



# Wadebridge Town Council

## Minutes of the Planning Committee meeting held on Thursday 1 June 2017 at 7pm, Main Hall, Town Hall, Wadebridge

**Present :** Cllrs; ~~D Bassett, M Couch-Rose~~, E Gill, L Gliddon, N Hawken, A Jones, ~~M Kendall~~, L Mitchell, P Mitchell, A Pennington & T Rush. **Public present :** As attendance lists attached.

**In Attendance:** Beverley Collins (Minutes)

*Absent! - Cllrs; DBassett, MCouch-Rose, MKendall & J Leach.*

**Housekeeping** – The Mayor advised of evacuation routes in case of an emergency (there were no hazards to note) and reminded all those present of the following :

- That the meeting may be filmed or recorded.
- Members and members of the public to turn mobile phones to silent.
- Should a Member or member of the public wish to film or photograph the meeting please sit in the 'Film/Photograph Area'.
- Members of the public, children or vulnerable persons who do not wish to be filmed or photographed please sit in the 'No Film/Photograph Area'.

**P035/17 Chair of Committee** – It was **RESOLVED** to appoint Cllr Pennington as Chair of the Planning Committee 2017-18.

**P036/17 Vice Chair of Committee** – It was **RESOLVED** to appoint Cllr Rush as Vice-Chair of the Planning Committee 2017-18.

**P037/17 Apologies** – Cllr Darren Rowe had advised apologies.

- It was **RESOLVED** to accept apologies from Cllr Rowe who had a conflicting social engagement.

**P038/17 Declarations of Interest –**

a) **Pecuniary Interests** (To declare those interests which have been declared on your Register of Interests relevant to the Agenda of the meeting. Whenever the item is being discussed, including public participation, Councillors must leave the room and not take part in the discussion and decision). **None.**

b) **Non Registerable Interests** (To declare non registerable interests at the start of the meeting or whenever the interest becomes apparent. When the item is being discussed, including public participation, Councillors must leave the meeting and not take part in the discussion or decision).

- Cllr Louise Mitchell advised that, prior to becoming a co-opted Member of the Town Council, she had submitted a personal comment to the Cornwall Council Planning Portal in respect of planning application PA17/03837 (for outline permission).

c) **Dispensations** – **None.**

**P039/17 Public Participation** – Cllr Pennington advised the following points :

- That the Town Council would not be making a decision to support or not support the applications at this meeting.
- That the meeting would take a structured approach to ensure that all aspects of the applications and the requirements of the Town Council are met.



- That the Town Council is bound to make decisions which are in compliance with material planning considerations.
- Information to assist with identifying material planning considerations was provided for all members of the public in attendance.
- It is by these material planning considerations that a response / comment can be taken into account by the Planning Authority (Cornwall Council) in their final decision making process.

The meeting will aim to enable Councillors to share their thoughts on each of the planning applications, discuss where these applications sit in the current draft Neighbourhood Plan and consider the following points (positive & negative) for each application :

- Green Space.
- Public Consultation.
- Education.
- Transport.
- Sustainability.
- Environmental Impact (flood, light, open spaces, air pollution, habitat).
- S106.
- Town/Parish Council service provision.
- Current public comments on the Planning Portal.
- Current consultee comments on the Planning Portal.
- Questions to be raised at 7 June 2017 meeting with Cornwall Council.
- Questions to be addressed to NHP Steering Group.

Cllr Pennington advised that any member of the public in attendance who wished to speak on the applications should do so at this point as discussion / comments would not be permitted once the Public Participation session was closed.

**Mrs Dingle** requested confirmation that all Councillors had received a copy of the letter she has submitted to the Planning Officer and to ask that the Town Council think about the impact of the developments and consider the points raised before making a decision.

**Mr Gardner** referred to the fields around Gonvena House being grade 2 agricultural land, an Area of Outstanding Natural Beauty and Green Open Space as allocated by the Town Council and would ask that the impact to this is considered carefully including transport and increase in vehicles which will worsen the current situation along with the negative visual impact should the fields be given over to housing.

**Mr Buchanan** addressed Members (notes attached to Minutes).

**Mrs Buchanan**, resident for almost 30 years, advised her objection to the proposals and referred to the fields designation within the NCDC Plan and their significance as an Area of Outstanding Natural Beauty. Use of footpaths and the environmental impact to wildlife were referred to. She would consider development of the fields a travesty and a detrimental impact with loss of views and that the iconic part of the town should be saved and would hope that the Town Council take this in consideration.

**Mr Wiltshire** advised he has been a resident for nearly 40 years and has enjoyed the green open spaces and does not consider that councils do a good job by providing housing rather than open spaces.

**Elizabeth Rowles** addressed Members on her family history and ongoing family situation within Wadebridge and fears that Wadebridge will be destroyed by overdevelopment. Historic elements of the town, such as agriculture, market town and churches in Egloshayle and St Breock were referred to.



**Mrs Brocklebank** relayed her concerns with health provision. Referring to the Camel Estuary practice she advised of staffing problems including recruitment of a new GP and the difficulties faced by the practice. Fundamental needs of new residents need to be considered when making decisions on development.

**Mark Wilsher** requested confirmation of the number of new properties set by Cornwall Council. Cllr Pennington confirmed 1,100 as a minimum figure and that approximately half of that figure is either already built, being built or in the system. Mr Wilsher referred to objections being raised and that some areas will be developed but the impact of this should be taken in account when decisions are being made.

**Angela Warrick (agent)** advised that she would be making a presentation at a later date. Some points made by members of the public were clarified including :

- The area is not designated as ANOB.
- The sites are within the draft Neighbourhood Plan as land for further development.
- Land is grade 3a, 3b and 4.
- The developer is working with the schools and Reserved Matters will allow for expansion of schools if needed.
- Working closely with the Planning Officers including where on areas relevant to Bodieve Village – footpath link and safe access.

Further details and full presentation to be advised.

**P040/17 Planning Working Group** – Cllr Pennington advised details of the groups remit and notified that members of the public will have the opportunity to be co-opted to the group to work alongside Councillors on local planning matters. First meeting is to be arranged.

#### **P041/17 Planning Applications –**

##### **a) Applications & Pre-Application –**

Referring to Town and Parish service provision, Cllr Pennington advised details of how the portion of Council Tax collected from Wadebridge parishioners is disbursed over services within the parish (play areas, car parks, cemetery etc. and potentially the library service) and the impact that additional dwellings outside of the parish boundary will have on those services given that parishioners of Egloshayle and St Breock do not contribute to these services. Figures for Band D properties in Wadebridge, Egloshayle and St Breock parishes were relayed.

Members of the public were reminded of the importance of submitting comments (objections & support) to the Cornwall Council Planning Portal or in writing to the Planning Officers (information made available to all members of the public in attendance).

Members debated the following applications at length and considered the specific areas highlighted by Cllr Pennington at the start of the meeting. Noted that councillors who are in their first term of office felt that they need time to understand the proposals submitted and the complex planning process which the Town Council adheres to.

- PA17/03837 (deferred from 17 May 2017)** : Merriman Limited, Land West of Wadebridge Primary School, Gonvena Hill, Outline planning permission for the residential development of up to 300 homes with all matters except access reserved.
- PA17/03835 (deferred from 17 May 2017)** : Merriman Limited, Land North of Wadebridge Football Ground, Gonvena Hill, Construction of 146 dwellings, office building, erection of new sports club house, all-weather '3G' pitch and other sports pitches and facilities, associated shared car parking and new pedestrian access to primary school, open space and associated highway works.

Comments included :

- The scheme will have a negative impact to all services and infrastructure.
- Accepted that additional dwellings are required but these must include social housing.



- In relation to other proposed development schemes submitted these applications appear to be more damaging and adverse.
- The Town Council has previously requested that the minimum number of dwellings is also made to be the maximum (1,100 total).
- With so many large proposals submitted the Town Council is faced with a difficult task when considering the positive and negative impact of each proposal – suggestion that this might have been less difficult if applications could be considered together.
- Too early to ascertain whether the Bridge View development will impact on services within the town and the traffic around the Gonvena area – this information may have been useful when considering other proposals.
- Information from the schools is required in order to understand their position in relation to the Football Club proposals given that school places are currently at a critical level.
- Important to recognise residents views that the green space around the schools / Gonvena should not be ruined.
- Fields around Gonvena House are known locally as Potters Fields – confirmation required on the history of this so as to rule out any association that the site may have been used as a burial site. Reference was made to some burial sites being known historically as ‘Potters Fields’.
- Significant negative response from residents regarding visual impact.
- Development will ring-fence both schools – a ring road approach may provide a solution to the increase in traffic.
- Concerns with impact on education – there are insufficient schools places as it is.
- Aware that amendments to the draft Neighbourhood Plan are required – to reflect responses from the recent informal consultation.
- Referred to housing quota and applications being considered – if all dwellings are allocated there will be identifiable harm to Wadebridge.

**Questions/points to be raised at 7 June 2017 meeting with Cornwall Council :**

- *It was **RESOLVED** that the Mayor, Cllr Tony Rush put the following points and questions to the Planning Officers for discussion and clarification at the meeting scheduled for 7 June 2017.*
1. Identify which areas within Wadebridge are confirmed as Green Open Spaces.
  2. Confirm that the Town Council is legally permitted to allocate areas of Green Open Spaces.
  3. Has there been adequate public consultation on the new applications currently being considered ?
  4. Obtain information from traffic studies undertaken – compare information with neighbouring towns such as Bodmin.
  5. Town Council has concerns that these applications will overwhelm the town and cause harm.
  6. Advise that the Town Council intend to write to local health care practices to understand issues they may have with their current capacity and future expansion plans.
  7. Request population figures for Wadebridge from the Home Choice Register - the Town Council would like a clear picture of the expected population increase.
  8. The Town Council believes that increased social housing is required in Wadebridge.
  9. Should the school become ring-fenced, at what point, and how, will Cornwall Council address the impact.
  10. Impact to town from light pollution.
  11. Flooding issues – can a guarantee be made that the proposed development will not have a negative impact to Wadebridge.

12. Concerns with air quality (nitrogen dioxide) as comment submitted on the planning portal - further information is required.
13. Negative impact to the habitat should be addressed.

- It was **RESOLVED** to write to Wadebridge Primary and Secondary schools and the health care practices (doctors and dentists) to obtain comments to enable the Town Council to understand their current position and any future expansion plans they may have.
  - It was **RESOLVED** to forward the same questions to the Neighbourhood Plan Steering Committee.
- iii. **PA17/00889/PREAPP** : Daften Diecasting, Daften Diecasting Ltd, Trevilling Quay, Trevilling Road, Pre-application advice for residential development of up to 48 units.  
Members noted that this pre-application was for notification only and that a comment is not requested at this time.

b) **Decisions** – None.

**P042/17 Date of next meeting** - To be advised.

Meeting closed at 8.02pm

**Signed as a True and Accurate Account :**

 ..... **Chair**

 ..... **Date**

