

The Old Creamery, Rolle Road, Great Torrington EX38 8AU

Torrige District Council have received a number of complaints and enquires concerning the above site. We appreciate the concerns raised by local residents about the site and would like to offer assurances that TDC remain engaged and committed to resolving these issues and securing a positive future for the site and the locality.

Planning Update

We can confirm that the planning applications for the site are now registered and valid. We would direct anyone enquiring on these matters to the following applications:

1/0524/2020/FULM - Erection of 18 dwellings with access off Limers Hill via proposed estate road
Highbridge House
Limers Hill
Torrington
Devon

1/0525/2020/DIS - Discharge of conditions 7, 8, 9, 10, 14, 17, 18, 19, 20, 22, 23, 24, 27, 28 and 30 of planning permission 1/0039/2016/OUTM
Torrige Vale Ltd
Rolle Road
Torrington
Devon
EX38 8AU

1/0526/2020/FULM – Erection of 19 dwellings; raising of Rolle road; new length of highway to serve dwellings south of Rolle Road and existing development to west of site; new bat house and open space including play areas (Affecting a Public Right of Way)
Torrige Vale Ltd
Rolle Road
Torrington
Devon
EX38 8AU

1/0528/2020/REMM - Reserved matters application for appearance, landscaping, layout and scale for construction of 76 dwellings and 4 retail units to the north and south of Rolle Road pursuant to 1/0039/2016/OUTM
Torrige Vale Ltd
Rolle Road
Torrington
Devon
EX38 8AU

All of these can be viewed via <https://publicaccess.torrige.gov.uk/online-applications/> and we welcome representations on these applications.

Why are there a number of planning applications and how will we ensure the clearance of the site?

The planning history and constraints on the creamery site is complex. The development has been submitted over a number of applications so that the entire site can be comprehensively developed, utilising the extant Outline planning permission. As the Outline permission didn't cover all of what is now proposed, further applications are required, plus an application for a discharge of conditions for the Outline permission. The patchwork of applications (if approved) is likely to need to be covered by a S106 to tie up the various permissions and currently will require clearance prior to construction of dwellings.

Site Safety

The Creamery site has been a focus of issues and concerns for a number of years. These matters variously relate to trespass, criminal damage and activities, illegal deposits of waste, and antisocial gatherings. Unfortunately, there have also been a number of persons take their own life at the site, leading to concerns raised by our colleagues in the emergency services about the safety of access for their own staff in investigating and responding to such reports.

The responsibility for safety sits firmly with the owners of the site. This even extends to a duty to trespassers. Where issues are apparent these have been consistently raised with the owners, and action has been taken by them in the past to try to deter and prevent access. This includes securing access where able to do so, and security patrols of the area. However, we do acknowledge this is a difficult site to secure fully, especially in the face of persons determined to gain access. This is not helped of course by social media publicity encouraging exploration, graffiti, vehicle drifting and damage.

Following the most recent reports of unauthorised access in June, an inspection by an Enforcement Officer from Regulatory Services was carried out and this found that some of the perimeter of the unused building is not currently secured. We have written to the owners to advise remedial steps that need to be taken to address this issue, and we will continue to work with the police in response to any further reports or criminal activities that might arise. Further inspection has found that some works have been carried out however we have pressed for further action by the owners and will continue to do so while undue risks remain at the site.

Conclusion

TDC accept that the Creamery site is a source of issues and concerns to local residents, and we fully appreciate their frustrations. We will continue to press for action/ progress with action at the premises with the owners of the site who are ultimately responsible for ensuring adequate security and safety. Where any individuals are identified causing issues at the site, these will be progressed down the appropriate antisocial behaviour or criminal routes.

Ultimately the only resolution of this matter will be through the redevelopment of the site, and we hope that the recently submitted planning application will be suitable and

sufficient to allow this to proceed through these means. Please be assured that in the meantime we will continue to respond to and investigate issues that arise. Should development of the site be permitted our focus will shift to determining and pressing for the shortest possible timescales for progressing works to permanently remove these risks.