

PROBUS PARISH COUNCIL

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Minutes of the Meeting of the Planning Committee of Probus Parish Council held on Monday 25th November 2019 in the Probus Village Hall commencing at 7pm.

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

Substitute member- Cllr Sutherland.

Also in attendance Cornwall Cllr Egerton.

19/P80 Apologies

Cllr Blayney , also absent Cllr Faull.

19/P81 Declarations of interest in agenda items.

None.

19/P82 Public Participation

Jamie Grant, planner from Wainhomes gave a presentation on key issues on application. Outline application for phase 2, Trewithen are land owners and Wainhomes have option. Rounding off/infill development, focusing on principle of development and access. Have met with Cornwall Council twice to ascertain principle and to work with Cornwall Council to provide houses. This is a collaboration with them, Cornwall Council will purchase all houses and rent all units, affordable and open market. Will have a different specification to Phase 1, Cornwall Council rather than Wainhomes. Not too much emphasis on plan, this is just indicative. Need to consider access and principle only.

Phase 1 sold extremely well.

Resident, request Parish Council consider that in the last 22 years 207 new houses have been built, therefore feels Probus has done its bit.

Resident stated she was opposed to Phase 1 but has since moved there and loves it. Asked whether if Cornwall Council renting doesn't go ahead would Wainhomes take forward as affordable to buy; this would be up to Wainhomes, resident felt this was needed. Cllr Egerton stated they would be a better quality of rented and would give security of tenure, although final situation had not been decided.

Resident felt involvement with Cornwall Council was clouding the issue, felt Cornwall Council should buy the land and build out themselves; Cllr Egerton stated they did not have capacity or expertise.

Resident concerned regarding Parkengear bridleway, Mr Grant replied only available for vehicles to Parkengear Farm at present, will remain a bridleway with access for walkers and horses.

19/P83 To confirm Minutes of the Meeting of 18th November 2019.

The minutes of the planning meeting held on 18th November 2019 were declared as correct by Councillor Deards and seconded by Councillor Maskill , carried; the Chairman signed them as a correct record.

19/P84 Matters Arising

- a) None

19/P85 Planning Applications

- a) Application reference: PA19/09344

Proposal: Outline consent with all matters reserved (except access) for approx. 55 dwellings and associated infrastructure works.

Location: Land North Of Parkengear Vean/Carne View Probus.

Comments from website circulated from SWW and Ramblers. Parkengear Farm has vehicular access, but they are currently in negotiations with Wainhomes to terminate the right on provision of turning circle.

The Chairman went over the application.

Cllr Deards stated the woodland would need managing. Cllr Budden appreciates this is an outline application, he feels conflicted, and he feels that Probus has done it bit, and Truro and Roseland are going to well exceed their target in the local plan. Unsure if fits criteria of rounding-off; this is down to interpretation. Cllr Budden stated the positives were local need, and feels the Parish Council need to negotiate with developers. Cllr Budden stated that he thought if the Parish Council objected then the scheme would be dead and is a little dismayed that Wainhomes could then take forward a commercial development. He is concerned that the Parish Council could support, thinking it is a homechoice solution, Cornwall Council could then refuse and at Appeal it goes through and Wainhomes take forward as commercial, which is not what the Parish Council were supporting. Cllr Egerton stated 30% would be affordable minimum, although can't say the tenure, this could increase, dependant on Central Government policy. Cllr Egerton stated Cornwall Council will canvas as to what housing is needed locally. Cllr Goldsworthy stated could see both sides of the argument, felt yes Probus had done its bit, and the larger we get Probus moves away from being a Village to a small Town. Cllr Sutherland stated he is not undecided, but has 3 questions, queries how will vehicles cross a bridleway when Road Traffic Act states you can't; Mr Grant was confident that what he had put forward was acceptable, not necessarily overcome, Cllr Egerton stated that Cornwall Council would grant permission and make provision. Queried who would have Right of Way; Cllr Egerton stated everyone will need to take care. Query 3 houses in Carne View Road who could not access their garages, Trewithen Estate would need to negotiate, the Parish Council would need to protect residents current situation. Cllr Maskill raised concerns with traffic through Phase 1, queried if traffic calming in Phase 1 would be implemented to help, Mr Grant stated Wainhomes had promised traffic calming. Cllr Egerton stated that Highways will agree what traffic calming is needed. The Chairman stated the Parish Council, if supportive, would require access to be revisited

under reserved matters for traffic calming. Cllr Maskill queried if any updated traffic survey was being considered, as when the current one was completed Phase 1 was only half occupied, Cllr Maskill concerned about the conflict between the Surgery and The Square. Mr Grant stated not updated the data this year, but could examine. Cllr Maskill stated he is almost persuaded this is an infill site, although concerned that this then leaves the Garden Centre site open for housing. Cllr Maskill queried how many people from Probus are on the housing register; the Chairman stated at the end of August there were 29 on Homechoice. Cllr Dalton was also concerned about the bridlway, but felt this will be alleviated, with signage and visibility. Also concerned with pedestrians using Tregony Road, but felt rental was needed. Cllr Budden felt a one way system was needed, from The Square to bypass, and onto bypass left only, to the roundabout. Cllr Egerton felt that residents living on Tregony Road would not want any traffic calming, also he felt that a one-way system would increase speed.

Proposal by Cllr Budden to support the application on the basis of affordable housing, as Homechoice proves local need and the proposal from Cornwall Council. Rights of residents in Carne View Road with access to their garages to be maintained on proposed footpath. Bridleway access requires signage (both on the road and next to road) and visibility splays for safety and clarity of right of way, also traffic calming in this location. The Parish Council would require a 20mph zone, feasibility traffic study for traffic calming through phase 1 & 2 and to The Square and detailed consultation with residents in this area with input from Parish Council . A turning point on Parkengear Lane provided for owner of Parkengear Farm as part of extinguishing his vehicular rights on the bridleway, seconded Cllr Sutherland, unanimous.

The above was duly **resolved**.

19/P86 Planning Decisions & Appeals.

- a) PA19/09459 Tredinnick Barn Grampond Road Truro. Non material amendment for relocation of the eastern boundary and relocation of proposed garage to PA19/05008 - proposed conversion/extension of out-building to dwelling, erection of double garage and creation of new vehicular access track- approved.

There being no further business the meeting closed at 8.55pm.

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