

Neighbourhood Plan Progress Report 8th May 2019

Affordable housing scheme at St Ann's Chapel

We are still on course for determination of the planning application at the 22nd May 2019 Development Management Committee but the case officer, Wendy Ormsby needs to have written her report by the end of this week.

We have unfortunately had to agree to the road surface being impermeable tarmac. We were hoping for a more pedestrian friendly and attractive permeable paved surface but Devon CC Highways will not adopt anything other than impermeable black tarmac. They did advise that as an option we could have an impermeable tarmac surface with a resin imprint to look like cobbles but any repairs would be done in normal black tarmac and statutory undertakers if they need to dig up the road would also put black tarmac back in its place so over a period of time it would look very patchy. It was therefore considered easier and probably better to accept black tarmac from the start. There will not be any pavements or kerbs so hopefully the use of a tarmac surface will still leave a rural feel.

There have been some minor changes to the layout and cladding with less timber cladding than previously proposed but enough to make the scheme more interesting. It is now a combination of render, local natural stone, and hardwood timber cladding, probably larch. All roofs will be of natural slate.

There have still been no objections to the scheme from anybody living or working in the Bigbury or any of the adjoining parishes. The objection from the person who lives in Kingsbridge has been addressed with a new Planning Statement having been issued.

The issues relating to the possible restoration of the Holy Well are still ongoing with clearance work around the well to take place on 10th May.

Hingston Rise

There was an open day for the new dwellings to the rear of the Royal Oak on Saturday, 20th April. During the site visit it became clear that the materials used on the external surfaces were all manufactured with no use of local natural stone or natural slate as shown on the original drawings. The stone is a Bradstone Industries aggregate, colour 'Traditional Weathered Cotswold'. The slates are all Eternit.

On behalf of the NP Steering Group I sent a letter of objection to the conservation officer at SHDC asking why these materials had been approved, particularly having regard to the prominent position of these houses in the Bigbury Conservation Area and requesting that in future any new development in the area should use natural materials including the new roofs to be put on the cottages being created in the former Royal Oak. The conservation officer had not been consulted when the application for details of materials was considered but I have been assured that natural slate will be used on the Royal Oak conversion scheme.

Regulation 14 Consultation of Neighbourhood Plan

The NP Steering Group have now prepared a document showing the comments made to the Regulation 14 Consultation and amendments proposed to the Neighbourhood Plan to address these comments. A copy of this is attached together with a copy of the amended policies with changes shown in red. I would now like the Parish Council to give their approval to these amendments so that we can hopefully submit the Regulation 15 Neighbourhood Plan to SHDC by early June.

SHDC will be given a further opportunity to comment on the Neighbourhood Plan and will themselves consult on the Plan prior to submitting the Plan for Examination.

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