



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 15TH AUGUST 2016**

PRESENT: Cllrs Bennett, Mrs Clark, Fairbank, Geraty, Hart (Chairman), Hennell and Heritage.
ALSO PRESENT: Mrs Iddon, Clerk; Richard Walker and Damien Burley from Walker Developments; Mary May from Penryn Town Council; and Mr and Mrs Deering + Master Deering.

16-P10 SAFETY PROCEDURES

The Chairman explained the safety procedures.

16-P11 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE.

Apologies received and accepted from Cllr Gibson – work commitments; and Cllr Palmer - family commitments.

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

None were declared.

16-P13 TO CONSIDER REQUESTS FROM COUNCILLORS FOR DISPENSATIONS.

No dispensations were requested.

16-P14 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING MEETING HELD ON 6TH MAY 2016 AND THE CHAIRMAN TO SIGN THEM

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

RESOLVED that the minutes of the Planning Meeting of 6th May 2016 are received and approved.

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

16-P15 TO REPORT MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA

The Clerk reported that the two Appeals discussed at the May 6th meeting have both been allowed by the Planning Inspectorate.

16-P16 PUBLIC PARTICIPATION / COMMENTS ON ITEMS ON THE AGENDA

Richard Walker of Walker Developments explained the changes in this current application from previous applications. The fields on the valley floor will no longer be developed and there will still be a gift of land as a Public Open Space. An up to date plan was shown regarding this. The land will be for the benefit of the community with the possibility that SW Lakes Trust would be prepared to take on the management.

Jeremy Deering apologised for not being present at the recent site meeting and then explained the history behind his application and his future plans for the land he owns.

Both speakers answered questions from the Councillors.

16-P17 TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL SINCE THE LAST MEETING

Following decisions noted:-

PA16/06244 APPROVED - Mr Smith - 2 Condor Cottages Trewen Road - Single storey rear extension and loft conversion with rear dormers. Juliet balcony on the rear elevation.

APP/D0840/W/16/3147376 – (PA15/07631) – APPEAL ALLOWED - Midas Commercial Developments Ltd - Erection of 94 residential homes (33 affordable).

ENF15/02406 – CASE CLOSED – (No further action) - Alleged change of use of former restaurant to bar and residential accommodation. - Arthurs Table School Hill Budoock Water.

16-P18 TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

i) **PA16/06414** – Outline planning application for site development to provide up to 150 residential units (including 35% affordable housing), open space, play space, associated infrastructure (including retaining structures and works to the public highway), access, parking, servicing and landscaping – Land at College Farm, College Hill, Penryn – R J Walker

After discussion and further questions to the applicants it was proposed by Cllr Hennell and seconded by Cllr Bennett and:-

RESOLVED that the following Comment be submitted – *“Budock Parish Council support this application”*

On a vote being taken this was unanimously agreed.

Richard Walker and Damien Burley left the meeting at 7.59pm.

ii) **PA16/06643** – Conversion of an existing barn to form a dwelling and installation of a non-mains drainage system – Roseladen Farm, Trewen Road, Budock Water – Mr Deering, Wild Eyedeer Partnership

After discussion and further questions to Mr Deering, in particular in relation to the application being for a residential dwelling rather than a holiday cottage it was proposed by Cllr Fairbank and seconded by Cllr Hennell and:-

RESOLVED that the following Comment be submitted – *“Budock Parish Council object to this application as it does not comply with Section 55 of the NPPF. We suggest the application be resubmitted as a conversion to a holiday cottage”.*

On a vote being taken this was unanimously agreed.

iii) **PA16/06841** – Widening of an existing agricultural access to permit easier access for towing vehicles and facilitate passing width within access track. Junction works will also improve emerging visibility for drivers – Entrance to Roseladen Farm from Trewen Road – Mr Jon Pearson, Jon Pearson Ltd

After discussion and further questions to Mr Deering it was proposed by Cllr Geraty and seconded by Cllr Heritage and:-

RESOLVED that the following Comment be submitted – *“Budock Parish Council support this application”.*

On a vote being taken this was unanimously agreed.

The Deering family left the meeting at 8.11pm.

16-P19 TO CONSIDER APPEALS RECEIVED FROM CORNWALL COUNCIL

i) **APP/DO840/W/16/3151545 – (PA15/09608)** – Prior approval for proposed change of use of agricultural building to dwelling house – Building at Hillhead, Hillhead Road, Kergilliack – Mr Coleman

It was noted that Budock Parish Council had not been consulted on the original 'Prior Approval' application. The original plans and the decision made by Cornwall Council were viewed and discussed.

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

RESOLVED that the following response be made to this Appeal – *“Budock Parish Council support the original decision made by Cornwall Council that Planning Permission is required. Agricultural buildings being converted or used as dwellings should always obtain planning permission.”*

It was also agreed that a copy of these minutes will be forwarded to George Eustice MP – as will any others on similar matters.

On a vote being taken this was unanimously agreed.

There being no further business the meeting closed at 8.23pm

Signed

Chairman

Date:2016