

# WELLINGTON BUSINESS ASSOCIATION



## Minutes of Meeting

**Wednesday 19<sup>th</sup> March, 2014 at 6pm  
at The Dolphin, Waterloo Road, Wellington**

### **Present:**

Keith Wheatley, Vice Chairman (Around Wellington); Andrew Sully (Avondale Valley Homes); Dan Godfrey (Waitrose); Mandy Saunders (Travel Counsellors); Sue White (Wellington Weekly News); Geoff Beaumont (Integrarious); Vivienne Stock-William (3 Spheres); Rebecca Pow and Jane Burden (Mins).

Keith introduced himself to the meeting, as Vice Chair, welcoming new faces, Mandy Saunders and Dan Godfrey and our guest Rebecca Pow, to the meeting. KW outlined the format for the meeting, indicating that a major point for discussion would be the Mid Devon Local Plan allocation of site for development at Junction 27 of the M5, on which he would also be interested to hear Rebecca's observations.

### **1. Apologies**

Apologies were received from Robert Ruffell-Hazell, Cllr Janet Reed, Mrs Judith Goss and Chair, Ian Stock

### **2. Minutes of meeting held on Thursday 23<sup>rd</sup> January 2014**

Minutes of these meetings had been circulated prior to this meeting.  
The Minutes were then agreed and signed by the Vice Chair as a true record of the meeting.

### **3. Matters Arising**

KW confirmed to the meeting dates of the April meeting:

Wednesday 23<sup>rd</sup> April which will be a "look behind the scenes visit" to Swallowfield at 9.30am  
– details to be circulated.

### **4. Treasurer's Report**

In the absence of the Treasurer, there was no report to this meeting.

### **6. Business Issues**

#### **Mid Devon District Council Local Plan Consultation Allocation of site for development at Junction 27 of M5**

Andrew Sully outlined details of the Mid Devon Local Plan proposed site allocation for development at Junction 27:

- Location - left hand side of A38; 230 acres towards Willand for development
- Local Plan – this is the 2<sup>nd</sup> phase of consultation, looking at parcels of land put forward for proposed development. There will be a Stage 3 review in November where impact assessments, etc., are considered. There is a suggestion is that local towns and villages would not cope with additional development, so developers are proposing one larger site.
- Proposed site currently includes: Retail and Leisure/Out of town retail development/Food Hall/Garden Centre/Concert Hall/Visitor Centre/Cinema/3,000 homes as second stage of development – new town half the size of Wellington/link to Tiverton Parkway

### **Thoughts of the meeting:**

- Development could have a detrimental impact on towns in the area/proposed site 20 times the size of Firepool / Wellington very successful Food Town and host of Farmers Markets/Development could draw people away from Wellington, not positive
- Creation of jobs – commuting issues/environmentally friendly – make local towns more vibrant
- The two will be different – proposed development “functional”, but Wellington has a “different” offer and will be so different to what might happen
- Huge volume of people on our doorstep, could be positive for Wellington
- One of the current issues for Wellington is the traffic and parking, and where possible people may avoid Wellington and head to J27
- Could de-stabilise the Food Town status
- Highways Agency are likely to have some major observations to make in respect of a new link over the motorway, albeit pedestrian
- It is a “wish list” for the site, which does not mean it is all viable. Some parts of the scheme are viable, such as a concert hall
- Need to remember that Wellington is not just retail orientated, but also home to businesses that are as service providers - could be a potential client base for a service provider business
- Wellington needs to feel confident that as a community that what it has to offer is attractive enough not to feel threatened by such a proposal
- Wellesley now in the top 10 of cinemas in the UK for shows and productions it offers
- Some advantages to Wellington on the proviso that the train links are put in place – cycle link/train links, would be of benefit, especially if working at J27 and living in Wellington – less of use of cars, so more environmentally friendly options cutting down on traffic/pollution
- WBA to ensure they do write to Mid Devon which will ensure future consultation from MDDC in the future as WBA then becomes a consultee

**AS** will draft a letter, based on the above thoughts and observations, to be finalised with the Chairman, prior to sending to Mid Devon District Council by Monday 24<sup>th</sup> March deadline.

**KW** then introduced the Guest Speaker, Rebecca Pow, Prospective Conservative Parliamentary Candidate, whose very interesting presentation gave the meeting an insight into Rebecca’s childhood and her journey into politics, including the following:

Achievements of the Conservative Party  
Local Achievements  
Success stories in Wellington  
2014 Budget Updates  
LEP (Local Enterprise Partnership)  
What else we need – infrastructure and transport focus

**KW closed the meeting by thanking Rebecca for her presentation and thoughts on current issues, and there being no further business the Meeting closed at 7.55pm.**