

PLANNING FOR FUTURE DEVELOPMENT IN TAVISTOCK

SUMMARY OF MEETING

3rd NOVEMBER 2014

**Presentation given by Michelle Luscombe, Jo Perry and Jeremy Guise of West Devon Borough Council (copy attached).**

Given below is additional information to that given in the presentation.

Slide 3 – ‘Our Plan’

- ‘Our Plan’ will become the adopted strategic Plan until 2031, and will replace the existing Strategic Plan
- ‘Our Plan’ forms part of the T18 Project, which is looking to provide services cost effectively

Slide 4 – Our Plan Themes

- West Devon Borough Council consulted April – May 2014, and these themes are the result
- Consideration will be given on how West Devon Borough Council will monitor the planned outcomes to ensure they are met

Slide 5 – Existing Allocations

- Two allocations currently for Tavistock - Callington Road (SP23A) and a site off Plymouth Road (SP23B)
- The Council are now looking for future development opportunities, and need to consider the period 2026-2031

Slide 6 – Speculative Applications

- West Devon Borough Council has received many challenges from developers on areas other than the existing allocations i.e. Butcher Park Hill, Anderton Lane, St Andrews Road
- There is a Government requirement to have a 5-year supply of land

Slide 7 – Future Development

- Local authorities now need to decide the level of growth required in their area, which they know developers will challenge. West Devon Borough Council is now gathering its evidence

#### Slide 8 – What does this mean for West Devon?

- The Government has stated that local authorities have to set out their housing needs
- West Devon is constrained in how it can grow so consideration will have to be given to development in smaller villages rather than always in the larger towns (Tavistock and Okehampton)
- The Council is carrying out research to see if a settlement could be considered along the A30
- They are also working with communities on their Neighbourhood Plans
- Consideration needs to be given to ensure the infrastructure is sufficient to allow for additional development to take place

#### Slide 9 – What does this mean for Tavistock?

- An extra 200 houses will be needed up to 2031 in addition to those already planned for Callington Road and Plymouth Road
- If sites are allocated West Devon Borough Council will be better able to defend against speculative development

#### Slide 10 – Proposed Distribution

- Most of the proposed development will take place in Hatherleigh, North Tawton, Lifton and Bere Alston and smaller villages, with some in Tavistock and Okehampton (see map)
- The above will deal with short to medium term development, In the longer term West Devon Borough Council will be looking for a whole new community to be built

#### Slide 11 – What's important to you and your community?

Members present were encouraged to put forward other ideas, with the following being noted;

- Promoting employment
- Provision of land for a cemetery
- Support for a cattle market – potential for relocation
- Support for the farming community
- Tourism – there are no experts now either within West Devon Borough Council or the Town Council
- The promotion of better walking and cycling routes – for going to school and work, not just for recreation
- Sheltered accommodation

#### Slide 12 – Development Options

- No decisions have yet been made on preferred options at this time
- It is felt there aren't any further sites to be put forward
- Sites put forward have to be suitable, achievable and deliverable

#### Slide 13 – Option 1 New Launceston Road

- Cavanna Homes (plus another developer) currently considering this site
- One constraint will be the Spring Hill/West Street junction

#### Slide 14 – Option 2 Butcher Park Hill

- It is felt that this site has considerable constraints although would probably have the least impact on the town due to its location

#### Slide 15 – Option 3 Mount Kelly College

- The Scheduled Ancient Monument located on this site could make it impracticable for development as the available remaining size could be too small for a viable development

#### Slide 16 – Option 4 Green Lane

- Felt to be a reasonably good option although it could mean that Violet Lane would need to become a one-way road. Traffic could travel from the Mount House junction up to the site, and then one-way down Green's Hill

#### Slide 17 – Option 5 St Andrews Road

- Significant difficulties are envisaged for this site. Persimmons recently withdrew a Planning Application due to Environment Agency issues linked to the stream running across the site

#### Slide 18 – Option 6 Anderton Lane

- One of the main issues is that the key vehicular access is in a flood plain
- If other sites are available then it is unlikely that this site would be developed
- Other constraints include the hedgerows and attractive trees on the site
- Recent Planning Application was refused because the Core Strategy requirement for 750 homes is being met by the Callington Road site

#### Slide 19 – Option 7 Brook Farm

- Considered a good option for a small scale development

#### Slide 20 – Option 8 Callington Road South

- An extension to the existing allocated site would address the difference between the now 635 Bovis homes, and the 750 houses said to be needed under the existing Plan. It would then mean the requirement is met on one site

Slide 21 – Option 9 Callington Road North

- This site received the most objections during the consultation
- West Devon Borough Council is going to discuss this site again with the Highways Officer

Slide 22 – Next Steps

A further Meeting has been arranged for **Monday 8th December 2014** in the Town Council Chamber for TTC Members and the Officers from West Devon Borough Council. It is planned that this will involve more focused work on what the Town Council considers to be the most important priorities.

**TAVISTOCK TOWN COUNCIL**  
**BUDGET & POLICY SUB-COMMITTEE**

**1<sup>st</sup> March 2017**

**BRIEFING NOTE**

**NEIGHBOURHOOD PLANNING**

**1. BACKGROUND**

- 1.1 The Council initially considered this matter in July 2013 (copy original report enclosed by way of background - Appendix 1 refers). Whilst the general (strategic) Planning framework has developed subsequently the local development framework largely continues in force pending the adoption of the Plymouth & South West Devon Joint Local Plan. There is also anticipated to be a review of the Tavistock Conservation Area and Management Plan in the near future.
- 1.2 A decision was subsequently taken by Tavistock Town Council, at its Meeting held on the 4<sup>th</sup> March 2014, that it would work in partnership with other organisations to put together a Neighbourhood Plan, at some stage in the future.

The subject was further considered at the Plans Committee Meeting held on 30<sup>th</sup> August 2016, when Minute No. 83(iv) stated;

*Neighbourhood Plan*

*The Committee discussed various matters associated with a prospective Neighbourhood Plan, associated issues and noted that this matter would be brought forward for further consideration in due course.*

- 1.3 Members will also be aware of discussion in the community with regard to interest in a community-led Neighbourhood Plan being commenced.
- 1.4 Throughout there has been recognition that production of a Neighbourhood Plan is demanding of Member, Officer and

financial capacity and needs to be accompanied by appropriate resources and support.

## **2. NEXT STEPS**

- 2.1 This matter has been brought back to Council in order to provide an opportunity to decide how/if it wishes to proceed in this matter. Potential options include:
- a) Commencement of preparations now– should Council wish to proceed at this time, the Town Council’s Annual Town Meeting due to be held on the 21<sup>st</sup> March 2017 would give the opportunity to publicise it; or
  - b) Commencement of preparations shortly - if it would still like to draft a Neighbourhood Plan, but at some time in the reasonably near future or;
  - c) Deferral – whether-in view of the position of the strategic planning framework and/or demands of other Council initiatives and projects currently being undertaken it would seek to put the drafting of a Neighbourhood Plan in abeyance pending a specific commencement point.
- 2.2 Should the Council wish to proceed with either of options (a)- (b) above it would be appropriate to identify a core group of Members to lead on the development of this process. This could appropriately be, for example, the Plans Committee itself, or a separate group of Members who report to Council via the Plans Committee.
- 2.3 The views of Council are sought.

Jan Smallacombe  
**ASSISTANT TO THE TOWN CLERK**  
March 2017

**MINUTES**

of the Meeting of the **BUDGET AND POLICY SUB-COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **WEDNESDAY 1<sup>ST</sup> MARCH, 2017** at **6.45pm.**

**PRESENT**

Councillors Mrs M Ewings (Chairman)

Councillors Mrs A Johnson, H Smith, P Ward

Councillor P Squire (Ward Member)

**IN ATTENDANCE**

Town Clerk, General Manager

**249. NEIGHBOURHOOD PLAN**

The Sub-Committee considered the report of the Assistant to the Town Clerk in connection with the above.

In the ensuing discussion reference was made, inter alia, to;

- i. The timing of any neighbourhood plan with particular reference to the requirement that be in compliance with the local plan (the joint local plan still being in a state of evolution);
- ii. The benefit accruing from core members appointed to the group being drawn from those with a range of experience across the Council;
- iii. Interest expressed by local community representatives in the development of a neighbourhood plan;
- iv. The area that any neighbourhood plan should appropriately cover (both geographic and topical);
- v. Linkages between a 'neighbourhood' plan and a strategic 'community' plan or vision which extended beyond the limits of the regulation of built development.

In order to assist in exploring some of the issues raised above it was -

**RECOMMENDED THAT** an informal meeting be arranged to which all Town Councillors are invited to attend to discuss neighbourhood plan proposals incorporating:-

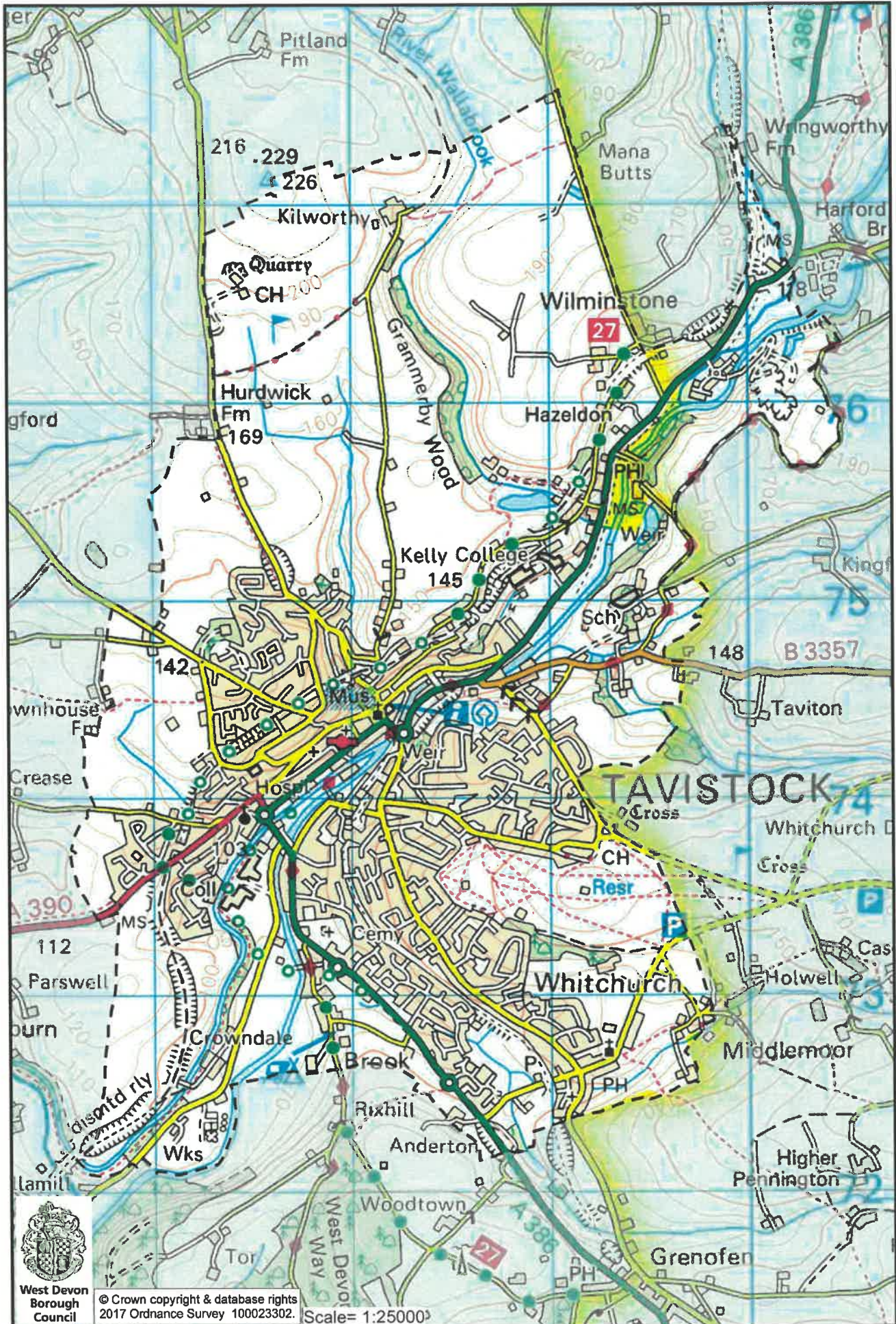
- a) A presentation from a representative(s) of the community group wishing to develop a neighbourhood plan outlining the configuration of that group, progress to date, together with the geographic and topical scope which it wished to see developed in a neighbourhood plan and associated timing; and
- b) A presentation from an Officer of the Forward Planning Service of the Borough Council setting out the relationship between any neighbourhood plan for the Town and the emerging joint local plan including identifying those areas where, in the opinion of the Local Planning Authority, the emerging joint local plan would most benefit from a local neighbourhood plan.

**250. DATE OF NEXT MEETING**

**RESOLVED THAT** subject to the feedback from the Heritage Lottery Fund mid-term review of the Guildhall Project being available the next meeting of the Sub-Committee be scheduled for Tuesday 11<sup>th</sup> April, 2017.







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Borough  
Council

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