

## **PLANNING COMMITTEE**

19<sup>th</sup> January 2016 at 6.30pm

### **Minutes**

(Please note that following adoption of new standing orders (28 September 2010) all Councillors are now members of the Planning Committee.)

#### **1. APOLOGIES**

Cllr Dowdall

#### **PRESENT**

Cllr Harriman (Chair), Cllr Denley, Cllr Williams, Cllr Lumley, Cllr Smith, Cllr Mrs Gold, Cllr Tagg, Cllr Gist, Cllr Long, Mrs Coakley and Cllr Mrs Tolman

**MEMBERS OF THE PRESS: 1**

**MEMBERS OF THE PUBLIC: 58**

**OFFICERS:** Helen Dowdall

#### **2. MINUTES**

The minutes of the meeting of 5<sup>th</sup> January 2016 were approved as a correct record of the proceedings and duly signed.

#### **3. MATTERS ARISING**

**NONE**

#### **4. DISCLOSURES OF INTEREST**

Cllr Long explained that as a member of Cornwall Council he would not be taking part in the voting.

#### **5. PLANNING APPLICATIONS -**

- a) PA15/11345 Land adjoining South Hill Road.** Outline planning application with some matters reserved, only access to be decided, for up to 175 dwellings and associated infrastructure. Peninsula Properties.

The Portreeve and Mayor took the floor and explained how the planning process works and that for this application the meeting would be adjourned to allow for a public session.

The applicant had declined the invitation to attend the meeting and speak on the application, nor had they provided a statement.

**The meeting was adjourned and the Portreeve opened the meeting to the Public.**

Jim Moreton, resident of Glebe Meadow, clarified what the application was about and the reserve matters.

A resident at South Hill Road junction asked if there was going to be any traffic lights?

Resident of Lower Meadows asked about an access road through the park, as in and out of South Hill Road is hazardous. Would another road help the flow of traffic?

Cllr Long explained that we need to vote on the plans before us.

Dave Skelton, South Hill Parish Council, passed comment on the transport study. It clearly had not been completed at 8.45am on a weekday when South Hill Road becomes a one-way track for an hour.

Terry Gimblett, resident of Broadmead, explained that his main concern was the traffic, in particular by the Mustard Seed, it is going to be horrendous. Broadmead was designed as a cul-de-sac and the plans are going to make the traffic very dangerous. The junction of Broadmead is already the most dangerous spot in Callington, so these plans seem ridiculous.

Glynn Cannon, resident of Broadmead, expressed concern that Broadmead would become a rat run. He cannot see a safe way to employ this site. Why is a site being developed on the wrong side of the town, when the Health Centre is planning to be developed on the other side?

David Knight, South Hill Road, asked if the schools can accommodate this?

Cllr Long has received confirmation from the Community College regarding their capacity and the Primary School has provided figures for each year group. He has already raised questions with the authorities regarding the health centre and education provisions.

Jackie, Lower Meadows, followed up on the school capacity issue by saying that if the schools can't accommodate the extra children this will mean more cars on the roads whilst parents are taking children to alternative schools. The roads are tiny in this area.

Hilary, business owner on South Hill Road, explained that three years ago when she went for a change of use application, it was refused, having been told back then that there were plans to widen the road. The roads have still not been widened, so why is it ok now to have this level of traffic on the road? What has changed? Are there plans now to widen the road?

Reed, local resident, asked if there were plans for any pedestrian crossings?

Cllr Long explained that we are required to look at what is before us only. The Highways Department may come back with other alternatives but we don't know at this stage.

Jim Morton, resident of Glebe Meadow, felt we need to focus on the key point; does Callington really need this size of development? For every 9 dwellings means an additional pupil in a school. The capacity in our schools is not acceptable. Do we need this size development as a town, what about the network area? There is a target of 1,000 houses to be built for the area, with Callington being head of the class to take on the lion's share. However, 400 have already been approved, plus another 68, 155 at St Ann's Chapel and 40+ near the Donkey Park. Surely we are already well on track to reach the target. Hopefully it will be recognised that in principle, such a development is not needed for our town.

A round of applause then followed.

Mrs Gimblett, resident of Broadmead, explained that the field adjacent to Broadmead is green land and not brown field. Cllr Long explained that the Diocese own part of the land in this application.

Mrs Moreton, resident of Glebe Meadow, asked if the applicant appreciated that the site is opposite a play park? The cars drive at horrendous speeds already along that road. What are they going to do to slow the traffic down?

Sharon Rowse, resident of Glebe Meadow, works at the health centre and expressed concern over the increase in patients. This would put a tremendous strain on the service.

Suzanne Bennett, mother lives at Glebelands, agrees 100% regarding the access concerns. There is a constant stream of traffic by Broadmead entrance. A recent traffic count was completed and the number of large lorries were as follows:

Number of lorries counted at 20 minutes periods:

10.30 am 31, 1.30 pm 46, 2.30 pm 21

Such enormous lorries use both sides of the bend by the Coachmakers.

You are looking at 98 lorries passing along that road in an hour. We simply cannot allow more traffic at this really dangerous point.

Mark Venn, resident of Broadmead, said that it was obvious that the applicant hasn't sent anyone into Broadmead to appreciate the roads there. Will it be going ahead before any infrastructure?

Jo Shaw, resident of Broadmead, had concerns about the safety of the school children.

Local resident, name not taken, we need to make people aware of the comments that have already been put on the Planning website. The A388 is the main route between Launceston and Plymouth, and it will turn into a car park. There is not the employment to keep people in the small towns.

Mrs Morton, resident of Glebe Meadow, said that the traffic assessment has recorded 416 lorries going through our town daily.

Cllr Long concluded the public session and reminded everyone to use the Planning Portal to register any comments.

**Cllr Harriman reconvened the meeting at 7.07pm, and invited members of the committee to pass comment.**

Cllr Mrs Tolman explained that it takes 20 minutes to get across the road as a pedestrian.

Cllr Tagg expressed concern regarding the infrastructure, the capacity with the health and education, and access. The junction at Church Street (by the Coachmakers) is very dangerous. The majority of cars coming out of Broadmead are turning right (going across the grain). We must sort out the access, as it is simply not good enough.

Cllr Gist made reference to a file dated 1998 when the infrastructure and access was a problem back then for this very same area. This area has been allocated for housing for a number of years but the access hasn't been addressed and the health centre is virtually at capacity. The roads in Broadmead are primarily a single lane carriageway. He would like to see bollard access for emergency access route only, in Broadmead. One day that land will be developed but we cannot agree until the infrastructure is there.

Cllr Smith, spoke as a firemen, the access by the school is impossible at times and the situation is ludicrous. Lives could very well be at risk as the fire service won't be able to get out. Having also worked in a quarry, he identified major concerns with the roads at Broadmead, they are simply not up to it. The road surfaces need to be addressed.

Cllr Williams, having spent a long time in the construction industry, spoke about the drainage. He would like to see a proper flood plan for the site, because he didn't think the site could cope with it. He also questioned the sewage capacity.

Cllr Denley, resident of Urban Terrace, explained that it can up to an hour to get out of his property at times. He also expressed concerns regarding the sewage treatment works at Trevigro.

**Resolved.** It was proposed by Cllr Gist seconded by Cllr Mrs Coakley and agreed to recommend refusal on the grounds of access, infrastructure and the arguments raised by the residents. (10 Supported, 0 Against, 1 Abstention (Long)).

Approximately 24 residents left the meeting, 34 remained.

**b) PA15/11768 Land North West of Callington Methodist Church, Haye Road.**

Outline application with some matters reserved (access to be decided) for construction of 17 dwellings, together with estate road and parking facilities. Pethick, Callington Methodist Church.

The Portreeve and Mayor again took the floor and explained how the planning process works and that for this application the meeting would be adjourned to allow for a public session.

The applicant and agent had kindly agreed to attend the meeting and Mr Peter Whitehead (Planning Consultant) was given up to ten minutes to explain the proposals.

Mr Whitehead explained that a consultation event had already been held and comments from that have been taken on board when developing the plans. They have been mindful of the views held by the local residents, namely chalet styled properties and further restrictions. The area has been subject to development for a number of years but access had been an issue, which has now been resolved.

The site is considered to be a sustainable location, with affordable housing (3), a Section 106 agreement and an education contribution.

**The meeting was adjourned and the Portreeve opened the meeting to the Public.**

Mr Pritchard had submitted a petition against the development, signed by 35 local residents. The junction at Haye Road onto Liskeard Road is a major traffic concern and this would only compound the problem. He went on to speak about the sewage in Valentine Row and the close proximity to other properties. He felt it was not of good design and would not make it better for local people. Children are already being sent to other schools because of capacity issues in our town. This was a gross over development and simply greed. Residents do not want this to go ahead. The road towards the health centre will become a race track.

Mr Whitehead responded. The area is not an area of flood risk and he was not aware of any drainage issues. The water disperses throughout the site.

Karen Bennett, resident of Willoughby Place, is already suffering from run off from Valentine Row and there is nothing to soak it away.

Mr Whitehead said that there would be a requirement for the site to drain itself and not flood anyone else.

Martin Bennett, resident of Willoughby Place, also spoke about the sewage, the unpleasant aroma and pedestrian access.

Mr Whitehead reported that at the consultation event the residents didn't want a pedestrian access on to Willoughby Place and there are no plans to put in such access. Since 1999 this has been an allocated site and is suitable in principle. It

is actually of very low density and could take many more properties. The proposed design replicates the area. This is likely to be the most sensitive design you may see.

Mr Pitchard concluded that it's all down to access and using a blind corner at Haye Road is very dangerous. There are no pavements and it's simply not safe.

Cllr Harriman asked about the electric pylons.

Mr Whitehead said that they are in discussion about this, but they are proposing to put the electricity underground in the hatched areas (as identified on the maps).

Cllr Gist asked which direction the sewage could be taken and it was confirmed that it would be connected to the main sewage in the upper field, to the East.

Mr Pethick confirmed that the surface drainage naturally falls to the west and not to the north of the site.

**Cllr Harriman reconvened the meeting at 7.45pm, and invited members of the committee to pass comment.**

Cllr Gist shared concerns about the access but felt that the area will ultimately be developed. He commended the agent for doing far more in terms of honouring the moral obligations, as this site could have been looking at potentially a development of 30 properties. We have the Health Centre moving to another part of the town, which will dramatically reduce the traffic on this road and will help to make it a safer area. The applicant has shown more concern for their environment and not their wallet, but we must be mindful of this when considering the reserved matters, to ensure the sensitivity continues.

Cllr Smith felt the design overall was good and there should be sufficient parking.

Cllr Denley spoke about the traffic along Haye Road, many of the cars are parked there during the day whilst people go to work in the main street.

**Resolved.** It was proposed by Cllr Gist seconded by Cllr Mrs Tolman and agreed to support the application (7 Support, 2 Against and 2 Abstentions).

**The meeting was adjourned for a comfort break at 7.50pm.**

**The meeting was reconvened at 8pm.**

- c) **PA15/11892, Land North West of South Hill Road.** Detached house with double garage, Williams.

**Resolved.** It was proposed by Cllr Mrs Tolman seconded by Cllr Mrs Gold and agreed to refuse the application because it was an overdevelopment of the site. (7 Supported, 3 Against and 1 Abstention).

- d) **PA15/11878, The Grove, St Germans Road.** Erection of garage with studio above, Rogers

**Resolved.** It was proposed by Cllr Smith seconded by Cllr Denley and agreed unanimously that the plans are returned, as the applicant has told the Chairman that they are incorrect. A decision will be made once completed drawings have been submitted.

- e) **PA15/12004, Unit 5, Moss Side Industrial Estate.** Two storey extension and reclad of existing workshop facility, Tomlinson

**Resolved.** It was proposed by Cllr Mrs Gold seconded by Cllr Denley and agreed to support this application and welcome economic development (10 Support, 0 Against and 1 Abstention).

- f) **PA15/11890, Land North East of Trevellas, Florence Road.** Development for two 2 bedroom apartments, Behennah

**Resolved.** It was proposed by Cllr Gist seconded by Cllr Denley and agreed to refuse the application on the grounds that the area is an industrial estate on a substandard adopted highway. (9 Supported, 1 Against and 1 Abstention).

- g) **PA15/10272, Callington Bowling Club.** Alterations and extensions to the existing bowling club – to consider any further comments following the site visit on 12<sup>th</sup> January 2016.

**Resolved.** It was proposed by Cllr Gist seconded by Cllr Mrs Tolman and agreed to make no further comment on this application.

## 6. DECISIONS

**PA15/06608, Primrose Cottage, Stoke Road.** Outline application permission with all matters reserved. Construction of a dwelling, Lawson. APPROVED on 6<sup>th</sup> January 2016. **Noted.**

Cllr Long also gave an update on the Health Centre appeal. **Noted.**

## 7. CONTRARY DECISIONS FOR RECONSIDERATION

None

## 8. FOR DECISION ON NEIGHBOURHOOD PLAN – To receive an update on progress, and to agree any necessary action.

Cllr Smith gave an update on the analysis and the meeting held on the 12<sup>th</sup> January. There are some interesting comments coming through. We aim to complete the project over the next twelve months.

Cllr Long reported that Cornwall Council has used the first Neighbourhood Plan (St Eval) as part of the Planning process.

Our plan will be running right behind the development of the Cornwall Local Plan.

## 9. ANY OTHER BUSINESS

None

There being no further business the meeting was declared closed at 20.40pm.