



Budock, A Climate Conscious Parish

DRAFT MINUTES – NOT RATIFIED UNTIL SIGNED BY THE CHAIRMAN

MINUTES OF THE PLANNING MEETING HELD ON MONDAY 4TH SEPTEMBER 2023 IN THE TREVERVA VILLAGE HALL

PRESENT: Cllrs Brierley, Burnett, George, Grounds, Hart (Chairman), Hennell and Spear.

IN ATTENDANCE: Miss T Hladkij (Clerk)

Members of the public: One

23-P10 SAFETY PROCEDURES

The Chairman explained the safety procedures.

23-P11 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

None

23-P12 MEMBERS TO DECLARE ANY DISCLOSABLE PECUNIARY AND NON-REGISTERABLE INTERESTS AND ANY GIFTS OR HOSPITALITY OVER £25

Cllr George declared an interest in PA23/05636 and will leave the meeting during that item.

23-P13 TO CONSIDER REQUESTS FOR DISPENSATIONS FROM MEMBERS

None

23-P14 PUBLIC PARTICIPATION

PA23/06141 One member of the public spoke on behalf of this application. .

23-P15 TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL

01/08/2023 PA23/04648 APPROVED Location:- 36 Watersmead Parc Budock Water Falmouth Cornwall TR11 5EL **Proposal** Alterations and construction of a 2 storey rear extension **Ward: Falmouth Trescobeas And Budock Parish:- BUDOCK**

02/08/2023 PA23/03401 APPROVED Location:- Land Adj To 33 Watersmead Parc Budock Water Falmouth Cornwall TR11 5EL **Proposal** Construction of 2 storey dwelling (resubmission of previous application PA22/03766) **Ward: Falmouth Trescobeas And Budock Parish:- BUDOCK**

22/08/2023 PA23/06044 S52/S106 and discharge of condition apps Location:- Roseladen Farm Trewen Road Budock Water Falmouth Cornwall TR11 5EB **Proposal** Submission of details to discharge Conditions 4, 5, 7 and 8 in respect of Decision Notice PA23/02415 dated 21.06.23. **Ward: Falmouth Trescobeas And Budock Parish:- BUDOCK**

29/08/2023 PA23/07061 Closed - advice given Location:- Street Record School Lane Budock Water Cornwall **Proposal** The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - BT intends to install fixed line broadband electronic communications apparatus. **Ward: Falmouth Trescobeas And Budock Parish:- BUDOCK**

23-P16 TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

1. **Application** PA23/06041 **Proposal** Proposed replacement of residentially consented barn (PA16/06643) with new dwelling without complying with condition 2 of decision PA23/02415 dated 21/06/2023 **Location** Roseladen Farm Trewen Road Budock Water Falmouth **Grid Ref** 178634 / 31222 **Case Officer - Nigel Brabyn**

It was proposed by Cllr Hennell and seconded by Cllr Burnett and:

RESOLVED that the following comment be submitted:- Budock Parish Council has no objections.

On a vote being taken this was unanimously agreed.

One member of the public left the meeting at 7.40 pm.

2. **Application** PA23/06449 **Proposal** Works to trees subject to a tree preservation order (TPO) - 01191, 01182, 01184, 01185, 01187 & 01189 sycamores to coppice to ground level as dieback present in crown and hollow in base (see photographs). Tree tag 1188 – heavily weighted and leaning over neighbours barn, take down to ground level. **Location** Argal Home Farm Kergilliack Falmouth Cornwall TR11 5PD **Grid Ref** 176732 / 32728 **Case Officer Mark Webb**

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

Budock Parish Council, Clerk: Tracy Hladkij Laity Villa, Laity, Wendron, Helston, Cornwall TR13 0NN
Tel: 07943193329 Email: clerk@budockparish.net Website: www.budockparish.net

RESOLVED that the following comment be submitted:- In view of the Tree Officers report Budock Parish Council has no objection to these works.

On a vote being taken this was unanimously agreed

3. Application PA23/06331 Proposal Outline planning permission with some matters reserved (appearance, landscaping, layout and scale) for the demolition of an existing dwelling and construction of up to 4 replacement dwellings and associated works
Location Belle Vista Hillhead Road Kergilliack Falmouth TR11 5PA **Grid Ref** 178254 / 33523 **Case Officer Mark Ball**

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

RESOLVED that the following comment be submitted:-Budock Parish Council objects to this application for the following reasons:

This land is not identified for development either in the NDP or the Cornwall DPD. It is against the NDP Section H2: Rural exception sites which states Residential Development outside the Development Boundaries will be supported only where it is to deliver 'Affordable Housing' to meet an identified local need. The Parish has little or no housing need and what there is, will be more than covered at the newly granted Barrett's development.

Under paragraph H4 in the NDP adopted in July 2021 in order, to avoid the potential for coalescence with the surrounding developed areas of Falmouth and Penryn, specific Green Gap Sites have been designated as those areas which are most sensitive to development or light pollution and development will not be supported. The green area nearest to this site runs right alongside the approach road to the buildings on the site and the whole site is clearly visible in a prominent hilltop position from many directions around & particularly over the green area mentioned so the potential for visual intrusion and / or light pollution would be considerable.

Five houses in this small area would, we believe, be classed as overdevelopment.

We do not believe that the access on to Hillhead is satisfactory especially as potentially ten cars could be using the 'lane' from Hillhead to Belle Vista. It is questionable that this 'lane' is even suitable for that amount of traffic.

The criteria is entitled 'sustainability' this includes access to nearby public transport and shops amongst other things. This development clearly does not meet either of those.

It is felt that if the application is exactly the same as PA22/02725 then our response should also be the same.

Members of the council noted that the access on to Hill Head road felt dangerous.

On a vote being taken this was unanimously agreed

4. Application PA23/04750 Proposal Demolition of existing dwelling and detached garages and construction of replacement dwelling, parking, associated landscaping and installation of a ground mounted solar PV array. **Location** Belle Vista Hillhead Road Kergilliack Falmouth **Grid Ref** 178254 / 33523 **Case Officer - Mark Ball**

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

RESOLVED that the following comment be submitted:- Budock Parish Council have no objections to this application.

On a vote being taken this was unanimously agreed

Cllr George left the meeting 7.55 pm.

5. Application PA23/05636 Proposal Works to trees subject to a tree preservation order (TPO) T1, Sycamore, Reduce crown back to previous pruning points approximately 3m. **Location** 47 Watersmead Parc Budock Water Falmouth Cornwall TR11 5EL **Grid Ref** 178243 / 32003 **Case Officer Mark Webb**

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

RESOLVED that the following comment be submitted:- 'In view of the Tree Officers report Budock Parish Council has no objections to these works.

On a vote being taken this was unanimously agreed

23-P17 TO COUNCILLORS' AND CLERK'S ITEMS

A new cover for the defibrillator at Treverva
Community Speed Watch Budock update
Communication

23-P18 DATE AND TIME OF NEXT MEETING

The next scheduled meeting will be held on Monday 25th September 2023 at the Budock Village Hall at 7.30 pm (adhering to all government guidelines current at the time).

There being no further business the meeting closed 8.24 pm.

Signed:25th September 2023

Chairman