



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 HALL ON 21ST OCTOBER 2016**

PRESENT: Cllrs Bastin (from 3.05pm), Bennett, Mrs Clark, Fairbank, Geraty, Hart (Chairman), Hennell and Heritage.
ALSO PRESENT: Mrs Iddon, Clerk; James Instance and Steve Jones.

16-P19 SAFETY PROCEDURES

The Chairman explained the safety procedures.

16-P20 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE.

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

16-P21 MEMBERS TO DECLARE ANY DISCLOSABLE PECUNIARY AND NON REGISTERABLE INTERESTS AND ANY GIFTS OR HOSPITALITY RECEIVED OVER £25

None were declared.

16-P22 TO CONSIDER REQUESTS FROM COUNCILLORS FOR DISPENSATIONS.

No dispensations were requested.

16-P23 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING MEETING HELD ON 15TH AUGUST 2016 AND THE CHAIRMAN TO SIGN THEM

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

RESOLVED that the minutes of the Planning Meeting of 15th August 2016 are received and approved.

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

16-P24 TO REPORT MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA

The Chairman reported that some members of the Council had met with Mr Deering, at his request, and discussed his plans for possible future development on his land.

16-P25 PUBLIC PARTICIPATION / COMMENTS ON ITEMS ON THE AGENDA

Both speakers were speaking in support of PA16/08236.

James Instance representing Falmouth Rugby Club explained the history behind their purchase of this land and the need to sell it. He emphasised that the proposed development would be low density housing and the plan to install a roundabout on Bickland Water Road which would act as a traffic calming measure as well as facilitate the access to the site.

Simon Jones representing Devon and Cornwall Homes reinforced the need for shared ownership and affordable homes within the area. He acknowledged that there is a considerable number of affordable homes planned in developments that already have planning permission, but construction of these had not yet started.

Both speakers answered questions from the Councillors.

16-P26 TO CONSIDER 'CORNWALL SITE ALLOCATIONS PLAN DPD – PUBLIC CONSULTATION 2016'

All Councillors have seen the proposed Site Allocations DPD which is currently out for Public Consultation. Considerable discussion and clarification took place on the areas that will be deemed suitable for housing development. It was agreed that Councillors would consider this in more depth at a later date, either individually or as a Council.

16-P27 TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

i) **PA16/08236** - Hybrid outline/detailed application for a total of 226 new dwellings comprising an outline planning application for the erection of 155 residential dwellings (54 affordable), open space, landscaping, access, estate roads and infrastructure with all matters reserved except the principal access arrangements and a full detailed application for the erection of 71 residential dwellings (25 Affordable) with associated access, estate roads, infrastructure, open space and landscaping - Land west of Bickland Water Road known as Menehay Fields Bickland Water - Mr Justin Dodge Westcountry Land (Falmouth) Ltd in collaboration with Falmouth Rugby Club.

Considerable discussion took place on this including the likely impact of Cornwall's Local Plan, the access to Bickland Water Road and further increase in traffic in this area, and Covenant on the Retained Land made in 2008 stating it was not to be developed for anything other than sports related facilities.

It was proposed by Cllr Fairbank and seconded by Cllr Heritage and:-

RESOLVED that the following Comment be submitted: - *Budock Parish Council object to this application for the following reasons:-*

1. *It would mean loss of 'Best and Most Versatile' land, contrary to the NPPF.*
2. *It would result in further coalescence between the communities of Budock and Falmouth which is also contrary to a specific aim of the NPPF.*
3. *The land which is the subject of this development is not identified as being appropriate for development in the emerging Cornwall Local Plan.*
4. *The proposed development of this high quality agricultural land would severely impact on the biodiversity of the area.*

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

James Instance and Simon Jones left the meeting at 3.41pm

ii) **PA16/08960** – Proposed demolition of existing single-storey conservatory extension, erection of a single-storey kitchen extension, replacement of existing flat roof with a new pitched roof to provide additional bedroom accommodation and extension of pitched roof over existing porch to provide a covered balcony - Chy Gwartha Trewen Farm Lane – Mrs B Shrewsbury.

After discussion it was proposed by Cllr Fairbank and seconded by Cllr Geraty and:-

RESOLVED that the following Comment be submitted:- *Budock Parish Council support this application.*

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

iii) **PA16/09066** – Tree works as follows:- Fell Chestnut (T1); Light crown reduction to Sweet Chestnut (T2) and fell Beech (T3) - The Coach House Menehay Farm – Mr A Pearce

It was agreed to defer considering this application until the Parish Council meeting on 31st October, so that the Tree Officer's comments can be taken into account.

There being no further business the meeting closed at 3.44pm

Signed
Chairman

Date:2016