

HATHERLEIGH TOWN COUNCIL

**Clerk: Mrs.R.A.Lock, Cleave Farm, Dolton, Winkleigh, EX19 8QT
Tele/fax 01805 804254. E.mail: ra.lock@btconnect.com**

**FOR THE ATTENTION OF MISS ANNA HENDERSON-SMITH PLANNING TEAM LEADER
WEST DEVON BOROUGH COUNCIL**

PLANNING APPLICATION NO. 00760/2013 REDEVELOPMENT OF HATHERLEIGH MARKET

Hatherleigh Town Council met on the 28th August 2013 and this is their response to the above planning application.

1. There must be a site visit made by the Plans committee and we strongly recommend this should take place on a Tuesday being market day.
2. The decision should be made by the Planning Committee and not by delegated powers.
3. the Town Council have spent over 2 years working on the Community Plan document, having been chosen to complete the Plan It process by WDBC, being the first community in West Devon to complete such a plan. It has been written by the community for the community. This current planning application does not reflect the contents of the Community Plan and if this document is ignored then the whole process would have been a complete waste of time.

The Town Council voted unanimously to reject the planning application in its current form and make the following comments to substantiate their decision.

Market and parking for market

The general plan does not encourage the future of the present very successful weekly Tuesday market. There is a complete lack of parking facilities for the market. By the time the market stalls and their vehicles are in situ, half of the suggested spaces will be already occupied. The quoted figure for vehicles of 373 were based on one visit (4th June) . the Town Council's modest average is 481. Please refer to Ch.10.16 page 46 of the Community Plan. Could not the applicant submit a separate application for additional parking on land across the A386 opposite the main entrance on the western edge of the development?. Shared parking between house owners and market visitors will never work.

Our own Town council website has received the following comments

- a) I am sorry to see that there is no provision for the future of the fur and feather market which is such a joy to see and it is so well attended from far and wide
- b) I can understand wanting to develop the site and modernise it but not to replace and resite the fur and feather market is a disgrace. It is the heart of the town and to lose it would be awful. It is such a big part of our lives. Please reconsider and make this community happy
- c) Today we went to Hatherleigh Market by bus from Barnstaple, an hours trip each way. We were disgusted to learn that our first visit might be our last

copies of the 3 above comments will be sent by post to WDBC

The Council believe that without additional facilities to house the fur and feather and accompanying auctions the market will not attract the present numbers and therefore have a detrimental effect on businesses within the town and small rural businesses in the wider parish. We would remind you of the market survey completed as part of the Plan It consultation detailed in the community plan chapter 10.15 .45 and the Principle of Development 15 page 47 "ensure the continued presence of a market by providing sufficient trading space and parking facilities proportionate to the needs of stakeholders and volume of visitors, including sufficient pitches and market buildings"

The NPPF para 23 also states “ensuring the vitality of town centres local planning authorities should.....retain and enhance existing markets and where appropriate, reintroduce or create new ones, ensuring that markets remain attractive and competitive”.

With specific regard to the future of the market the council ask that a proportion of Section 106 moneys are allocated to establish/maintain such a new market.

Supermarket

Following a meeting with the applicants we are given to understand that the size of the supermarket has been decreased, but again with no dedicated parking or service bays. Both important omissions. This again would result in increased traffic congestion, and will detract trade away from the town centre

Medical centre

If this suggested medical centre does not materialise, what would the new building be used for?

Allotments

The allotments already in situ in Hatherleigh (with extra space available if needed) are not all utilised. The town council consider that the allotted allotment space in the plan could be used for additional parking.

Housing and parking for houses

The planning application only allows for 1.6spaces per household whereas the community plan suggests 2. Much of the proposed parking is within the housing areas, there is very little general parking available for visitors and customers of the proposed market and businesses. Very few parking areas are actually adjacent to the houses they would serve. This would lead to additional parking in the roads. As mentioned previously shared parking between house owners and visitors to the market would not work

With regard to the actual houses, please refer to ch4.15 page 17 of the community plan. This states that the level of development would equate to 105 houses over 13 years with any new development being limited to 80% of this total ie. 84. This plan is for 116 housing units. This level is unacceptably high. Concerns have also been raised by the council as to the actual housing mix, as have some objections letters

Development land

The town council feel that there should be a better ratio between development land and housing allocation. We agree with the objection letter sent in by Dawn Meats ref no. 299836

Local economy/retail

Please refer to the Community Plan Ch8.13 page 37 and page 38 Principle for Development 12.and Ch.10.33 and Principle for Development 20. Both of these sections state “any new businesses/stores should link well with the town centre” This current application does not allow linkage between the present town centre and the potential new centre. This linkage could be achieved by having Hancocks Garage in the plan. In the view of the Town Council the whole application is biased towards creating a buffer for the abbatoir rather than the town centre needs.

Tourism

Tourism is a welcome asset to this town. The market encourages this through its rural character and range of products. Many visit the fur and feather market and tourism within the town during school holidays increases by 50%. A further economic/tourist attractions for Hatherleigh are the Ruby Markets and these events definitely need a suitable sized site. Charity groups and organisations within the town also use the market to raise funds for their particular organisations.

Transport/highways

The Town council consider that with such a lack of parking spaces, this will increase traffic congestion and roadside parking not just within the new development site but also around the town where we already have acute problems. We await with interest to read Devon County Council Highways comments. We are particularly concerned that traffic accessing or egressing the new development via the A386 may use the towns roads as a “rat run” thus causing more problems at the various pinch points in the town.

To conclude, the town council voted unanimously to reject this application in it's current form as it does not meet the needs of the local community

Mrs.R.A.Lock
Clerk to Hatherleigh Town Council