

Hatherleigh Town Council (HTC)

Statement regarding Planning Application 1794 / 17 / FUL for WDBC Planning Committee 23/4/2019

This statement is also a response to objections noted on the planning portal:

- by parish councils surrounding Hatherleigh
- and unwillingness to support *Hatherleigh Market Community Interest Company*

A brief time-line:

Back in 2011 – On behalf of the landowner, planning consultants undertook a public consultation on development of the market site.

In December 2011 & thru 2012 - The 'Plan-It' project, involving WD, Hatherleigh Council and residents, established community views thru consultations on how the town should be developed.

April 2013 – The Hatherleigh Community Plan was published, a key element was a discussion of the future of the market site. Views contained within that publication provided a vision for developers of the market site.

August 2014 - Outline Planning Permission was approved with many planning conditions drawn from the towns Community Plan.

September 2017 - Kingswood Homes commenced pre-application discussions with town and borough councils and hold public exhibition. The Town Council form a working group.

February 2018 - Vicks Auctioneers ceased trading, closing the livestock market.

March 2018 – Operation of the Tuesday Pannier Market continues under Ruby Country Market, made possible with owner & developer allowing use of outside space and single building.

The Town Council recognises:

- its duty to act in the best interests of the whole town.
- the strong sentiment behind calls for keeping the livestock market
- the social/economic benefits of farmers markets in rural communities.
- And, the historic value and renown that the livestock market has brought to the town.

However, we doubt the feasibility of the resurrection of the Livestock Market for the following reasons:

Since 2013 neither of the two '*Save the Market*' campaigns have resulted in any financial investment to reinstate the livestock market.

Community consensus does not exist. Some wish a return to the livestock market; some want homes close to their families.

The Kingswood proposal incorporates a PUBLIC open space with a Pannier Market building which will allow future adaptations, new opportunities, and which seem adequate for other community events - Carnival, Festival, Car Boot Sales.

The reduced number of car park spaces is regrettable, but we understand that economic viability limits car parking provision.

The Town Council want to acknowledge the developers have:

- Stated keenness to ensure future success of the Pannier Market.
- Listened to submissions and amended plans where possible.
- Shown willingness to accommodate many demands.
- And accommodated needs by allowing continued operation of the Pannier Market, despite problems this has, or might, cause thru the build.

For many decades the community has relied on the goodwill of the owner to allow the site to be the 'go to' space for community events. The Town Council thank the owner hugely for this. However, the status quo is sadly no longer an option, access to this huge 'free space' has come to an end, and so the Town Council feel that it's time to embrace this inevitable change.

Given the above, Hatherleigh Town Council, with a majority vote, supports this planning application.