

PROBUS PARISH COUNCIL

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Minutes of the Meeting of the Planning Committee of Probus Parish Council held on Monday 16th October 2017 in the Probus Village Hall commencing at 6.45pm.

Committee members present- Councillors Gillard, Blayney, Champion, Dart, Deards, Hull, Budden, Dalton & Goldsworthy.

17/P65 Apologies

None.

17/P66 Declarations of interest in agenda items.

None

17/P67 Public Participation

Resident raised concerns regarding planning application PA17/09180; the proposed dwelling has no vehicle access/parking. Parking on Chapel Street is already limited and another dwelling on this narrow road is unacceptable. The resident's dwelling lies west of the proposal on Cullen View and will be adversely affected by the development as it is lower therefore the proposed development will cause loss of light and be overbearing. Another resident raised objections to Allen's Meadow pre-application. He raised concerns regarding the access to the site, particularly along Chapel Street. The school area is already congested and the site raises safety concerns. He pointed out this site was not identified as a development site on the SHLAA (Strategic Housing Land Availability Assessment), and as it is outside of the settlement boundary it is not policy compliant.

The Chairman advised the pre-app evidence is from the planning agent not Cornwall Council.

17/P68 To confirm Minutes of the Meeting of 18th September 2017.

The minutes of the planning meeting held on 18th September 2017 were declared as correct by Councillor Deards and seconded by Councillor Champion, all agreed; the Chairman signed them as a correct record.

17/P69 Matters Arising

a) None

17/P70 Planning Applications

a) Application reference: PA17/02155/PREAPP

Proposal: Pre-Application Advice for mixed use development including 18 homes.

Location: Allens Meadow Chapel Street Probus Truro TR2 4LE

Cllr Budden presented a map provided by the planning agent which incorporated additional car parking- pre-application noted, the Parish Council has no comment at this stage.

The Chairman invoked SO 1a to alter the order of the agenda due to public interest-agreed.

b) Application reference: PA17/09180

Proposal: Two-storey, three bedroom detached dwelling to replace existing concrete blockwork and corrugated sheet roofed outbuilding (to be demolished) with assoc. landscaping.

Location: Land to the rear of Old Bakehouse, Chapel Street, Probus.

Site visit taken place.

Proposal by Cllr Champion to object to the application as there is no parking provision (contrary to policy 13) and Chapel Street is already congested. Probus already has sufficient housing supply currently being built and this is not the correct location for an infill plot, overshadowing and loss of light to houses in Cullen View (contrary to policy 12). Following public comments and the report from the site visit members it was noted the shadow report does not mention these houses, it was noted this development is in the conservation area, seconded Cllr Hull, unanimous. The above was duly **resolved**.

c) Application reference: PA17/08315

Proposal: Demolition of existing uPVC conservatory and lean-to, New two-storey extension to original cottage including Juliet balcony, Alterations and extension to existing garage/workshop, Additional roof lights to existing cottage, Replace plastic cladding to porch with natural slate.

Location: Freewater Cottage Probus Truro Cornwall TR2 4HL

Site visit taken place.

Proposal by Cllr Champion to support this application, seconded Cllr Dalton, unanimous.

The above was duly **resolved**.

d) Application reference: PA17/09067

Proposal: Application for the erection of a new 2 bedroom dwelling.

Location: Land East Of West End Bungalow Fore Street Probus Cornwall TR2 4LS.

Site visit taken place.

Proposal by Cllr Budden to object to the application as inadequate parking provision with turning circle (contrary to policy 12), unsafe access, and sufficient housing supply in Probus, seconded Cllr Deards.

Amendment proposed by Cllr Hull to add to the proposition 'if approved by Cornwall Council the Parish Council would require the objections to be addressed and conditions set to ensure the access and off road parking is completed before any work commences on an approved building design' seconded Cllr Champion, carried.

Substantive motion:

Probus Parish Council objects to the application as inadequate parking provision

with turning circle (contrary to policy 12), unsafe access, and sufficient housing supply in Probus, if approved by Cornwall Council the Parish Council would require the objections to be addressed and conditions set to ensure the access and off road parking is completed before any work commences on an approved building design, unanimous.

The above was duly **resolved**.

- e) Application reference: PA17/09096

Proposal: Demolition of existing single storey rear extension and formation of new single storey rear extension, change of use of lower ground floor store into gymnasium and formation of car port.

Location: Trenance Wagg Lane Probus Truro Cornwall TR2 4JX.

Site visit taken place.

Proposal by Cllr Dalton to support the application, seconded Cllr Budden, unanimous.

The above was duly **resolved**.

- f) Application reference: PA17/09316

Proposal: Retrospective application for single-storey rear extension to form games room.

Location: Trenona 6 Treviglas Lane Probus Truro Cornwall TR2 4LH.

Site visit taken place.

Proposal by Cllr Gillard to support the application, seconded Cllr Deards, carried.

The above was duly **resolved**.

17/P71 Planning Decisions & Appeals.

- a) PA17/08187 9 Ridgeway Probus TR2 4JY. Single storey rear extension to form a modest one bedroom annexe including extension to balcony- approved.
- b) PA17/02148/PREAPP Gwel Marten Ladock Road Probus. Pre-Application advice to build a four bedroom detached house for daughter somewhere within the garden- closed advice given.
- c) APP/D0840/W/17/3181052 Land at Former Pumping Station, Tresillian. Change of use and extension of former water pumping station to form dwelling- written appeal.

17/P72 Enforcement Report

- a) None.

17/P73 Pre-planning Protocol- members to consider preferred engagement with developers.

Members **agreed** not to have a set procedure, but would navigate through the process ensuring not becoming predetermined.

There being no further business the meeting closed at 7.50pm.

Chairman.....

Date.....