

## Draft

### Minutes of the Pilton West Parish Council meeting held on the 30th January 2024 at 7.00 pm in Pilton Meeting Rooms

Present

Cllr M May (Chairman)  
Cllr A May (Vice Chairman)  
Cllr I Brodie  
Cllr R Fallis  
Cllr C Mugleston

Also in attendance two members of the public

#### Jan24/1 Apologies for Absence

There were no apologies

#### Jan24/2 Minutes of the meeting held on the 28<sup>th</sup> November 2023.

**RESOLVED** the meeting minutes as previously circulated be approved and signed by the Chairman.

**Jan24/8** *With Councillors agreement the Chairman moved consideration of Planning Application no. 78059 to this point on the agenda.*

**Planning Application 78059. Roborough House Hotel** Erection of a 68 bed nursing care home with rehabilitation/ respite facilities at Site of former Roborough House Hotel Barnstaple Devon

*Cllrs M May and A May declared a personal interest in this application as they were related to people living close the proposed construction.*

*The Chairman suspended standing orders to allow the members of the public to speak to this application and they made the following points*

- They supported the need for a facility of this nature but felt this was an inappropriate location,
- The proposed building occupied a much larger footprint than the original hotel
- They stressed the access difficulties associated with the location.

*The meeting resumed under standing orders and the following points were made*

- This proposed development requires a much larger footprint than that previously occupied by the hotel

- Whichever model is used to calculate vehicles requiring access to this site would show that the access road is not large enough for a commercial enterprise of this nature.
- Neighbouring residents will be severely impacted by an increase in the volume of traffic.
- The 96 spaces at the hospital staff car park off Roborough road are full on a daily basis showing there are already excess movements to the numbers produced on the plan.
- Spaces for parking on the site are totally inadequate to accommodate staff, deliveries and visitors.
- There is already damage to the roads where the existing drains cannot cope with the larger amount of water accumulating from this hill. During the winter there are safety issues with ice. There is nothing in the plans to show how the extra surface water from such a large development will be dealt with.
- Members of the public had asked if other more suitable sites in the area had been identified.
- Questions were asked as to whether this was still a Brownfield site due to the time it had been empty and how it ties in with the local plan.

It was **RESOLVED** to recommend **REFUSAL**

### **Jan24/3 Matters arising**

#### **Flooding in the Westaway Plain Area**

*Cllr A May had declared a personal interest in this item as he owns property in the area.*

It was noted that work scheduled to start on the 30th November had not started.

**RESOLVED** the Clerk to raise the matter with the County Councillor

#### **Jan24/4 Gulley Clearance**

There had been no progress with arranging a site meeting. **RESOLVED** the Clerk to raise with the County Councillor

#### **Jan24/5 Report of the County Councillor**

There was no report.

#### **Jan24/6 Questions to the County Councillor**

There were none.

#### **Jan24/7 Report of the District Councillor**

There was no report

#### **Jan24/7 Questions to the District Councillor**

There were no questions

### **Jan24/8 Correspondence**

- Dalc bulletin
- Election act summary of changes
- Village Halls Week (date)
- Devon County Council improvement roadmap
- ND weekly information sheet

### **Jan24/9 Planning Applications 78059 proposed nursing home at Roborough**

Considered earlier in the meeting

### **Jan24/10 Planning Decisions**

There were none reported at the meeting

### **Jan24/11 Reports from Councillors**

Operation of Planning Sub Committee deferred to next meeting

### **Jan24/12 Public Question Time**

There were no questions

### **Jan24/13 Annual Precept 2024/2025**

The Clerk confirmed he had submitted the second precept request

### **Jan24/14 Clerks Report**

The Clerk drew members attention to the significant rise in the annual subscription for DALC. Members discussed the increase and queried what the reaction had been from other Councils

### **Jan24/15 Cheques for Payment**

A cheque for the clerk's salary (£125.0) and a contribution (£40.00) to his computer refurbishment was signed at the meeting.

### **Jan24/16 Urgent Business**

There was none

**Jan24/17 Date of Next Meeting**

Tues 26<sup>th</sup> March 2024

The meeting finished at 8.00

Chairman:.....

Dated:.....