

PROBUS PARISH COUNCIL

CLERK: Mrs A Kendall Foxleigh, Treviglas Lane Probus Truro, TR2 4LH
Telephone (01726) 883614 email probuspc@gmail.com

Minutes of the Meeting of the Planning Committee of Probus Parish Council held on Wednesday 8th February 2017 in the Probus Village Hall commencing at 6.45pm.

Committee members present- Councillors Williams, Champion, Deards, Rogers, Gillard & Blayney.

17/P01 Apologies

Cllrs Dart & Jones.

17/P02 Declarations of interest in agenda items.

None

17/P03 Public Participation

Written objections presented to the Parish Council at the start of the meeting. Resident read out main points, representing several residents. Objections included overdevelopment of the site, loss of privacy, loss of light, and houses proposed are too close to the existing boundary.

Part of Chapel Cottage will need to be demolished to provide access to the site, resident stated the proposed access was not wide enough for emergency vehicles and Building Regulations state a minimum of 3.7m is required. Safety issues raised as Chapel Street is the main route to the school, which has a narrow footpath.

The Agent stated planning permission had already been approved for improvements to the visibility splay. He stated this was an outline application for the principle of development and all matters were reserved.

A debate continued regarding positioning of the dwellings on the plot.

17/P04 To confirm Minutes of the Meeting of 19th December 2016.

The minutes of the planning meeting held on 19th December 2016 were declared as correct by Councillor Deards and seconded by Councillor Rogers, all agreed; the Chairman signed them as a correct record.

17/P05 Matters Arising

a. None

17/P06 Planning Applications

a. Application reference: PA17/00326

Proposal: Outline planning for proposed residential development of 4 dwellings.

Location: Chapel Cottage, Chapel Street, Probus.

Site visit and visits to neighbouring houses have taken place.

Cllr Champion stated he felt it was an overdevelopment of the site although he felt the principle to build was fine.

Cllr Gillard stated the NPPF local planning guidance note 21 includes clear standards for spaces around new housing developments including distances from boundaries, access widths etc. The Planning/Case Officer will ensure these are referred to. It was clarified that this is an outline application and that all matters are reserved for a detailed application. Therefore this application is only to determine if there is support for development on this site. The pre-planning advice provided for the application does not specify nor determine the number of dwellings to be developed. If outline planning consent is granted then the subsequent reserved matter planning application would be received by the Parish Council. At that point the Parish Council would need to satisfy itself regarding the detailed plans including safe access to & from Chapel St.

Proposal by Cllr Gillard not to support the application for outline planning permission for 4 houses (bases on the size of 2/3 bedroom houses stated in the application) but if a revised outline application is submitted for a lower density the Parish Council maybe mindful to support on a non-prejudice basis. Safe access for the development into and from Chapel Street would need to be addressed, ensuring it is wide enough to accommodate appropriate vehicles. The Parish Council would like to request and subsequent planning application outline and/or reserved matters addresses the bottom strip of land which is to remain undeveloped so this is not left unmaintained, seconded Cllr Champion 5 for 1 against, carried.

The above was duly **resolved**.

- b. Application reference: PA16/11735.

Proposal: Variation of condition 5 in respect of decision notice PA14/08062 (change of windows from timber to uPVC for maintenance reasons).

Location: Tippetts Cottage, Chapel Street, Probus.

Proposal by Cllr Williams to object to this application as it is in a conservation area and is therefore out of keeping, seconded Cllr Gillard, unanimous.

The above was duly **resolved**.

- c. Application reference: PA17/00688

Proposal: Change use from A1 Post Office (Mail Sorting Room)/ Residential (Mixed Use) to D1 Music Teaching, Practice and Therapy Room, Residential (Mixed Use)

Location: Old Sorting Room, Lychgateway, Fore Street, Probus

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

The above was duly **resolved**.

- d. Application reference: PA17/00776

Proposal: NMA for various amendments to PA16/00783- detached dwelling and garage.

Land adj. to West End Bungalow, Fore Street, Probus.

No further comment.

17/P07 Planning Decisions & Appeals.

- a. PA16/06066, 29 College Close, Probus. The proposal is to build a modest 2 bedroom bungalow suitable for an elderly couple to the rear of the property at 29 College Close- approved.
- b. PA16/11621, 12 Church View Road, Probus. Proposed single storey extension to main house and garage including raising the garage and link-up extension- approved.
- c. PA16/09853, Land East Side of Tregony Road, Probus. Discharge of planning obligation- S52/S106 and discharge of condition approved.
- d. PA16/10289 83 Carne View Road Probus. Proposed conversion of integral garage to provide additional bedroom- approved.
- e. PA16/10737, 117 Carne View Road, Probus. Conversion of garage with new first floor extension over and some internal alterations- approved.
- f. PA16/11370 Purple Dance Studio, Probus. Conversion and extension of redundant dance studio building to form a dwelling house- approved.

17/P08 Enforcement Report

- a) EN17/00089, Tippetts Cottage, Chapel Street Probus. Breach of condition 8 (delivery times), deliveries not taking place within approved times- pending consideration.

There being no further business the meeting closed at 7.35pm.

Chairman.....

Date.....