



DRAFT MINUTES – NOT RATIFIED UNTIL SIGNED BY THE CHAIRMAN

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BUDOOCK PARISH COUNCIL
HELD IN TREVERVA VILLAGE HALL ON 2nd NOVEMBER 2015**

PRESENT: Cllrs Bennett, Mrs Clark, Fairbank (Chairman), Hart, Hennell, and Heritage.

ALSO PRESENT: Mrs Iddon, Clerk; and 3 members of the public.

15-P48 SAFETY PROCEDURES.

The Chairman explained the safety procedures.

15-P49 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE.

Apologies were received and approved in respect of Cllr Gibson (work commitment).

15-P50 MEMBERS TO DECLARE ANY DISCLOSABLE PECUNIARY AND NON REGISTERABLE INTERESTS AND ANY GIFTS OR HOSPITALITY RECEIVED OVER £25

None were declared.

15-P51 TO CONSIDER REQUESTS FROM COUNCILLORS FOR DISPENSATIONS.

No dispensations were requested.

15-P52 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING MEETING HELD ON 24th SEPTEMBER 2015 AND THE CHAIRMAN TO SIGN THEM

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

RESOLVED that the minutes of the Planning Meeting of 24th September 2015 are received and approved.

On a vote being taken this was unanimously approved.

15-P53 PUBLIC PARTICIPATION / COMMENTS ON ITEMS ON THE AGENDA

The three members of the public present all wished to speak; 1 to object to PA15/09327 and 2 to object to PA15/08980. With regards to PA15/08980 the speakers were representing the joint views of a number of the residents of the Roscarrack Gardens.

1st speaker – regarding PA15/09327:- The speaker read out his comment that has been input onto the website and distributed to all Councillors. He answered questions from Councillors regarding the properties that were currently on the site and on the drainage issue. It was agreed that from looking at the plans the information was both confusing and conflicting.

2nd and 3rd speakers – regarding PA15/08980:- The speakers emphasised that the applicant does not own the land where he wishes to build a garage. This land is communal land for the use of all the residents of Roscarrack Gardens. The covenant attached to their development allocates one parking space per property. At the time of the original application this land was deemed not suitable for another bungalow. Consequently a tree was planted on it, it was grassed over and became amenity land. Why if this land was deemed not suitable for a bungalow, is it now thought suitable for a garage? The proposed garage would open directly into a narrow single track driveway which leads to a busy nursing home and two other residential properties.

Councillors asked questions to the last two speakers regarding the lease of the land, and it was recalled that the land in question had at one time been thought suitable for use as a visitor's car park. However it was thought it would enhance the development by making it a communal amenity area.

15-P54 TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

i) **PA15/09327** – Land at Lamanva Barns, Lamanva, Penryn – Construction of a single dwelling to replace the existing residential caravan – Mrs G Tann

Considerable discussion took place on this application – with the past history and other related on going issues being mentioned. Councillors particularly concerned about the number of actual ‘properties’ that are already on the site, and the confusing/conflicting information on the drainage on the site, particularly bearing in mind that it is in very close proximity to the reservoir. The road access was also an issue.

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

RESOLVED that the following Comment is submitted – “Budock Parish Council objects to this application which seeks to build a new house in the countryside. It is not in accordance with the requirements of paragraph 55 of the NPPF and is contrary to the criteria attached to sustainable development in rural areas. None of the special circumstances that are described in para 55 are met by this application and the proposed dwelling will not enhance or maintain the vitality of the communities of Lamanva or Treverva. It was also felt that there was confusion on the application details as to whether a soakaway or a septic tank is in situ. A further concern is that the sight lines for the egress from the site are not adequate on a road with existing speeding issues.”

On a vote being taken this was unanimously agreed.

It was agreed to discuss PA15/08980 next.

ii) PA15/08980 – 11, Roscarrack Gardens, Bickland Water Road – Use of land as part of domestic curtilage and construction of a domestic garage – Mr & Mrs S Carter

Considerable discussion took place with the main concerns being the loss of amenity land, this being out of keeping with the rest of this retirement development and the access from the proposed garage.

It was proposed by Cllr Geraty and seconded by Cllr Heritage and:

RESOLVED that the following Comment is submitted – “Budock Parish Council object to this application as it would mean the loss of the amenity area for the other residents of the Roscarrack Gardens development. The site access is thought to be very difficult and not suitable as the garage would be opening onto a narrow single track lane that leads to Roscarrack House Residential Home and two other private dwellings. The application would also seem to require the removal of a tree currently planted on the site.

On a vote being taken this was unanimously agreed.

The 3 members of the public left the meeting at 3.44pm

iii) PA15/09544 - Meadowside, Treverva, Penryn – Proposed kitchen extension – Mr A Cronin

After discussion it was proposed by Cllr Bennett and seconded by Cllr Hennell and:

RESOLVED that the following Comment is submitted – “Budock Parish Council supports this application as long as no part of the new building including footings encroaches on the neighbour’s property.”

On a vote being taken this was unanimously agreed.

iv) PA15/09641 – West Country Fruit Sales, Higher Argal – Retention of rooftop solar array – West Country Fruit Sales Ltd

After discussion it was proposed by Cllr Geraty and seconded by Cllr Hart and:

RESOLVED that the following Comment is submitted – “Budock Parish Council has no objections to this application. However concerns were expressed that the CLOPUD required planning permission and that this was only now being applied for.”

On a vote being taken this was unanimously agreed.

15-P55 TO CONSIDER AND AGREE OUR RESPONSE TO THE NEIGHBOURHOOD PLAN SURVEY

It was agreed that the Councillors’ individual responses to this survey would be collated and input into the online survey questionnaire.

There being no further business the meeting closed at 4.05pm.

Signed

Chairman

Date:2015