

Wadebridge Town Council Committee Member

APPLICANTS;

Wayne Marshall, Georgeia Benton, Ben Mann & Amy Flower

Here today to support our planning application no:

PA19/10752 (Land East of 34 Wellington Place)

FAMILY BACKGROUND;

Our parents have owned the land at Wellington place for over 25 years, and have both lived & worked in the community of Wadebridge all of their lives.

We (the applicants) have also lived & worked in Wadebridge for close to 40 years.

I have worked within the community at Williams & Son Butchers for 20 years. I am currently serving as a Full Time Firefighter in Bodmin & also an 'On Call Firefighter' in Wadebridge during the night.

My fiancé Georgeia has also lived & worked in Wadebridge for 30 years, currently working in a local accountant as an accounts assistant.

Ben & Amy have their own locally established window & conservatory business of which they have worked hard to build a fantastic reputation in Wadebridge and the surrounding areas.

OUR SITE;

With reference to the land itself, it is jointly owned by my dad & Ben's dad who are now passing ownership to their children. Our application seeks permission to develop 2 detached dwellings on separate plots.

- 1) A house for myself, my fiancé & our family to enable us to own our own home and have a secure future in the community we grew up in.
- 2) A house for Ben & Amy & their young family, again to provide a home in their community and security for their children.

I would like to highlight the point that this application is to provide housing for local people & their families (as above) with connections to the community of Wadebridge that go back for at least 4 generations; this is a self-build project, **NOT** for financial gain nor do we have any intention to sell the land to a developer.

As stated in the planning officers statement on our application, the principle of the development is considered to meet the aim, intentions and requirements of policies 1,2,3 & 21 of the Cornwall Local Plan 2016 and the principles contained within the NPPF 2019.

AFFORDABLE HOUSING;

The development proposal meets neither the criteria contained within Policy 8 or Policy 9 of the Local Plan. No affordable contribution is required. That being said, we are looking to project manage/build the development proposal as submitted ourselves. Making this a true 'self-build' project for local families in need of housing.

The development will make a valuable contribution to the housing stock within the county by making effective use of a small parcel of brownfield land directly adjoining the main town of Wadebridge.

SUMMARY;

The proposal would result in a sympathetic and well-designed sustainable form of development that has an aesthetic appeal. When combined with the removal of the existing tired structures on the site, and the redevelopment of a brown field site, the proposal would by far enhance the area and its immediate setting.

The development would make a small but valuable contribution to the housing stock within the parish.

We have invested a lot of time and money in our application to ensure all the relevant criteria with regards to the proposal have been met to the best of our ability.

The design has been carefully crafted to compliment the character of the wider area and will remove unsightly structures from the rear of the site.

The design, massing and scale respect's the immediate context of the streetscape and will preserve the wider setting, character and appearance of the area.

The development seeks to preserve, if not improve upon, the amenity enjoyed by the occupants of adjacent properties.

We sincerely hope that you will support our application, and going forward, we would like to work with the town council should any objections or concerns arise.

I would like to invite any members of the committee to visit the site at your convenience should you wish to do so and if you have any questions or concerns at this stage we would be happy to address these today.

Yours Sincerely

Wayne Marshall