

PROBUS PARISH COUNCIL

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Minutes of the Meeting of the Planning Committee of Probus Parish Council held on Monday 19th November 2018 in the Probus Village Hall commencing at 7pm.

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

18/P84 Apologies

Cllrs Blayney, Champion, Goldsworthy & Hull.

18/P85 Declarations of interest in agenda items.

None

18/P86 Public Participation

No issues.

18/P87 To confirm Minutes of the Meeting of 5th November 2018.

The minutes of the planning meeting held on 5th November 2018 were declared as correct by Councillor Gillard and seconded by Councillor Deards, all agreed; the Chairman signed them as a correct record.

18/P88 Matters Arising

a) None

18/P89 Planning Applications

a) Application reference: PA18/10243

Proposal: Double storey extension with terrace area. New window on front elevation.

Location: 2 Hicks Close, Probus, TR2 4NE.

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

The above was duly **resolved**.

b) Application reference: PA18/00003/SPD

Cornwall Council is publishing the draft Housing Supplementary Planning document for a six week consultation period between Friday 19th October and 5pm 30th November 2018.

Draft comments submitted by Cllr Maskill:

Para 68 Paragraph 67 deals with Policy 8 affordable housing provision but is followed in 68 regarding Economic Viability Assessments with a reference to Rural Exception Sites (Policy 9). Policy 9 sites start with presumption of 100% affordable housing so are beyond the policy 8 requirements. Surely any deviation from 100% on Policy 9 sites should be accompanied by an Economic Viability Assessment as to why only between 50% (the

minimum requirement) and 100% can be achieved.

Para 84 Rural Exception Sites stipulated as “small sites used for Affordable Housing.....the primary role of providing affordable housing to meet local needs.” This paragraph needs more emphasis on the Affordable housing as it is evident that landowners/developers are using Policy 9 to build on rural land with as much market housing as possible (almost always 50% or more) to boost land values and extraordinary profits This is not the objective of this paragraph or Policy 9.

Para 86 the reference to land devoted to infrastructure and services requires more definition to make this paragraph as onerous as it seems to intend.

Para 89 What does “....carefully justify their proposals to the Council and community....” actually entail for Policy 9 sites?

Para 97 and 98 Entry Level Exception Sites. These paragraphs make NDPs, Strategic Housing Land and any village planning almost irrelevant as it means that all land adjacent to the settlement is open for development of housing (albeit Affordable Housing only). Surely greater control of planning of any village growth must be maintained. The second bullet point in **Para 98** links site size with housing numbers. These should be separate conditions and 5% of total housing in the settlement is in the case of some settlements far too great a percentage in number and leads to potential “ghettos” of Affordable Homes instead of them being integrated within the community.

Cllr Maskill ran through the comments and explained reasoning.

Proposal by Cllr Gillard Probus Parish Council approves comments as written, seconded Cllr Deards. Unanimous.

The above was duly **resolved**.

Cllr Maskill thanked for time spent.

c) Application reference: PA18/10466

Proposal: Proposed rear garden terrace.

Location: Chy An Garth Fore Street Probus Truro Cornwall TR2 4LQ.

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

The above was duly **resolved**.

18/P90 Planning Decisions & Appeals.

- a) PA18/08402 Probus Gardens, St Austell Road, Probus. Western Power Notification of the erection of 4 new poles to form 2 H poles not exceeding 12m in height to allow the removal of 3 spans of overhead cable- No objections (OHL/OHE/HG apps)
- b) PA18/08496 Land Adjacent Gwell Marten Ladock Road Probus. Traditional three-bedroom rear dwelling, within the garden space of Gwel Marten- approved.
- c) PA18/09716 10 Rosparc, Probus. Proposed ground floor extension to rear of the existing single garage with first floor extension over including garage area- approved.

There being no further business the meeting closed at 7.25pm.

Chairman..... Date.....