

# Re: planning application: 00760/2013

Jacob Skelton (also acting as proxy for Rosamond Holland)

25 High street,

Hatherleigh,

Okehampton,

Devon

EX20 3JH.

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To whom it may concern,

Regarding the proposed development of Hatherleigh Market, after viewing the relevant planning documents on the WDBC planning portal I have some questions and concerns.

Firstly how will the new pannier market be regulated? Will this be by a contracted agent employed by West Devon or will it be a franchisee? The current Market is fairly self-regulating, and it would be a shame to implement strictures that would alienate the current traders because of the type of stock they carry and because of stock crossover e.g. 2 plant stalls. As someone who has had a very in depth and long relationship with market trading it seems that it would be provident and wise to consult with the current populous of traders at the market, and give them first refusal on stall pitches. The pitches should be rented on a weekly basis and not provided leasehold as most traders cannot afford to pay a long- term subscription, and the majority of other markets are run in this way.

This is bearing in mind that the existing Market is a community that employs and creates opportunities and income to many members of the local population, extending beyond the traders themselves. Many traders buy and produce local produce creating further employment and cash-flow in the local economy. It would be nice if the new pannier market gave a percentage of its income to local causes.

The market also exists as a social hub for local people to exchange news and engage in social interaction. For many of the people that attend the market this is the only opportunity they get to socialise.

The general Tuesday auction sale not only provides a source of cheap furniture for poorer people but creates a valuable recycling resource for items that would otherwise end up in landfill, again it is also a source of income for local people. The Fur and Feather auction is also a big pull for tourism and local smallholders.

These three activities co-existing together at the same time is intrinsic to the unquity and economy of the surrounding area. The biggest concern is the impact this will have on the local economy, as stated in the planning submission (page 17, transport) that visitor numbers to the town are expected to drop by 50%. In a town such as Hatherleigh that relies heavily on visitors for its income this is unacceptable.

The Market also provides a hub for many other events, for example the Ruby Market, Car boot sale on Sundays, Tractor Rallies that raise funds for local causes, Dog shows, Auto Jumbles that again raise funds for charity, Young Farmers Discos as well as many others, will there be any provision for these kinds of events? Carnival is also obviously an issue but judging by the submission this has been taken into consideration.

Development is inevitable, personally I am not against it, however I do worry that the local shops in the main streets will suffer as a result of having the second shopping area so detached from the town. This is because it is being ring fenced by other development. I feel the housing density is a little high and that guarantees should be given to local people that it isn't going to be used as an overflow for problem inner city families that have little understanding of country ways. I.E. for urban re-settlement.

As for the parkland areas that have been designated beside the river, I would like to see an environmental impact assessment undertaken as to the effect the overall development has on the health of the river and as to the risk of flooding. The Vicks Meadow development has already had issues of this nature, and much work has been undertaken to ensure proper drainage. The ground water from Vicks Meadow however drains directly into the River, which must have an adverse effect on the general health of it and the surrounding wildlife; created by human activity such as washing cars, changing oil, litter etc. As regards flooding a very large portion of the current market is free draining gravel/hardcore, surely a large area of housing and tarmac would have a negative effect on the ability of this area to absorb water.

Architecturally the development needs to be very sympathetic to the local buildings, artists drawings are all well and good but give little understanding of the reality.

Also I think the parking provision for the market is totally inadequate.

Yours Sincerely.

Jacob Skelton

Coombe Farm  
Highampton  
Beaworthy  
Devon  
EX21 5LJ

re:planning application 00760/2013

18/08/2013

Dear Sir/Madam

We object to this application because of its potential detrimental effect on the character of Hatherleigh. Hatherleigh is an historic market town and agricultural centre and commercially important for the businesses of the surrounding livestock producing farmland. To preserve the landscape and its attraction for tourists, farmers like us need Hatherleigh Livestock Market to continue. The associated businesses essential to our farm, i.e. the abattoir, Cornwall Farmers and the numerous small skilled businesses are based in and around Hatherleigh because it is an agricultural centre. They will become unviable if the market is redeveloped for other uses.

Without a livestock market in Hatherleigh surrounding farmers will become more socially isolated and will be disadvantaged by having to travel miles further to sell and slaughter their animals [particularly sheep] raising animal welfare issues and increasing food miles.

We support the development of light industrial employment and small scale retail floorspace. What Hatherleigh really needs is jobs not housing, however we have no objection to small scale residential development that uses the site more efficiently, but most of the existing undeveloped space is used for Tuesday market parking in close proximity to the market stalls allowing those who have trouble walking easy access to the market. This should be an important consideration in any future market development

The proposed scale of residential development will also have a detrimental visual impact on the character of the town, being highly visible from the by-pass, and will lead to an increase in light pollution. We do hope that WDBC, whatever decision they come to will take great care to insure light pollution is minimised as this is one of the few areas of the country where people can still see the stars at night.

Yours sincerely  
Marcus and Sally Vergette

Application Number: 00760/2013

Title: Mr

FirstName: A

Surname: Dodd

House Name/Number: 33

Street: Market Street

Town: Hatherleigh

Postcode: EX20 3JN; Preferred Contact Method: None

Comment Type: Object to this application

Comments:

One rich family become a whole lot richer and hundreds of people who struggle to make a living become a lot poorer.

When will WDBC realise that this proposed development will RUIN this town, a town where people rely on a prosperous market for their trading and HUGE benefits it brings towards tourism in the town. Tourism, which is probably by far the most important industry in the entire South West. You only need to see how busy the market is each time the Ruby Market is held. The money this generates helps to keep local people in business and prevent them for milking the benefit system which is ruining this country.

Whoever is in charge of allowing this development to go through should carefully consider their moral standing and wake up to the damage this will do to our society as a whole.

They should also be fighting to protect these jewels in the crown of Devon, of which Hatherleigh is one!

Once gone .. it is gone forever and no matter how much you may regret your decision in future times, nothing will replace Hatherleigh as it is today.

Thank you for your email regarding this application(s), the contents of which will be taken into account during consideration of the application. Unfortunately, it is not possible to respond to each letter on an individual basis. Your letter, name and address will be available for public inspection both in customer services reception and the Council's website. Having made a representation you will be informed of the outcome after the decision has been made.

### **How does your letter influence the decision?**

If you have objected to a proposal, it does not mean that the application will automatically be refused. Conversely, if you have supported the application, it does not mean that the scheme will be approved. The planning process exists to regulate development in the public interest, and the council has a duty to act fairly when considering development proposals. It has to balance the interests of the developer or applicant with those of local residents and neighbours who may feel they may be adversely affected by the proposal.

### **So how is the decision made?**

A planning officer will visit the site to consider the proposal in terms of its size, siting, design and affect on neighbouring uses, before making a recommendation. Many straight forward applications are determined by officers, rather than Councillors. Before making the decision officers have to assess carefully all the planning considerations. Details of how decisions are made are available on the Council's website. It is the Cllrs decision whether or not an application is determined at committee.

### **Speaking at the Planning Committee:**

The Planning Committee meets approximately every 4 weeks. If the application is to be reported to Committee you will be notified of the date of the Committee and will be invited to speak. Further information on speaking at committee is available on the Council's website. We hope this information has helped you understand how your letter of representation fits into the planning process.

Yours faithfully

Development Management Team  
Planning, Economy and Community  
Email: [planning@westdevon.gov.uk](mailto:planning@westdevon.gov.uk)

AHS

## Carla Chowings

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From: [planning@westdevon.gov.uk](mailto:planning@westdevon.gov.uk)  
Sent: 14 August 2013 13:51  
To: OM  
Subject: REDACTED Planning Comments Submitted from  
<http://apps.westdevon.gov.uk/planningsearch/default.aspx?shortid=00760/2013>

The following details were entered onto the Planning Application Comment Form on  
14/08/2013 13:49:07

Application Number: 00760/2013

Title:

Mr  
First  
Name:  
Neil  
Surname:

Price:

House Name/Number: 41

Street: Bridge Street

Town: Hatherleigh

Postcode: EX203HZ; Preferred Contact Method: Email

Comment Type: Object to this application

Comments:

Dear sir,

Thank you for informing me of the potential future development of the Market.

- a. I note the latest plan does not have a small animals and birds auction? a very popular tourist attraction.
- b. The outline planning application has over a hundred houses, if the houses behind Hancock's Garage were not built and this area could be landscaped which would allow for the expansion of the Market area if required. Put the Community Hall in this area for extra stall holders.
- c. There is a lack of parking, especially for the Tuesday market 500 to 600 parking spaces.
- d. The ownership and control of any car parks should be the local council (not West Devon), as intended by the localisation bill)
- e. To implement this scheme successfully it will need the removal of Chris Hancock's Garage/ as alluded to, maybe rebuilding his garage on the bypass would suit all.
- f. Who do you think will buy the houses and who do you think will live in them?
- g. Where will the Tuesday Market be during development?

h. The agenda for replies to the application. ?Could have been timed to coincide with the holiday period and the Pump deadlines.? So please extend the time for responses.

The outline planning permission request contains everything that the Local PLAN IT identified as being requested by the local populace/ but you can?t be all things to all men.

■ believe in evolution not revolution.