

SANDFORD PARISH COUNCIL

Notes of a PUBLIC MEETING held on MONDAY 9th JULY 2018 2018, 7.00pm at SANDFORD PARISH HALL.

Present - Mrs E Dalton (Chairman)
Simon Trafford MDDC Planning Officer)
Ian Sorensen of Devon County Council (DCC)
Parish Councillors P. Yeo, M. Snow
DCC Councillor Margaret Squires
26 Members of the Public (Mostly Residents from Crediton)

- 1) Apologies were received from Joanne Halton (Case Officer MDDC Planning), MDDC Cllr J Binks and Cllr Miles.
- 2) Planning Application 18/00786/MFUL Land at NGR 282727 100936 Higher Road Crediton. Outline for the erection of up to 65 dwellings, public open space, ancillary works and associated infrastructure, including access (Both MDDC Planning Department (Simon Trafford and Joanne Halton) and Devon County Council (Ian Sorensen) have been invited to attend)

Simon Trafford (MDDC Planning) explained that the application for “up to 65 dwelling” was a speculative one and in a rural area outside the land allocation plan.

He advised that a previous application from the developers for 75 homes was turned down by Mid Devon District Council (MDDC).

He said that MDDC Planning Department would consider the benefits and negatives of the proposal.

The Chapel Downs proposal (on the other side of the road) had been refused as the negatives outweighed the benefits.

In the proposal for the 40 homes at Threshers the positive aspects outweighed the negative and permission was granted.

Simon Trafford added that a number of issues would be taken into consideration. These included the connectivity between the site and Crediton (although in the Parish of Sandford the site would be an extension to Crediton and its facilities), the impact on the landscape and the historic woodland.

Ian Sorenson (DCC) told the Meeting that MDDC were very close to reaching the five year land supply figures and with new developments in Tiverton and Cullompton the figure could be reached shortly.

He also answered questions about the possibility of a Crediton By-Pass in the future saying that since the Link Road was built there were NO plans for a by-pass.

A member of the Public pointed out that since the building of the Link Road, Higher Road had become an unofficial by-pass and was hardly coping with the increased volume of traffic in the very narrow part of the road.

Concerns were also highlighted over the junction of Alexandra Road and Higher Road and that it could become even more dangerous than presently.

The developers had shown a new road layout on the plan.

The developers had shown that the traffic on the new road would have to give way to traffic from Alexandra Road and that land would be taken at Forches corner to improve visibility towards Alexandra Road.

A Resident pointed out that changing the route of the road would not decrease traffic flow and the high volume of traffic exiting on to Jockey Hill.

Pollution was a major issue.

Other matters discussed included :-

- The proposal that Higher Road could be downgraded for the use of pedestrians and cyclists only and that a new road would be located behind the housing development - taking heavy lorries and traffic near the houses, and ancient woodland, and creating more noise and pollution.
- How traffic would cope either end of the new stretch of road such as the pinch points at the bottom of Jockey Hill and the priority pinch point at the east end of Higher Road.
- How the infrastructure will cope and the impact on the local community.
- Pollution was already high in Crediton so surely more traffic would make the situation far worse ?
- It was noted that figures from the 2011 Census were used to make calculations and were now out-of- date
- It was pointed out that the Developers could sell the land on to another developer
- Discussion took place over the the absence of a Five Year Plan by MDDC.
- Concerns was expressed over the increase in traffic following plans to extend the Crediton Garden Centre if that permission was granted.
- The design of the houses was mentioned (It was pointed out that this was an Outline Application so no details were available other than the proposed number of units.

Concerns were expressed over Schooling as more children would be moving to the new development at Well parks. When capacity was reached at Hayward's Primary School children would probably go to Landscore which would create more traffic and pollution in the town.

It was also pointed out that a high number of children from Crediton attended Sandford School increasing the number of cars on the road at "School times".

It was felt that if Higher Road development was given the go ahead it would be one of the Highest points in Crediton and that people living there were more likely to use their cars and George Hill would become more dangerous for children as well as Jockey Hill.

Concern was expressed over the danger to pedestrians, particularly children, when lorries and buses mounted the pavement to pass oncoming traffic in the Alexandra Road area.

Increases in dust and debris from the increase in traffic using Higher Road had been noted.

In the Copse at the end of the Sandford Cycle Path a drop in wildlife had been noted to about 10 per cent of what it was before the opening of the Link Road.

Both Simon Trafford (MDDC) and Ian Sorensen then left before the end of the Meeting and discussions continued.

After further discussion the The Chairman then closed the Public Meeting.

The Parish Council then met to discuss their comments on the proposal.

IT WAS UNANIMOUSLY AGREED TO OBJECT TO THE APPLICATION IN LINE WITH THE OBJECTIONS DISCUSSED AT THE PUBLIC MEETING.

Cllr Dalton agreed to formulate the Objections to be submitted to MDDC (Planning) on behalf of the Parish Council to meet the deadline for comments on 15th July 2018.