

16 The Dell,  
Tavistock,  
Devon.  
PL19 0EQ

8th July 2019

Re = Planning Application 1811/19FUL

Dear Sir / Madam

I am writing to the Town Council with my objections to the above planning application for a four bedroom detached dwelling on land adjacent to Haseley and at the bottom of Butcher Park allotments.

As a trustee of the allotments this proposed development directly affects our working agreement with the town council signed in 2000 as you will see my objections.

1= The application clearly leaves out the question of access this being one of the biggest issues, The applicant only has right of access up a narrow lane shared with allotment holders and the owners of haseley bungalow, Also a narrow track runs along the bottom edge of the allotment site to the fields beyond.

The applicant also has to pass through the allotment security gate and track to reach this site.

The lane up from the entrance off butcher park hill is steep narrow and with a sharp left hand bend directly by the entrance to haseley. The width of the lane at the entrance from the road is 2-8 metres roughly the same width upto the bend then it narrows to 2-4 metres up to the gate which is 2-6 metres inside the gate the lane splits, To the left a steep gradient takes you up the trackway to the top of the allotments and if you go slightly right and a short distance on the right is the entrance to the proposed development the grass track continues along to the far hedge.

The lane from the road up to the gate was farmaced about twenty eight yeas ago part paid by the council and the owners of haseley, Inside the gate the allotment holders concreted an area out and also put concrete strips up the track to stop erosion, at the time we offered to put a solid surface to the applicants site if they were prepared to contribute the applicants family refused so that part is still a stone and grass track.

In October 2008 a request was made to T.T.C by the new owners of the fields on the far side of the allotments that they wanted a larger access to there land meaning the part loss of allotment plots to be able to take horse boxes and the like in. Butcher Park allotment holders objected to this

(a) because of loosing allotments and (b) Because the the lane has been there for decades and they knew when they bought the land what access they had

In March 2009 we were informed by T.T.C that the persons concerned had been informed that no changes would take place in reality it was only a walking track.

The applicant also knows the access situation as the land has been in the family

many years, Only light vehicles can negotiate the lane the maximum being a transit type size, At one time the young farmers tried to bring a large tractor up the lane and got into difficulty (damage being done to both hedges on the lane. We know from tragic events that emergency vehicles are unable to negotiate the lane.

The visibility on exiting the site is very limited the new pavement up the right hand side of the cutting affords a little more advancement into the road but does not give you clear vision, With the widening of the pavement on the redmoor close side meaning impaired vision is down as well as up. Most plot holders who take vehicles up to the site have someone to see them out others usually park in redmoor close and walk up others just walk.

The highways officer has clearly stated in his report to the architect that in his opinion the access visibility is substandard and would be a constraint to this development.

Butcher park allotment association have always had a good working relationship with the council since taking over we have increased the number of plots from 33 to 71 at present by making plots smaller and more manageable in this day and age but we still have a large waiting list . since taking over we have always cut the lane hedges on the allotment side back twice a year, trimmed the track along the bottom and kept the lane in good repair ie filling any potholes in.

We fear that if this development is allowed to go ahead the lane would have to be widened allow contractors equipment and materials onto the site and this can only be done by removing a large section of the bank on the allotment side as the haseley bungalow is built in the old quarry with a sheer drop from the lane only a beech hedge between. if this were to happen it would mean the loss of at least four plots,

under the allotments act the council has a duty to provide allotments and with Tavistock expanding the pressure grows these being the only ones in the town. it would also mean we would have to renegotiate our agreement due to the changing circumstances as it would also affect our insurance policy.

Security is going to be another issue as the gate would no longer be there, When David Willson homes looked for an alternative to putting a pavement up butcher park hill they looked at coming along the bottom of the allotments we had a quick estimate as to how much a security fence would cost and were told between 7 and 10 thousand pounds this gives some idea of the problem.

The other question is who is going to be responsible for the upkeep of the lane and where it passes through allotment space we fear that someone might well be injured walking up or down .

(2) = The proposed development is outside of the defined planning line and according to West Devon plans is in a conservation area so eroding more green space.

(3) = The site of the proposed development could well be on made up ground as every indication shows this Haseley being on the old quarry site and the back retaining wall of Rosebank house shows a big difference in land height also maps show a further retention wall within the site area indicating it is back filled,

A geological survey would clear this up but old maps clearly show this area to be well worked for hardwick stone.

The new build in the grounds of Rosebank have had to build a huge retaining wall this also points to possible instability.

(4) Nothing is shown where they propose to bring the services in i.e. water and gas, Electricity looks like overhead and sewage by means of a bio system. If services are to come up the lane this again causes problems with access.

I hope I have been able to make my objections clear and for the plot holders as well who fully back this objection

Yours G.J. Spry

A handwritten signature in black ink, appearing to read 'G.J. Spry', written in a cursive style.

