

PROBUS PARISH COUNCIL

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Minutes of the Meeting of the Planning Committee of Probus Parish Council held on Monday 17th September 2018 in the Probus Village Hall commencing at 7pm.

Committee members present- Councillors Gillard, Hull, Budden, Dalton, Deards, Goldsworthy & Maskill.

18/P63 Apologies

Cllrs Blayney, Champion & Faull.

18/P64 Declarations of interest in agenda items.

Cllr Gillard declared a pecuniary interest in planning application PA18/08147, partner employed by Kernow CCG.

Cllr Hull declared a non-pecuniary interest in planning application PA18/08094, friend.

18/P65 Public Participation

No issues not on the agenda.

18/P66 To confirm Minutes of the Meeting of 17th August 2018.

The minutes of the planning meeting held on 17th August 2018 were declared as correct by Councillor Deards and seconded by Councillor Maskill, all agreed; the Chairman signed them as a correct record.

18/P67 Matters Arising

- a) None

18/P68 Planning Applications

- a) Application reference: PA18/07671

Proposal: Replacement porch, garage and decking.

Location: 6 Ridgeway, Probus TR2 4JY

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

The above was duly **resolved**.

- b) Application reference: PA18/08091

Proposal: NMA for minor alterations to window sizes/locations and a reduction of overall width by 400mm in respect of decision notice PA17/06107.

Location: Gwin House, Fore Street, Probus.

Site visit taken place.

Proposal by Cllr Gillard to respond the Parish Council does not consider this a NMA and

notice a deviation from the original approval to what has been built, and the Parish Council queries whether obscure glass should be installed in the lower windows which face West End Cottage. The Plans are not clear whether this amendment is an additional window to the existing 2 windows already installed or instead of, we would request a planning officer visits the site, seconded Cllr Budden, carried.

The above was duly **resolved**.

c) Application reference: PA18/07484

Proposal: Construction of a dwelling.

Location: Land East of West End Bungalow, Fore Street, Probus.

Cllr Goldsworthy joined the meeting.

Resident raised objections due to loss of light, privacy, overlooking and no on-site parking and considers this a very small plot for a dwelling.

Site visit taken place. The Chairman went over the planning history of the site.

Proposal by Cllr Gillard having reviewed the application and accompanying documents and with reference to the details and decision issued in respect of PA17/09067, Probus Parish Council comments the following:

- The positioning and design of the proposed development does not provide sufficient changes to reduce the impact on the character at this end of the Village.
- The positioning and design of the proposed development does not make sufficient changes to the loss of amenity to the neighbour in terms of overlooking, overshadowing or sense of overbearing.
- The lack of on-site parking (contrary to policy 12) is a contentious local issue. There is an obvious and understandable dissonance between standard policy and local experience. Inevitably (unless a strict planning condition is added and enforced) the front area of the site will be used as parking. This will lead to issues about restricted visibility. The road is described as straight and wide, this does not take into account of the road is purposely narrowed for traffic calming. The current parking arrangements for the existing properties are not ideal and it has been noted these were only granted provided there was a provision for off-street parking.

Taking the above issues into account along with the consistency of the objections already submitted in respect of this application Probus Parish Council objects, seconded Cllr Budden, unanimous.

The above was duly **resolved**.

d) Application reference: PA18/07992

Proposal: NMA to application PA18/04148 in respect of an addition of a utility/porch in the east elevation.

Location: Charmon Hurst, Fore Street Probus.

Proposal by Cllr Gillard to agree this is a NMA, seconded Cllr Hull, unanimous.

The above was duly **resolved**.

e) Application reference: PA18/08094

Proposal: NMA for roof form and door/ window location in respect of PA17/05274,

Location: Treviglas Cottage, Treviglas Lane, Probus.

Cllr Hull left the room.

Proposal by Cllr Budden to agree this is a NMA, seconded Cllr Maskill, unanimous.
The above was duly **resolved**.

Cllr Hull re-entered the room, Cllr Gillard left the room.

Proposal by Cllr Maskill, Cllr Budden chairs the next application, seconded Cllr Hull, unanimous.

The above was duly **resolved** and Cllr Budden took the Chair.

f) Application reference: PA18/08147

Proposal: Change of use of land/part site to allow stationing of temporary office building.

Location: Probus Surgery.

Proposal by Cllr Deards to support the application, seconded Cllr Hull, unanimous.

The above was duly **resolved**.

Cllr Gillard re-entered the room and took the Chair.

18/P69 Planning Decisions & Appeals.

a) PA18/05972 The Coal Yard, Grampound Road. Proposed residential development of 5 detached dwellings with associated infrastructure and landscape works - approved.

b) PA18/07327 24 Lewman Road Probus TR2 4LL. Single storey side extension with pitched roof- approved.

c) PA18/04117 Probus School Filling Station, Probus. Proposed two storey side extension- approved.

There being no further business the meeting closed at 7.40pm.

Chairman.....

Date.....