

PLANNING COMMITTEE

16th March 2021 – Virtual Meeting at 6.30 pm

Minutes

(Please note that all Councillors are now members of the Planning Committee)

1. APOLOGIES

CLLR MORGAN, CLLR MOORE

PRESENT: CLLRS COAKLEY (CHAIR), TOLMAN, GOLD, LONG, RAPHAEL, TAGG, & WATSON

OFFICERS: TOWN CLERK, ASSISTANT TOWN CLERK, OPERATIONS MANAGER, FACILITIES & MAINTENANCE OFFICER – TO PROVIDE IT SUPPORT
TWO MEMBERS OF THE PUBLIC

2. MINUTES

Resolved. It was proposed by Cllr Gold seconded by Cllr Tolman and unanimously agreed to approve the minutes of 2nd March 2021.

3. MATTERS ARISING

None.

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. DISPENSATIONS – To consider any requests for dispensations

None

6. PLANNING APPLICATIONS

a) PA21/02506, Hill View, Redmoor Road. Retention of dwelling

Resolved. It was proposed by Cllr Tolman seconded by Cllr Gold and agreed to stand by the original recommendation made on 5th February 2019. Having reviewed the application the Town Council can see no grounds for changing this original recommendation,

being: *'to object to the application. The design and scale of the proposal would provide a cramped form of development in an edge of settlement area that is predominantly single storey buildings and as such is not well related to its physical form and its development would not constitute an enhancement of the street scene and consequently is contrary to Policy 2 and 3 of the Cornwall Local Plan .'*

(6 support, 1 abstention)

7. DECISIONS

None.

8. 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.

None

9. ENVIRONMENTAL MATTERS – To receive recommendations from the Environmental sub-committee

There was nothing new to report. Cllr Long reported that he was waiting to hear from Cornwall Council on the Town Council's recommendations for wording for future planning applications and whether they feel they are in keeping with the Cornwall Local Plan and the National Planning Policy Framework. Once this information has been received the Planning Committee will make a recommendation to Full Council that this wording be added to any future planning applications.

10. ANY OTHER URGENT BUSINESS

None

11. UPDATE FROM BAKER ESTATES

Two representatives from Baker Estates spoke about the application they had made to Cornwall Council to make a few changes to the remainder of the scheme. The application is a Section 73 application which allows them an opportunity to change the consented scheme. The Town Council have not yet received this notification but should do so in the next 14 days. Neighbours have been notified and have been

invited to attend a virtual meeting so that Baker Estates can explain the proposed changes to the scheme.

The proposed changes, taken from feedback from new purchasers and people that have looked but not purchased, are to look at what can be done to ensure this scheme is as good and as attractive as possible. The overall number of units will not be changed, nor the access to the units accessed through Broadmead and Glebelands (13 units).

The developers, upon advice from the architect, want to slightly realign some of the roads and change the footprint locations so that some of the back gardens are bigger and driveways are slightly wider. These changes will affect around 50 plots. There are around 8 plots, which have already been approved, that they propose to move to other locations to increase the urban design etc. The affordable housing will not change and will stay in the approved locations. The majority of the changes are in the part of the site that has not yet been developed, built or sold.

Neighbours will be consulted in the usual way through the application and one-to-one meetings have been offered to those neighbours in an attempt to be transparent about the changes. Councillors were invited to visit the site the developers would be happy to arrange a site visit and show them around.

Cllrs reported that they were very impressed with the overall site.

There being no further business the meeting was closed at 6.54pm