



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 LOWER HALL ON 24th SEPTEMBER 2015**

PRESENT: Cllrs Bennett, Mrs Clark, Fairbank (Chairman), Geraty, Gibson, Hart, Hennell, Heritage and Mrs Perham

ALSO PRESENT: Mrs Iddon, Clerk; and 1 member of the public

15-P41 SAFETY PROCEDURES.

The Chairman explained the safety procedures.

15-P42 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE.

Apologies were received and approved in respect of Cllr Bastin (Strategic Planning Meeting) and Cllr Gibson (other commitment).

15-P43 MEMBERS TO DECLARE ANY DISCLOSABLE PECUNIARY AND NON REGISTERABLE INTERESTS AND ANY GIFTS OR HOSPITALITY RECEIVED OVER £25

None were declared.

15-P44 TO CONSIDER REQUESTS FROM COUNCILLORS FOR DISPENSATIONS.

No dispensations were requested.

15-P45 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING MEETING HELD ON 11th AUGUST 2015 AND THE CHAIRMAN TO SIGN THEM

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

RESOLVED that the minutes of the Planning Meeting of 11th August 2015 are received and approved.

On a vote being taken this was approved with 2 abstentions.

15-P46 PUBLIC PARTICIPATION / COMMENTS ON ITEMS ON THE AGENDA

The one member of the public present wished to comment on the Rosevallen Bungalow application. He reiterated what he has said at previous meetings, when this application has been discussed. Despite the alterations made to the plans he still has concerns regarding the increase in the footprint of the building, its height and the fact that it will overlook 15 surrounding properties.

15-P47 TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

i) PA15/06624 – Rosevallen Bungalow, Merry Meet Lane, Budoock Water - Demolition of existing garage and single storey extension. Building of new integral garage, kitchen extension and rooms in the roof with the inclusion of a Juliette balcony and dormers on the NW elevation. (Resubmission of PA15/02702) – Mr D Berryman.

The amended plans were discussed in detail. It was acknowledged that some of the alterations made help to meet previous concerns, however overlooking was still an issue.

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

RESOLVED that the following Comment is submitted – “Budock Parish Council do not object to this amended application, but feel that all the roof lights on the SE elevation should be of obscure glass and much higher in the roofline to avoid overlooking adjacent properties as much as possible.”

On a vote being taken this was approved with 1 abstention.

The member of the public left the meeting at 7.54pm.

ii) PA15/07631 – Land off Bickland Water Road – Outline planning application for the erection of 96 residential dwellings (38 affordable), estate roads, open space and landscaping to include Access, Layout, Scale and Landscaping with Design and Appearance reserved – Midas Commercial Developments Ltd.

Considerable discussion took place on this application and the history of previous applications and the subsequent appeal on the same site.

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

RESOLVED that the following Comment is submitted – “Budock Parish Council objects strongly to this application. All of our original objections to a development on this site still stand as entered against PA13/09608 on 16th and 28th January 2014.

The Parish Council would like the following points to be taken into consideration:-

- This development would result in a coalescence between Falmouth and Budock village. Maintaining the integrity and independence of villages and communities is a key aim in the Local Plan.
- This land is Grade 2 agricultural land as designated by DEFRA (an entirely independent authority) and should be kept as such in a county which has such a small percentage of this high grade agricultural land. The preservation and protection from development of such land is again another key aim of the Local Plan.
- Planning permission has already been granted for a development of 300 houses on one site which falls mainly within Budock parish with a further development of 200 in the pipeline. The percentage of affordable homes within those developments will more than meet the requirements of affordable homes within the parish for many years to come, and Budock parish does not need any more housing developments. The proposed allocation of housing development within the community area has already been exceeded.
- Although the application is claimed to address some of the detrimental effect of such developments on the Grade 11* listed St Budock church, the inclusion of a 3 storey building will exacerbate the visual effect of this development. The proposed development of 94 houses on what are currently green fields would seriously impact on the whole area which is essentially agricultural.
- The proposed site no longer forms a part of the land that was strategically identified as suitable for development, and which has been included in Cornwall Council's 'Cornwall Site Allocation DPD'.

On a vote being taken this was approved unanimously.

iii) PA15/06765 – Sudbury, Roscarrack Rd, Budock Water – Installation of solar panel array – Mr P Grounds.

After discussion it was proposed by Cllr Hart and seconded by Cllr Mrs Perham and:

RESOLVED that the following Comment is submitted – “Budock Parish Council has no objection to this application”

On a vote being taken this was approved unanimously.

iv) PA15/07838 – Roseladen Farm, Trewen Rd, Budock Water – Construction of two open fronted barns to form cattle sheds – Mr & Mrs J Deering, Wild Eyedeer Partnership.

After discussion it was proposed by Cllr Bennett and seconded by Cllr Mrs Clark and:

RESOLVED that the following Comment is submitted – “Budock Parish Council has no objection to this application”

On a vote being taken this was approved unanimously.

There being no further business the meeting closed at 9pm.

Signed
Chairman

Date:2015