



Budoock, A Climate Conscious Parish

**MINUTES OF THE PLANNING MEETING OF BUDOOCK PARISH COUNCIL HELD ON THURSDAY
20TH JANUARY 2022 IN THE BUDOOCK VILLAGE HALL**

PRESENT: Cllrs A Bastin, Brierley, Grounds, Hart (Chairman), Murney, Palmer, and Wright.

IN ATTENDANCE: Miss T Hladkij, (Clerk)

Members of the public: Two

21- 188 SAFETY PROCEDURES

The Chairman explained the safety procedures.

21-189 TO SUSPEND THE STANDING ORDER WHICH REQUIRES MEMBERS AND PUBLIC TO STAND WHEN SPEAKING AND AGREE THAT ALL WILL REMAIN SEATED THROUGHOUT THE DEBATE MASKS IN PLACE AS PER THE COVID 19 REGULATIONS

It was proposed by Cllr Brierley and seconded by Cllr Grounds and:

RESOLVED to suspend the standing order which requires members and public to stand when speaking and agree that all will remain seated throughout the debate masks in place as per the COVID 19 regulations.

On a vote being taken this was unanimously approved.

21-190 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Cllr J Bastin

It was proposed by Cllr Grounds and seconded by Cllr Wright and:

RESOLVED: that the apologies from Cllr J Bastin for non-attendance at the planning meeting held on 20th January 2022 were accepted.

On a vote being taken the matter was approved unanimously.

21-191 PUBLIC PARTICIPATION

Eve Somerville gave a 10-minute presentation on behalf of Persimmon Homes Cornwall in favour of application PA21/09638 followed by questions from the councillors.

Miss Somerville left the meeting 7.56 pm

21-192 MEMBERS TO DECLARE ANY DISCLOSABLE PECUNIARY AND NON-REGISTERABLE INTERESTS AND ANY GIFTS OR HOSPITALITY OVER £25

None

21-193 TO CONSIDER REQUESTS FOR DISPENSATIONS FROM MEMBERS

Cllr Grounds and Cllr Palmer declared an interest in PA21/12152 Lower Crill Farmhouse

21-194 TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL

06.12.2021 PA21/06819 APPROVED Applicant: Mr Jordan Smith Location: Keepers Cottage Trewen Farm Lane Budoock Water TR11 5DZ Proposal: Hybrid planning application - Demolition of stable block, construction of a single open market dwelling and relocation of two shepherds' huts (in full) and outline permission with all matters except access reserved for development of a one further open market dwelling Parish : Budoock Ward : Falmouth Trescobeas And Budoock Electoral Division

02.12.2021 PA21/09296 APPROVED Applicant: Fox Location: Fox Manor Trewen Road Budoock Water TR11 5DZ Proposal: Reduce height of a Cypress, Sycamore and Oak trees Parish : Budoock Ward : Falmouth Trescobeas And Budoock Electoral Division

06.12.2021 PA21/03013/PREAPP Closed - advice given Applicant: Ms Sarah Kessell Location: Tresooth Farm Cottage Penwarne Road Mawnan Smith Falmouth Cornwall Proposal: Exception notice for removal of ash and sycamore trees Parish : Budock Ward : Falmouth Trescobeas And Budock Electoral Division

10.12.2021 PA19/10381 APPROVED Applicant: Barratt David Wilson Homes Location: Pen Bethan Hillhead Road Kergilliack Budock Proposal: Detailed planning application for the erection of 133 residential dwellings (including affordable housing) with associated access, estate roads, car parking, infrastructure and open space Parish : Budock Ward : Constantine, Mawnan And Budock Electoral Division

09.12.2021 PA21/08195 WITHDRAWN Applicant: Mr Richard Scott Location: Belle Vista Hillhead Road Kergilliack Falmouth Cornwall Proposal: Certificate of lawfulness for existing use as a residential dwelling Parish : Budock Ward : Falmouth Trescobeas And Budock Electoral Division

09.12.2021 PA21/10434 APPROVED Applicant: Westcountry Food Holdings Location: West Country Fruit Sales Higher Argal Argal TR11 5PE Proposal: Proposed extension to existing warehouse, extension to existing lorry/van workshop. Construction of temperature controlled warehouse to replace refrigerated containers Parish : Budock Ward : Falmouth Trescobeas And Budock Electoral Division

13.12.2021 PA21/03253/PREAPP Closed - advice given Applicant: Mr P Vitai Location: Fernwood Merry Meet Lane Budock Water Falmouth Cornwall Proposal: Exception Notice for works to trees namely:- Sycamore(T1) and(T2) Fell - subject to a Tree Preservation Order(TPO) Parish : Budock Ward : Falmouth Trescobeas And Budock Electoral Division

16.12.2021 PA21/09847 APPROVED Applicant: Mr Joseph Collins Location: 47 Watersmead Parc Budock Water Falmouth Cornwall TR11 5EL Proposal: Extend over existing ground floor extension Parish : Budock Ward : Falmouth Trescobeas And Budock Electoral Division

20.12.2021 PA21/10960 APPROVED Applicant: Mr James George Location: 2 The Coach House Higher Argal Argal TR11 5PE Proposal: Single story rear extension Parish : Budock Ward : Falmouth Trescobeas And Budock Electoral Division

18.12.2021 PA21/10988 APPROVED Applicant: MR Toy Location: Maenporth Leisure Complex Maenporth Estate Maenporth TR11 5HN Proposal: T972 - Fell due to fungal infection. See report attached. Parish : Budock Ward : Falmouth Trescobeas And Budock Electoral Division

07.01.2022 PA22/00010/PREAPP Closed - advice given Applicant: C/O Agent Location: On The Boundary Wall Near 9 Nangitha Close Budock Water TR11 5DX Proposal: Exception notice for the removal of remaining stem of Pear tree following failure of other stem. Parish : Budock Ward : Falmouth Trescobeas And Budock Electoral Division

21-195 TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AND THE COUNCIL'S RESPONSES

7. 56 pm Cllr Grounds and Cllr Palmer left the meeting

- 1) **Application PA21/12152 Proposal** Construction of new dwelling within curtilage of existing dwelling **Location** Lower Crill Farmhouse Roscarrack Road Maen Valley Falmouth TR11 5BL **Application** Mr And Mrs Knowles - **(Case Officer - Nigel Brabyn)**

It was proposed by Cllr Hart and seconded by Cllr Wright and:

RESOLVED that the following comment be submitted:- Budock Parish Council have no objections and would remind the applicant of the aims of the NDP, this seeks to encourage the inclusion of the following where applicable to their project. Water harvesting : Air or ground source heating : Solar or photovoltaic panels : Car charging points : and enhanced insulation.

On a vote being taken this was approved unanimously

8.03 pm One member of the public left the meeting

8.03 pm Cllr Grounds and Cllr Palmer re-joined the meeting

- 2) **Application PA21/09638 Proposal** Erection of 41 residential properties, which includes 14 affordable houses with associated infrastructure, access to the existing development and public open space to the west and north. **Location** OS Field 4569 Bickland Hill Falmouth Cornwall **Applicant** Miss Eve Somerville - (**Case Officer - Peter Bainbridge**)

It was proposed by Cllr Hart and seconded by Cllr Wright and:

RESOLVED that the following comment be submitted:- Budock Parish Council strongly object to this application.

This area has not been designated for development in either the Budock Neighbourhood Plan or the DPD - see the application comments -

Comment Date: Wed 15 Dec 2021

Thank you for consulting the Delivery Team.

The application does not fall within a Site Allocation, so on this occasion we don't have any comments.

The proposed scheme would reduce to nothing the physical, visual and perceptual gap between Falmouth and Budock Water, this coalescence is contrary to the aims of the Cornwall Local Plan and the NPPF.

CLP 2010-2030 1.10 "Cornwall is characterised by a dispersed settlement pattern . Our communities are equally diverse having strong local identities and traditions . A clear division between town and villages should be kept".

NPPF — 77.3 " where a green space is demonstrably special to a local community and hold a particular local significance, historic significance, richness in wildlife. It should not be considered for development .

When the recent Community Governance Review was undertaken it was agreed that the two fields which comprise this application would be left in Budock Parish so as to form a clear division between Budock and Falmouth, specifically so that any possibility of coalescence would be avoided.

This site does not represent 'rounding off' or 'infill' as the Eve Parc development has a clearly defined boundary, this being a substantial Cornish Hedge where these fields abut to Eve Parc.

These proposed houses would then constitute building in the countryside which is not in accordance with the NPPF.

There is no need for further affordable housing in Budock Parish as this will be amply provided by allocation on the Pen Bethan estate.

We therefore repeat that Budock Parish Council strongly object to this application.

On a vote being taken this was approved unanimously

- 3) **Application PA21/12050 Proposal** Works to trees subject to a Tree Preservation Order (TPO), works include reduce oak by 2m, fell 4 x sycamore, cut back 3 x sycamore and 1 x ash **Location** Lowenek Merry Mit Meadow Budock Water TR11 5DW **Applicant** Mr M Davies Grid Ref 178250 / 32236 (**Case Officer – Laura Potts**)

It was proposed by Cllr Hart and seconded by Cllr Wright and:

RESOLVED that the following comment be submitted:- Budock Parish Council has no objections to this application. We would suggest that the works are conducted by a qualified Arborist. and that the trees are replaced where possible.

On a vote being taken this was approved unanimously

- 4) **Application PA21/11263 Proposal** Works to trees covered by a Tree Preservation Order, namely crown reduction of 1x mature sycamore., Pollard 1x multi-stemmed Ash **Location** Chynoweth School Lane Budock Water TR11 5DJ **Applicant** Mrs Neate - (**Case Officer - Nigel Brabyn**)

It was proposed by Cllr Grounds and seconded by Cllr Wright and:

RESOLVED that the following comment be submitted:- Budock Parish Council cannot support this application at this time as no reason has been given for the works although this is a requirement as per the application form.

On a vote being taken this was approved unanimously

- 5) **Application PA21/12496 Proposal** Works to trees namely;- (T1)Holly, dismantle to ground level - (T2)Sycamore, remove dead wood, T3Oak, remove dead wood - subject to a Tree Preservation Order(TPO) **Location** 20 Poolfield Way Falmouth TR11 4FY **Application** Charlotte Harris - **(Case Officer - Matthew Heynes)**

It was proposed by Cllr Wright and seconded by Cllr A Bastin and:

RESOLVED that the following comment be submitted:- Budock Parish Council are not able to support this application as the ownership of the trees is in question.

On a vote being taken this was approved unanimously

21-196 COUNCILLORS' AND CLERK'S ITEMS

None

21-197 DATE AND TIME OF NEXT MEETING

The next Full Council meeting will be held on Monday 31st January 2022 at the Budock Village Hall (adhering to all government guidelines current at the time) commencing at 7.30pm.

There being no further business the meeting closed at 8. 20 pm.

Signed:31st January 2022

Chairman