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FW: DM Committee Representation

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Dear Councillors,

Prior to the last Devon County Council Development Management Committee Meeting on 22nd October 2014, the Pilton Residents Group (PRG) sent you an email with our response to the Highway Authority consultation report PTE/14/71 for the Raleigh Park Application 57503.

After report PTE/14/71 had been presented by Brian Hemsley, Brian Greenslade addressed the DM Committee and raised serious concerns regarding this proposed development which resulted in an amendment to the tabled motion requesting that further consideration be given to the following aspects within the S106 agreement.

1. *i) Improved road drainage in Raleigh Road.*

2. *iii) further consideration, including a new transport assessment if appropriate, being given to determining whether or not a signalised junction at the entrance to the development site was required.*

On 19th November the Highways Authority issued an officer decision having considered the above amendments and gave reasons for categorically rejecting them.

Since the tabled amendment at that meeting had the overwhelming support by the majority of DM Committee Members, we think it unreasonable and arrogant of the Highways Authority to adopt the current response to

what most would consider reasonable measures to fully ensure that residents living in Raleigh Road (immediately below the site) are not put at further risk from flooding as a result of this development, and to address safety concerns regarding the proposed access for this development located adjacent to a fast sweeping bend on the A39 which carries traffic regularly at speeds in excess of 40 m.p.h..

Brian Greenslade, Leader of NDDC has called in this decision by your Highways Authority for further discussion on 21st January 2015, and since we are not permitted to address the DM Committee on this matter, our only recourse is to inform you on email of our concerns.

We have attached the first PRG report sent to you on 21st October 2014 for those who may not have had the opportunity to read it, together with a further report highlighting examples of where your Highways Authority have, in our opinion, provided implausible consultation responses, and totally capitulated to the numerous Pilton developers.

During the last meeting Councillor Sanders adamantly rejected any suggestion that recommendations by the Highways Authority should be questioned, because *'they are the experts'* and added that it would be *'very unwise to reject their advice'*.

We as residents of the area would suggest that in many cases the District Councillors and local community who regularly use these roads may sometimes know more than the *'so called experts'*. However, their views are being ignored by a Highways Authority who are constantly trying to fudge the issues.

Councillor Sanders , however, is correct in saying that a local authority has very little choice but to accept recommendations from the DCC Highways Authority, (knowing full well that they may be flawed), for risk of being taken to appeal by the applicant , and we all know that unfortunately Planning Inspectors have a track record of siding with the *'so called experts'* and frequently disregard the views of the local authority.

We are hoping that a common sense approach can be achieved in respect of this planning application and that the interests of the local community can be protected.

Pilton Residents Group (P.R.G)



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2 attachments



Statement from the Pilton Residents GroupV1.doc
506K

 **PRG Report response to DC Highways report PTE.doc**
541K