

**County Council Development**

**Torridge District: Construction of a Trail on former railway at land between the former Hole Station and the C494 near Chilla, Highampton**

**Applicant: Devon County Council**

**Application No: 1/0623/2016/CPZ**

**Date application received by Devon County Council: 22 June 2016**

Report of the Head of Planning, Transportation and Environment

***Please note that the following recommendation is subject to consideration and determination by the Committee before taking effect.***

**Recommendation:** It is recommended that members note the content of this Report and endorse the course of action taken by the Head of Planning Transportation and Environment.

**1. Summary**

- 1.1 This Report relates to the proceedings of the of the committee site visit in respect of the above planning application.

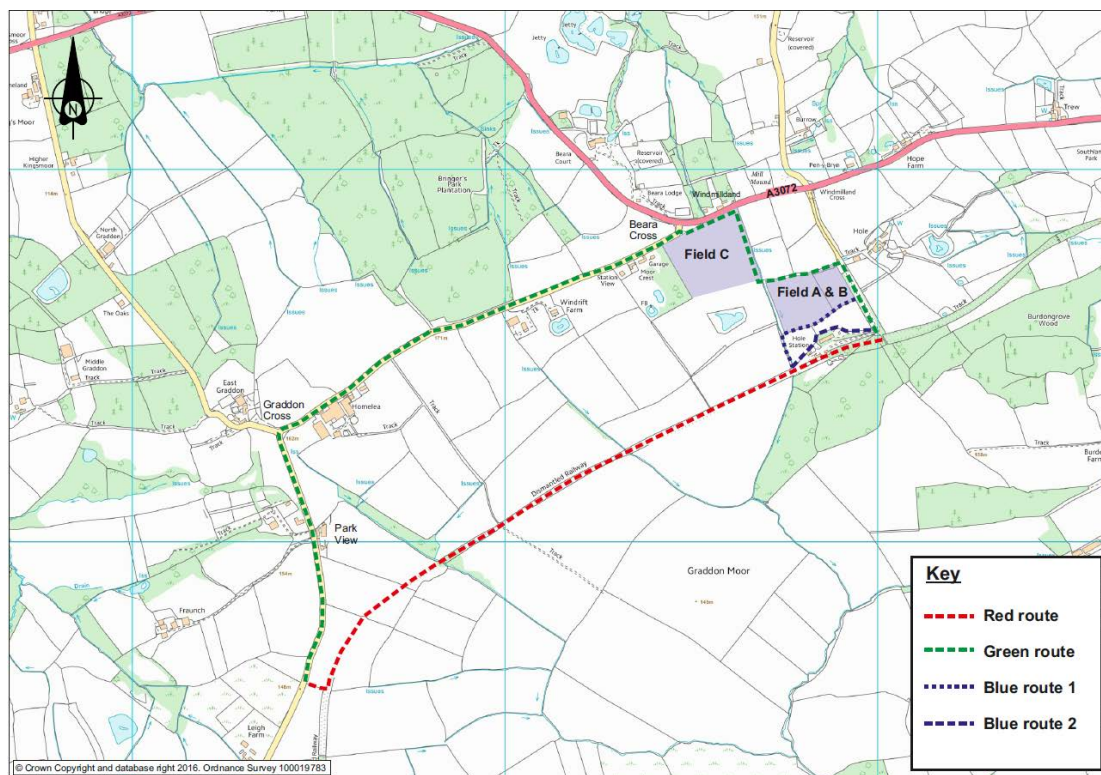
**2. The Proposal/Background**

- 2.1 At the 12 July 2017 Development Management Committee it was resolved that prior to the consideration of the planning application Members carry out a site visit (Minute \*15 refers).

**3. The Site Visit**

- 3.1 The site visit took place on the morning of 3 August 2017. The committee members attending the visit were Councillors Brook, Sanders, Hosking and Slade and they were accompanied by officers from Planning, Transportation and Environment.
- 3.2 Members visited Hole Station campsite (eastern part of the application site) and viewed the linear area of land (owned by DCC) where the trail would be constructed should permission be granted. The concerns of the owners of the campsite with regard to potential impact on their business were explained to members, particularly in relation to the proposed trail bisecting the campsite. Members had the benefit of viewing the application drawings and noted the proposal to fence the trail and the provision of a crossing in order to allow the users of the campsite to access both areas.
- 3.3 Members then examined the point where the existing trail meets the unclassified road and where it would cross the lane going into the area occupied by the campsite. The existing route of the trail was explained to Members – whereby from the junction of the existing trail it followed the private track, travelling north to the A3072. Users of the trail could then cross the road to go to Black Torrington or turn left onto the A3072 for 400 metres before reaching the C class road then traveling west on the minor road network.

- 3.4 It was explained to Members that the campsite operator had suggested an alternative to that proposed and that it would be helpful for them to look at the alternative suggested by the campsite owners as well as other potential alternatives. The alternatives looked at are shown on the plan below:



- 3.5 It was explained to Members that a previous meeting had taken place at the site between Councillor Brook, who was accompanied by Mr Deaton (Planning Development Manager), and the owners of the campsite (Mr and Mrs Brown) and the owners of Field C (Mr and Mrs Bowden). Following this meeting Mr Deaton had commissioned a review of the options and had further visited the site with Mr North (DCC Engineer) and met again with Mr and Mrs Brown and Mr and Mrs Bowden. Mr North subsequently reviewed the schemes.
- 3.6 At the previous meetings the Browns and the Bowdens had agreed in principle the use of their respective areas of land for the construction of a cycleway (described as the Green route on the above plan) as an alternative to that proposed in the application (described as the Red route on the above plan).
- 3.7 At the Development Management Committee visit the Members walked along the lane (unclassified county highway) and along the farm track (at the northern edge of fields A and B) and viewed the proposed alternative route where it would travel along the boundary of field C. Members and officers returned to their vehicles and travelled to the junction of the A3072 and the C class road near Beara Court. From here members viewed the planning application route from the point where it leaves the campsite and where it runs along the route of the former railway across farmland.
- 3.8 From this point members also viewed the campsite owners suggested alternative route where it ran around field C. Members also viewed and considered the suitability of using the C class road should the alternative option be pursued (leading towards Halwill Junction where it would join the Ruby Way).

- 3.9 Following a discussion on the impacts of the application proposal and the merits and disadvantages of the suggested alternative proposal the Head of Service considered that it would be appropriate that determination of the planning application be deferred in order to further explore the suggested alternative proposal.

Dave Black  
Head of Planning, Transportation and Environment

**Electoral Division: Holsworthy Rural**

Local Government Act 1972: List of Background Papers

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<b>Background Paper</b>	<b>Date</b>	<b>File Ref.</b>
Casework File	June 2016 onwards	DCC/3881/2016 1/0623/2016/CPZ

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sc/cr/construction of trail former railway hole station C494 chilla highampton  
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