

PLANNING COMMITTEE

21st June 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

CLLRS DOWDALL, LUMLEY & MRS COAKLEY

PRESENT:

CLLRS HARRIMAN (CHAIR), WILLIAMS, DENLEY, MRS TOLMAN, MRS GOLD, MR SMITH (PORTREEVE & MAYOR), TAGG, LONG & GIST

MEMBERS OF THE PUBLIC: 8

OFFICER: HELEN DOWDALL (CLERK)

OFFICERS OF THE PRESS: 1

2. MINUTES

Approval of the minutes of 7th June 2016.

3. MATTERS ARISING

4. DISCLOSURES OF INTEREST

To receive any disclosure(s) of interest by a Councillor or an officer in matters to be considered at this meeting, in accordance with provisions of Sections 94 or 117 of the Local Government Act 1972 or the National Code of Local Government Conduct.

None.

5. PLANNING APPLICATIONS -

- a) PA16/04340, Land at Moss Side, Callington.** Outline application for residential development of 46 dwellings and associated infrastructure, Cuming.

Meeting was adjourned

The Chairman then invited the agent to give a 10 minute presentation on the application.

The representative from Laurence Associates discussed an array of matters including (but not exhaustive) that the application is within the development limit, there has not been nor reasonable prospective for economic development, the infrastructure provision, visual impact, sustainability of the development.

The Chairman then invited the Committee to ask any question to the agent.

Cllr Long spoke about the highway concerns and speed of traffic in the area, and asked how the development would encourage more jobs for the town.

In response the agent explained that the Highways Officer has yet to provide comments on the proposals but the applicant would be prepared to consider another solution for the access. Regarding job creation, over the last two decades there hasn't been a need for economic development on the land.

Cllr Long suggested that it would be beneficial to ascertain alternative places for where the jobs could go in the Parish.

The Chairman then invited the Public to ask questions or make statements.

Mr Rowe, resident on Florence Road, considered there was nothing wrong with the progression of such a development but asked that the trees might be reduced in size because they are overhanging. He went on to discuss the access and would positively suggest than an alternative solution be found, possibly by the kennels, with a roundabout. Another consideration is the lorries that use the road and whether Florence Road has speed reduction measures introduced.

Mr Tozer, resident on Moss Side, also spoke about concerns with the proposed access.

In response the agent reiterated the need to have the Highways Officers' assessment on the location and await their feedback.

The Chairman reconvened the meeting at 6.55pm

Cllr Smith spoke, in his capacity as a Fireman, of six incidents near Fullaford Road in recent years and his concerns with the proposed assess. He went on to discuss the demise of the industrial areas for the Parish. If this is land, which is one of only two industrial areas in the town, is turned into housing we are ultimately turning down job opportunities. Is this the right message?

In response Cllr Denley and Cllr Mrs Tolman said that units in Granite Way have been available for a number of years and there hasn't been the demand.

Cllr Long went on to discuss the Local Plan and the housing targets, explaining that for our area, Callington has to provide the vast majority.

Cllr Gist asked the agent whether they would consider withdrawing the application to consider an alternative access point. In response the agent confirmed that they would be happy to negotiate on the access but would prefer the application to proceed through the planning process.

Resolved. It was proposed by Cllr Gist seconded by Cllr Smith and agreed to recommend refusal of the current plans, based on concerns with the proposed access points. (5 Support, 2 Against and 2 Abstentions).

Pending the feedback from the Planning & Highways Officers regarding the access there was no objection to a revised plan being brought back to the Town Council for consideration.

8 Members of the Public left.

b) PA16/05346, 25 Cedar Close. Rear and side extension to the dwelling, Welch

Resolved. It was proposed by Cllr Gist seconded by Cllr Denley and agreed to have no objection to the application subject to consultation with the neighbours and the Officers being satisfied that it is not an over development of the site (5 Support, 3 Against and 1 Abstention).

6. DECISIONS
NONE

7. CONTRARY DECISIONS FOR RECONSIDERATION
To consider any comments from the relevant case officers of the Planning Authority for applications that are due to be determined which are likely to result in a decision that is contrary to that of this Planning Committee.

Cllr Long gave a brief update on the outstanding enforcement issue and a forthcoming appeal (which will be discussed by this committee on the 5th July).

8. ANY OTHER BUSINESS

a) Update on Neighbourhood Plan
Prior to the meeting the Clerk had circulated costings for the next stages in the Neighbourhood Plan.

A debate then followed on the subject matter and what other neighbouring parishes are doing.

Resolved. It was proposed by Cllr Long seconded by Cllr Tagg and agreed unanimously to ask for a more detailed breakdown of the figures, and to take this to Cornwall Council for their advice and confirmation that it all appears in order. The Portreeve and Clerk are given power to act to proceed accordingly.

There being no further business the meeting was declared closed at 7.40pm.