



DRAFT MINUTES – NOT RATIFIED UNTIL SIGNED BY THE CHAIRMAN

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BUDOOCK PARISH COUNCIL
HELD IN BUDOOCK VILLAGE HALL ON 13TH JULY 2018**

PRESENT: Cllrs Bennett, (Chairman), Bownas, Mrs Clark, Fairbank, Geraty, Hart, Hennell and Heritage
ALSO PRESENT: Mrs Iddon, Clerk. Three representatives from the Annear Trust and two members of the public.

18-P1 SAFETY PROCEDURES

The Chairman explained the Safety Procedures.

18-P2 PUBLIC PARTICIPATION / COMMENTS ON ITEMS ON THE AGENDA

One member of the public made a short comment to the Council in relation to the proposed access issues re PA18/02967 (land North of Kergilliack Road).

18-P3 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Bastin and Palmer.

18-P4 MEMBERS TO DECLARE ANY DISCLOSABLE PECUNIARY AND NON REGISTERABLE INTERESTS AND ANY GIFTS OR HOSPITALITY OVER £25

None were declared.

18-P5 TO CONSIDER REQUESTS FOR DISPENSATIONS FROM MEMBERS

None were declared.

18-P6 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING MEETING HELD ON 29TH DECEMBER 2017 AND THE CHAIRMAN TO SIGN THEM

It was proposed by Cllr Fairbank and seconded by Cllr Hart and:-

RESOLVED that the minutes of the Planning Meeting of 29th December 2017 are received and approved.

On a vote being taken this was agreed with three abstentions.

18-P7 TO REPORT MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA

There were no outstanding matters arising from those minutes.

18-P8 TO RECEIVE A PRESENTATION FROM THE ANNEAR TRUST ON THEIR PROPOSED DEVELOPMENT OF LAND OFF TREWEN ROAD, BUDOOCK WATER

A presentation was given on behalf of the Annear Trust on their proposed development of land off Trewen Road. A short question and answer session followed between the Councillors and the Annear Trust representatives.

18-P9 TO FURTHER CONSIDER THE PROPOSED ACCESS ISSUES OF PA18/02967 – Outline planning permission with some matters reserved for up to 37 dwellings (including affordable housing) and open space with all matters reserved except access – Land North of 1, Kergilliack Rd, Hill Head – C & R Orme and P Cumming

The recent comments from Highways on the proposed access to this site were discussed in some detail.

It was then proposed by Cllr Hennell and seconded by Cllr Hart and:-

RESOLVED that the following comment be submitted:- *'Budoock Parish Council has read the comments from Highways with dismay. Kergilliack Road and Hillhead are the main and only connections that the residents in the rural area south of the junction have with Falmouth and Penryn. Given that there are at least three estates being built that will feed into this junction, the Parish Council feels that Highways have woefully underestimated the impact that the restriction on the flow of traffic will have, on traffic leading into Union Corner roundabout. At present any vehicle the size of a bus or above, effectively blocks the route. There must be a better solution than the one proposed. The fact*

that there are issues over access to the adjoining estate is a problem for the developer, rather than a planning factor to require Highways to allow another road leading onto the already narrow and heavily used Kergilliack Road. The best solution is still felt to have the access via the adjacent estate.

On a vote being taken this was approved unanimously.

18-P10 TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

- i) **PA17/11701 – Submission of details to discharge conditions 1, 2,3,4,5 & 6 in respect of decision notice PA14/04492 – Kryllas Manor, Roscarrack Rd – Mr K Betts, St Pirans Healthcare**

It was proposed by Cllr Fairbank and seconded by Cllr Geraty and:-

RESOLVED that the following Comment be submitted:- *'Our original objections were in respect of this being a gated community and also in relation to the retention of the perimeter trees. The Parish Council would still object if these conditions are not satisfactorily met. Also the Council has concerns about the discharge of surface water.'*

On a vote being taken this was approved unanimously.

- ii) **PA18/05528 - Proposed garage with balcony over, new flat roof with roof lantern and internal alterations – Amber Wood, Trewen Road, Budock Water – Mr & Mrs Ottaway**

It was proposed by Cllr Geraty and seconded by Cllr Hart and:-

RESOLVED that the following Comment be submitted:-*'Budock Parish Council has 'No Objections' to this application'*

On a vote being taken this was approved unanimously.

- iii) **PA18/05891 – Non-material amendment to application PA17/11976 in respect of lowering the pitch roof and additional window to side elevation, take out existing garden wall and replace with new cavity wall (side extension) – 2, Rosemerryn Cottages, Rosemerryn – Miss H Crewes**

It was proposed by Cllr Heritage and seconded by Cllr Hart and:-

RESOLVED that the following Comment be submitted:- *'Budock Parish Council has 'no objection' to this non-material amendment to PA17/11976.'*

On a vote being taken this was approved unanimously.

- iv) **PA18/05257 – Erection of extension and conservatory extension to dwelling without complying with condition 2 (occupancy restriction) in respect of decision notice PA06/00740/F dated 16/06/2006 (to allow use of the property as two separate dwellings) – Belle Vista, Hillhead Rd, Kergilliack**

After considerable discussion and looking at the previous planning history it was proposed by Cllr Geraty and seconded by Cllr Hennell and:-

RESOLVED that the following Comment be submitted:- *'Budock Parish Council objects to this application as the lifting of the occupancy restriction would effectively result in the creation of an additional dwelling in the countryside which is contrary to Section 55 of the NPPF.'*

On a vote being taken this was approved with one abstention.

- v) **PA18/05921 - Application for existing openings to be enlarged to create single opening out onto garden. Construction of new entrance porch. Addition of 2 new roof lights - 1 Chapel Terrace Trewen Road - Mr B Jordan**

It was proposed by Cllr Fairbank and seconded by Cllr Geraty and:-

RESOLVED that the following Comment be submitted:- *"Budock Parish Council has 'no objection' to this application".*

On a vote being taken this was approved unanimously.

18-P11 TO CONSIDER RESPONSES TO THE FOLLOWING APPEALS RECEIVED FROM CORNWALL COUNCIL

- i) **APP/D0840/W/18/3194506 (PA17/04673) – Approval of reserved matters (access and landscaping) following outline approval PA15/10594 – Land at Bickland Hill – Mr & Mrs C Spencer & Mrs V Fryer**

- ii) APP/D0840/W/18/3194503 (PA17/04672) – Removal of condition 4 (access to be from adjacent development only; details of junction between site and access road / timing of construction to be submitted) of decision notice PA15/10594 to allow access to be provided off Bickland Hill – Land at Bickland Hill – Mr C Spencer & Mrs V Fryer

The above two agenda items were discussed together as they are both regarding access issues for the Land at Bickland Hill. Considerable discussion took place with the original comments from relevant authorities, in particular Highways and the Tree Officer being studied and discussed.

It was proposed by Cllr Hart and seconded by Cllr Mrs Clark and:-

RESOLVED that the following Comment be submitted for both of the above Appeals:- *'Budock Parish Council would like to strongly reinforce the original comments it made to all the applications relating the access to this site. These were that the proposed access for both vehicles and pedestrians is considered to be highly dangerous as it opens out onto a very busy, narrow road which is the only access into Budock Water village for heavy vehicles and is the only bus route. In places the road width is restricted to such an extent that only one vehicle can pass through at a time. The Parish Council feels very strongly that allowing any access onto Bickland Hill would constitute a major safety issue'*

On a vote being taken this was approved unanimously.

There being no further business the meeting closed at 2.55pm.

Signed
Chairman

Date:2018