

WOLBOROUGH RESIDENTS' ASSOCIATION

Councillor
Newton Abbot Town Council
Western House
9 Devon Square
Newton Abbot
Devon
TQ12 2HN

12th July 2017

Dear Councillor

PCL Planning – Application 17/01542/MAJ – NA3 Wolborough

Wolborough Residents' Association has written to Teignbridge District Council expressing grave concerns about the recently submitted PCL Planning's Hybrid Application for the development of NA3 Wolborough. This application has been submitted before the Teignbridge Draft Development Framework Plan has been completed, published and made available for public scrutiny.

Further, there has been no consultation on a Masterplan for NA3 Wolborough, contrary to the requirements of Teignbridge's Technical Note for Development Framework Plans for master planning the Strategic Site Allocations such as NA3 Wolborough. We are also concerned about how this application is to be handled given the timing of its submission coinciding with the start of the main holiday season. Other specific problems are:

- The bundle containing supporting documents amounts to 2257 pages filling **six** lever arch files
- It is not possible to distinguish which documents apply to the outline permission only (mixed use development of NA3 Wolborough)
- It is not possible to distinguish which documents apply to the pub/hotel substantive application (Conversion of the farmhouse and barns)
- The documents are not properly indexed or numbered
- Many of the documents are not paginated
- The documents have not been added to the web site in order (possibly PCL's "fault"?)
- The TDC website is exceedingly slow to open individual documents making reviewing such a volume of detail extremely difficult and time-consuming
- Some of the crucial documents are printed in font 6 and, even after enlarging on screen, are very hard to read
- Many of the legends on plans are font 6 and illegible even when enlarged as definition is lost
- In light of the above, we consider the documents as published unfit for purpose for public scrutiny
- It appears that the applications have been delegated to an officer for determination
- It appears that the six-week time limit applies as there is nothing to indicate otherwise which coincides with the main holiday period – does this give Officers, Councillors and the public adequate time to consider such a major development that will have an impact on all who live, work or just visit Newton Abbot
- Within the documents there does not appear to be any scheduling for the development and in particular, the provision of essential infrastructure

Yours sincerely,

Chris Watts

Secretary, Wolborough Residents' Association

Secretary: Chris Watts
Magnolia House, 18 Coach Road, Newton Abbot, TQ12 1EW
Tel: 01626 355295 E-mail: chris@wolboroughresidents.org.uk