

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 December 2021 in Probus Village Hall commencing at 7pm.

Committee members present- Cllrs Maskill, Gillard, Deards, Dalton, Sutherland, Goldsworthy, Glasson, Saunders-Fern & Tofts.

21/P80 Apologies

Cllr Faull

21/P81 Declarations of interest in agenda items and to issue dispensations.

Cllr Tofts declared a non-registerable interest in planning application PA21/11722 (friend).

21/P82 Public Participation

No public present.

21/P83 To confirm Minutes of the Planning Meeting of 17th November 2021.

The minutes of the planning meeting held on 17th November 2021 were declared as correct by Cllr Maskill and seconded by Cllr Deards, carried; the Chairman signed them as a correct record.

21/P84 Matters Arising

None

21/P85 Planning Applications

Cllr Goldsworthy joined the meeting.

- a) PA21/10907 Trespassers Will Truck Probus. Works to trees subject to a Tree Preservation Order (TPO), works include fell 1 x ash with dieback and 1 x eucalyptus which is damaged.
Proposal by Cllr Sutherland to support this application, seconded Cllr Deards, carried. The above was duly **resolved**.
- b) PA21/10775 Netherfield Treviglas Lane Probus TR2 4LH. Proposed replacement dwelling and construction of three new dwellings and associated works with variation of condition 2 of decision PA21/02001 dated 06.05.2021.
Proposal by Cllr Gillard to support this application, seconded Cllr Maskill, carried. The above was duly **resolved**.
Cllr Tofts left the room.
- c) PA21/11722 55 Carne View Road Probus TR2 4HZ. Proposed extension and alterations to existing conservatory to form garden room.
Proposal by Cllr Sutherland to support this application, seconded Cllr Goldsworthy, carried.

The above was duly **resolved**.
Cllr Tofts re-entered the room.

21/P86 Planning Decisions & Appeals.

- a) PA21/07635 Land To West Of Chindits Wagg Lane Probus TR2 4JX. Reserved matters application for access following outline approval PA20/09552 dated 09.02.21 - construction of two dwellings- approved.
- b) PA21/03913 Land To The West Of Higher Trestrayle Probus Truro Cornwall TR2 4HJ. The proposed formation of a farm track, the erection of a new dairy and the formation of a slurry lagoon – approved.
- c) PA21/08993 7 Parkengear Vean Probus Truro Cornwall TR2 4JT. Application for Outline Planning Permission with all matters reserved for the construction of a single dwellinghouse- approved.
- d) PA21/11476 Higher Trestrayle Probus Truro Cornwall TR2 4HJ. To upgrade the 2 wire 11kv line to 3-wire 3 phase at Higher Trestrayle Probus for The Trewithen Estate. All works to be undertaken within The Estates land. Line to remain in existing location with no alterations to pole heights. Line affected from 41GF23 towards 41GFF3- no objections (OHL/OHE/HG apps)
- e) PA21/08275 Trenance Wagg Lane Probus. Demolition of existing single storey rear extension and formation of new single storey rear extension, two storey front extension and internal and external alterations- approved.

21/P87 Wainhomes Phase 2- update from Cornwall Council and Wainhomes on the split of housing (affordable/open market).

The Chairman explained that this started off in August 2019 with notification of a PACE (Pre Application Community Engagement) meeting which was held in September 2019. This was attended by senior representatives of both Cornwall Council and Wainhomes who presented the proposed scheme to the 70-80 residents who attended. It was clear that Cornwall Council were going to purchase the whole site from Wainhomes and it was going to be 100% affordable managed by Cornwall Council as part of their HDP (Housing Development Programme). There is a report on the meeting in the Probus News November 2019 issue. The formal application came to Probus PC on 25th November 2019 when Jamie Grant from Wainhomes presented the scheme to the Parish Council. There were no public objections due to the intention that all homes would be affordable. It was also supported by members due to the 100% affordability. In February 2020 it went to Cornwall Council cabinet and the budget was approved to purchase 100% of the site and the Strategic Director and Portfolio Holder were authorised to commence formal negotiations with Wainhomes. In March 2020 the outline application was approved by the Central Area Planning Committee with conditions.

In January 2021, the Cornwall Cllr at the time, re-confirmed it was due to be 100% purchased by Cornwall Council, which was re-confirmed by Cornwall Council Housing again in May 2021 just before Mr Egerton stood down as Cornwall Cllr. No other update was given until November 2021 this year, when Cllr Maskill heard a rumour regarding the site.

Cllr Gillard then contacted Sam Irvine, from Cornwall Council Housing, who explained that a final agreement had not been made with Wainhomes due to the power

requirements of ground-source heat pumps and car charging points. Wainhomes were stating it was too costly and difficult and would cause delay as the electricity supply to the site would have to be upgraded. Cllr Gillard then sent a follow-up email to both Sam Irvine and Peter Crawford, from Wainhomes, who have sent a confirmation email.

Cllr Maskill reported Wainhomes are now marketing the site which is designated as Tower Parc on their website as largely open market homes.

Cornwall Cllr Glasson has spoken to the Portfolio Holder to express her dismay, and stated she is very unhappy. The Portfolio Holder has stated a decision had been made not to buy houses without ground source heat pumps but he is going to have another look and she is waiting for a further update.

Cllr Maskill stated this will need communicating to the residents as soon as an update from the Portfolio Holder is forthcoming.

Cllr Dalton stated that PPC were trusting Cornwall Council rather than Wainhomes, and this trust has been broken.

Cllr Gillard stated as we have a statement from Cornwall Council and Wainhomes, we can refer to the statement when residents ask what is happening. This is very disappointing as the affordable housing register for the Probus area has grown over the last year or so due to the promise of the 55 affordable homes. Cornwall Cllr Glasson stated we can only do as much as we can as it is in the hands of others, the Parish Council can only operate on the information they are given, and she said it is frustrating that neither the Parish Council nor herself had been kept up to date.

Cornwall Cllr Glasson is still pursuing with the Portfolio Holder. Cornwall Cllr Glasson stated she was happy to assist in answering residents' questions and concerns.

Proposal by Cllr Gillard a letter is written to Cornwall Council, seconded Cllr Maskill, carried.

The above was duly **resolved**.

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

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