

PROBUS PARISH COUNCIL

PARISH CLERK: Mrs J Hoskin

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Minutes of the Meeting of the Planning Committee of Probus Parish Council held on Wednesday, 25th May 2022 at 7.00pm.

Members Present – Cllrs. M Maskill (Committee Chairman), L Deards, S Dalton, N Gillard, N Glasson, W Sutherland, L Saunders-Fern, R Goldsworthy.

Also attending: Mrs J Hoskin (Parish Clerk)
Two members of the public.

22/PO35 Apologies for absence were received from Cllr. R Tofts.

22/PO36 Declarations of Interest in agenda items and to issue dispensations. Cllr Maskill declared an interest on agenda item 6b) – planning application PA20/05166 but had been granted a dispensation to speak at the meeting. Cllr Maskill will leave the room when the council discusses this application and makes their comments. Cllr Gillard will chair the proceedings for this item.

22/PO37 Public Participation. A member of the public questioned the protocol for councillor dispensations and Cllr Gillard clarified this.
The history of planning application PA20/05166 was outlined by Cllr Gillard following a question as to why this application had been to Cornwall Council Planning and why it had been so long since the initial application in 2020.
Cllr Maskill, at this point of the meeting, joined the public session and spoke about planning application PA20/05166 and the site.

22/PO38 To confirm the Minutes of the Planning Committee Meeting held on the 18th May 2022. The minutes of the planning committee meeting held on the 18th May 2022 were approved. Proposed by Cllr Deards, seconded by Cllr Sutherland and unanimously agreed.

22/PO39 Matters Arising for those minutes. None.

(the two members of the public left the meeting)

22/PO40 Planning Applications received:

- a) **PA22/02462 Chapel Cottage, Chapel Street, Probus – Submission of details to discharge conditions 2 and 7 in respect of decision notice PA20/02856 dated 24.08.21.** The parish council would be happy to support this application providing a condition is applied to prohibit the access from Chapel Street to Cullen View given the recently approved application PA22/00486.

The parish council seek clarification that the proposed alterations to Chapel Cottage are still deemed necessary given the start of works to form the access from Cullen View (Ref to PA22/00486). The changes to the species for planting faster growing trees are noted and supported providing this meets the requirements of the planning officer and Tree Officer. Proposed by Cllr Gillard, seconded by Cllr Deards and unanimously agreed.

b) **PA20/05166 Land North of Probus School, Ladock Road, Probus – 17 No. new dwellings, 2 No. office spaces, garden store and associated site works / landscaping.** Cllr Maskill left the meeting for this item.

On Oct 21st/22nd 2020 Probus parish council submitted its response as an objection to the proposed development. The key points were that the proposed location is not a rural exception site in line with the LPA policy no 9, and that the demand for affordable housing in Probus was expected to be met within the planning approval for 55 homes, known at the time as Tregony view Phase 2. In addition to this, the already restricted access to the location/site via Chapel St would be exacerbated with the increased volume of traffic having to pass by the main entrance to the Primary School to access the proposed development site.

In 2021 Probus parish council noted that some additional information had been submitted in respect of the application since its validation on 30th Sept 2020. The parish council decided to review the application and associated documents at its meeting in March that year. Subsequently, on March 18th the parish council submitted a further comment on the application. The original reasons for objection were retained and it concurred with the concerns and objection raised in recently submitted comments submitted by the Principal Public Space Officer (Landscape) and the response submitted by the CPRE

In 2022 Probus parish council noted that further documents had been submitted in respect of PA20/05166. It also emerged that the publicised intention for Cornwall Council to purchase all 55 dwellings to be delivered as a 100% affordable housing at Tregony View Phase 2 (now referred to as Tower Parcs), had failed. Consequently, the approved development (currently being built out) will now provide 17 dwellings as affordable housing. Taking the above into account the parish council decided to undertake a further review of all the available information submitted in respect of PA20/05166.

It should be noted that a request from the LPA case officer for a further response on the application was received by the parish council only after having instigated and made enquiries to the LPA in the early part of 2022 to find out what progress was being made.

On 25th May 2022 Probus parish council reviewed the planning application and resolved to object to the proposed development on the following basis.

The location/site is not considered to be acceptable as a rural exception site under policy 9 of Cornwall Local Plan. This is supported by the landscape and visual impact assessment report/s and reinforced in the report submitted by CPRE the Countryside Charity. In addition, it is noted that the proposed development site necessitates the loss of best and most versatile (BMV) agricultural land.

The proposed development location /site is separated from the village by two fields and does not relate well with the physical boundary of the village. The scale of proposed development (17 dwellings and office buildings on 1.35 hectares) is more than would be expected of a “small scale affordable led housing scheme”.

The proposed development does not comply with the description of “infill” nor “rounding off” as described in policy 3 of the Cornwall Local plan as the proposal represents a significant development.

The proposed development does not meet the “special circumstances” for the development of new homes in the open countryside as set out in policy 7 of the Cornwall Local Plan. The proposed development as it is presented does not state how it would meet the criteria of being ‘affordable led’. The starting point for any rural exception site is to work backwards from a 100% affordable scheme. The proposed development states that 52.9% (9 dwellings) are identified as affordable housing (a mix of shared ownership and discounted sale or rental dwellings). An Economic Viability Assessment (EVA) is an essential requirement to demonstrate the delivery of such a proposed development. This was requested by the LPA in Oct 2020 but has not been provided.

The principal route for access to the proposed development site would be via Chapel St from the centre of the village. Chapel St is a narrow roadway with on road parking leading up to and beyond Probus Primary School which has hashed areas of “no waiting/parking” to its front entrance. The primary school has a small car park area for staff. The parish council has responded in a similar way by objecting to a number of planning applications which adversely affect the traffic and use of Chapel St. It is not clear whether the comments already submitted by Highways are based on a stage 1 road safety audit. Nevertheless, the parish council continues to object due to the increase in traffic associated with the proposed development for 17 dwellings, and office facility with a minimum of 60 parking spaces. A development of this scale would require traffic calming measures to the access routes from Chapel St and Ladock Rd. The Fire & rescue service has commented that current access to and within the proposed development is not acceptable.

The parish council acknowledges that there was community engagement and participation in 2020 over the proposed development, and that the parish council has been contacted on several occasions since the application was validated.

The parish council is cognisant of the “public comments” listed on the planning register and would note that there are duplications in both the “supporting” and “objections” listed, and that many comments are not related to planning matters.

The parish council notes 57 documents have been added to the online planning application since Sept 2020. These range from public comments to recommendations from statutory consultees. Some of the originally submitted visualisations and block plans have been updated and some responses have been provided to questions. The original design and planning statements have not been updated.

Proposed by Cllr Gillard, seconded by Cllr Glasson and unanimously agreed.

- c) PA22/ 03732 5 Netherfield, Treviglas Lane, probus – Demolition of existing garage /store and introduction of proposed 3 bedroom dwelling.** The parish council wish to raise their concerns in relation to the site and the number of homes approved (4) with the estate agents already marketing 6 properties for sale. In the Local Council Protocol letter dated 29 April 2021 from the planning officer to the council regarding the original approved application PA21/02001 the council were advised that this site is included in the garden curtilage area of Plot 4. Consequently, this is a proposal to construct another dwelling in Plot 4’s garden. To allow a fifth property would be an overdevelopment of the site and undermine the amenity space already designated. The parish council therefore objects to this application. Proposed by Cllr Maskill, seconded by Cllr Deards and unanimously agreed.

- d) **PA22/04370 41 Fairfields, probus – Change existing window to a door to allow direct access from first floor accommodation to private garden in addition to providing an alternative means of fire escape.** Support, proposed by Cllr Goldsworthy, seconded by Cllr Sutherland and unanimously agreed.

- e) **PA22/04653 Sprys House, The Square, probus – Listed Building Consent for internal alterations and loft conversion.** Support, proposed by Cllr Gillard, seconded by Cllr Sutherland and unanimously agreed.

22/PO34 Planning Decisions & Appeals.

- a) **Any decisions and appeals received after the despatch of the agenda.** None.
- b) **To notify of any sites given pre-application advice.** None.
- c) **Notification from planning officer on PA22/02320 Conversion of water storage building to a residential dwelling.** The council had been given a five day protocol on this application following their support for the proposal. Councillors unanimously decided to select Option 2 (to agree to disagree with the planning officers recommendations to refuse this application).

22/PO35 To close the meeting. There being no further business the meeting closed at 8.50pm

Dated.

Signed.