

**TOWN COUNCIL STATEMENT FOR PLANS COMMITTEE MEETING 4<sup>TH</sup>**  
**MARCH IN RESPECT OF HATHERLEIGH MARKET APPLICATION –**  
**SPOKESPERSON CLLR.DENNIS BATER**

I can confirm that I am speaking officially on behalf of Hatherleigh Town Council. The Town Council welcome the changes made by the applicant and agent, albeit at a very late stage of the application, these relating to extra parking and the fur and feathers building. We also agree and welcome this phasing statement on page 13 of the committee report that the market will be allowed to remain operational throughout the development of the site the market facilities are a priority, which is vital to the economy of the town. We also appreciate that the number of housing units has been reduced from 116 to 106, although still 22 above the number recommended in the Community Plan but we take on board the comments made by the viability consultation. In the light of the above comments Hatherleigh Town council support this application.

The council stress however that we want to be heavily involved in the Reserved Matters of this Application which must include

- a) an entrance at the rear of Cornwall farmers, which will greatly alleviate traffic congestion in the town
- b) Hancocks garage (if the property is available) it should be taken into consideration
- (c) more parking spaces – the allotments could be taken out of the equation for this purpose
- d) with regard to housing this must be carefully considered under a detailed reserved matters scheme which should include layout. Also the type and style of housing perhaps could help to adjust numbers and the viability of the site

With regard to section 106 moneys, such moneys must be secured for a public open space. The Town council would also like to see moneys secured for the future operation/running of the new market should it be passed to the Town Council.

To sum up, the Town Council and the community worked long and hard to produce the Community Plan and are pleased to see that this document is acknowledged throughout the committee report. The Town council have had many and long discussions over this planning application knowing that it is a once in a lifetime opportunity for Hatherleigh to shape its future – and therefore we cannot stress the importance of being heavily involved in the reserved matters application. It is for all the above reasons and comments that.

**I reiterate the town council support this application and wish to be involved in future negotiation with developers and W.D.B.C. With this plan**