of the entrance is very large considering the single track road and the size of the field
- The location puts added pressure onto the narrow road and is in a worse position than on a previous application
- There has been considerable destruction of habitat already and any development of this site will reduce habitat even more
- The supporting drawings are poor and unworkable in some instances (ie the gate opens out into the road, and will not open inwards because of the slope)
- It is understood that the applicant has a right to create a reasonable access to his land. This application is out of proportion to the needs of the land

(SE) proposed and (LM) seconded the following proposal :-

This application is against the wishes of the community because of its location, size, and destruction of habitat. The Parish Council agree, and are unhappy with the detail shown on the plans. The Parish Council feel that it is reasonable to ask for a more feasible plan to be put forward, and as such are against this application.

5. Play Ground

- a. Quotes for trimming/laying the hedge
Three quotes have been received and put before the meeting. It was **agreed** to accept a quote of £295 from Mr David Bannister

6. Date of Next Meeting

- a. Full Council Meeting Monday 10 March 2014, 7:30pm at Village Hall

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Cllr Kelvin Holdom (Chairman)

Dated :- 10 March 2014