

Minutes from Perranzabuloe Parish Council Planning Committee Meeting held on Monday 27th March 2017 at 6.30pm at Chyanhale, Ponsmere Valley, Perranporth

Present:

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| Councillors: | Ms F White | K Yeo | P Bartell |
| | M Callan | N Davies | Mrs L Higgins |
| | Mrs D Lawrence | J Smeaden | |

Clerk: Mrs C Oates

14 members of public

The Chairman welcomed everyone to the meeting and invited public participation. Ms Nicholls from Lawrence Associates explained that she was the Agent for PA17/01630. The proposed application will be on brown field land on the former nursery site. The proposed will be of 5 dwellings which will include 2 detached dwellings and 3 semi-detached dwellings. Concerns had been raised with regards to traffic and other issues and Ms Nicholls explained that she thinks the concerns have now been covered. A flood risk has been carried out and the proposed dwellings will be higher than the stream, the ecological aspect has also been looked into. The proposed properties will be of high quality.

Mr Hammond explained that he and his wife had purchased the former farm house at Lower Rose; when they purchased the property it came with planning permission but the proposed does not suit their needs so they are resubmitting alternative plans.

The following members of public spoke against the proposed Barham development.

Mr Willshire explained that he was concerned about the access and the road from Penwartha which is unstable and a single track with not many passing places. Mr Willshire also voiced his concerns that there is more land to the right of the development and was worried that this may set a precedent for more properties.

Mr Shaw enquired if the Parish Council had looked at the comments made on Cornwall Council's Planning site as quite a few concerns had been raised there.

Ms Nicholls explained that Lawrence Associates had advised the Developer to only build 5 properties on the site and not to exceed this.

Mrs Carswell voiced her concerns about highways; she added that there was no consideration for the current properties at Penwartha. It was also mentioned that when it rains heavily water comes off the site and she was concerned that her property will become flooded.

Mrs Shaw added that she was worried that the development will open the floodgates for planning in the Valley and felt that the properties would be detrimental. Mrs Shaw also felt

that the proposed properties were too close to the road and would prefer it if they were set further back.

Mr Carswell explained that he believed the proposed was outside the settlement site boundaries as set out in the Carrick Local Plan 2012 planning framework; which also does not support new builds in the countryside.

The Chairman thanked the members of public and enquired if any Councillors had any Declarations of Interest on any of the planning applications; to which there were none.

7827. Apologies

Apologies were received from Councillor Nancarrow and Cornwall Councillor Mrs Vale.

7828. Planning Applications (circulated)

The following planning decisions were agreed by either a unanimous or majority decision:-

7268 **PA17/01824:** Mr Adam Miles AMEM Old Tram Way Embankment, Perrancoombe, Perranporth. Various Tree Works.

Unanimously resolved to support subject to the TPO’s recommendations.

7269 **PA17/02129:** Vodafone Ltd Land ENE of Four Burrows Farm, Four Burrows, Blackwater. Prior notification of proposed base station installation -erection of a 15m T range column with 2 dishes and 2 cabinets and ancillary development.

Unanimously resolved to support the application.

7270 **PA17/01630:** M2 Developments Barham, Penwartha Coombe. Proposed demolition of existing dwelling and outbuildings and the construction of 5 dwellings.

It was unanimously resolved to defer making a decision on this application as there was not sufficient information handed in.

7271 **PA17/01026:** Mr Robert Carr, Field entrance opposite Centreville, Lower Rose. Widening of existing gateway to accommodate horse box.

Resolved to support the application, on the proviso that the ecology and wildlife are looked into.

7272 **PA17/02169:** Mrs T Manwaring Pencoose Cottage, Cox Hill, Cocks To demolish an existing single storey extension and erect a garage.

Unanimously resolved to support the application.

7273 **PA17/01183:** Mr L R Hammond Former Farmhouse, Lowertown Farm, Lower Rose The reinstatement of former farmhouse by converting existing building back into a dwelling (revised design following approved planning permission PA15/06808)

Unanimously resolved to support the application.

7274 **PA17/02379**: Ms S Woodward 15 Rose Meadows, Goonhavern, Demolition of conservatory and erection of single storey rear pitch roof extension, including rooflights.

Unanimously resolved to support the application.

7829. Planning Correspondence

16/03/17 **2080** Jo Hawkins, Comparo, re: minutes from 13th March

CC x Planning: It was resolved that this will be discussed when the information is received.

23/03/17 **2117** Mr Shirley, CC, re; conflicting decisions on PA16/12124 33 Rose Meadows, Goonhavern.

CC x Planning: It was resolved to go with option 3, to take this application to Cornwall Council's Planning Committee; Councillors Callan and Yeo will attend the Committee meeting.

7830. Any Other Planning Business (discussion only)

There was no further planning business.

The Chairman thanked everyone for attending the meeting which concluded at 7.00pm.