

PROBUS PARISH COUNCIL

CLERK: Mrs A Kendall Foxleigh, Treviglas Lane Probus Truro, TR2 4LH
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Minutes of the Meeting of the Planning Committee of Probus Parish Council held on Monday 20th January 2020 in the Probus Village Hall commencing at 7pm.

Committee members present- Cllrs Gillard, Blayney, Budden, Deards, Dalton, Maskill, Goldsworthy & Faull. Also in attendance Cornwall Cllr Egerton.

20/P01 Apologies

None.

20/P02 Declarations of interest in agenda items.

None.

20/P03 Public Participation

Sam Irving & Sally Austin present from Cornwall Council regarding Wainhomes phase 2. Mr Irving explained the proposal at present is Cornwall Council would buy the scheme from Wainhomes with 30% affordable, the change proposed is the scheme will be delivered at 100% affordable through government grant funding. 50% shared ownership, 50% affordable rent (social rent). Cornwall Council are keen for this to go forward and wish to proceed quickly. Mr Irving is presenting to the Housing Board on 23rd January and Full Council Cabinet in February.

Cost- social rent home £70-£110 per week, shared ownership works on openmarket value, typically 40% purchase and 60% rent.

Planning Application will remain unchanged at present as outline, next stage will be type of housing under reserved matters. Mr Irving stated it will not affect S106 or CIL payments.

Looking at green homes- low carbon heating, (air source heat pumps) and possibly solar panels, also looking at putting in misting system for fire safety.

Query safeguard over Cornwall Council not buying the scheme, Sam Irving stated that it is a Wainhomes site and they have the ultimate say but he is confident it will go ahead but cannot give a guarantee, he stressed the application needs to be judged on its merits.

Query if 100% affordable is the right way to go? Mr Irving stated that there has been a change in government policy, splitting the tenure to give balance.

20/P04 To confirm Minutes of the Meeting of 16th December 2019.

The minutes of the planning meeting held on 16th December 2019 were declared as correct by Councillor Maskill and seconded by Councillor Deards, carried; the Chairman

signed them as a correct record.

20/P05 Matters Arising

- a) None

20/P06 Planning Applications

- a) Application reference: PA19/11085
Proposal: Replacement of existing side conservatory with new flat roof extension.
Location: 10 Treviglas Rise Probus Truro.
Proposal by Cllr Gillard to support the application seconded Cllr Budden, carried.
The above was duly **resolved**.
- b) Application reference: PA19/10809
Proposal: Proposed Two Storey Extension.
Location: 1 Colepen The Square Probus TR2 4JPbus.
Proposal by Cllr Gillard to support the application, seconded Cllr Deards, carried.
The above was duly **resolved**.

20/P07 Planning Decisions & Appeals.

- a) PA19/09404 Trewithen Gardens Grampond Road Truro Cornwall TR2 4DD. Creation of a viewing mound using excavated material from restoration of historic ponds- approved.
- b) PA19/09730 Tresillian Business Park Probus. Amendment to approved scheme for erection of additional units to approved phase IV scheme of light industrial rural workshops (B2)- approved.
- c) PA19/10068 Nan Dennis House Fore Street Probus TR2 4LT. First floor extension- approved.

There being no further business the meeting closed at 7.30pm.

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