



Wadebridge Town Council

Minutes of the Planning Committee meeting held on Friday 16 July 2021 at 10am, Main Hall, Town Hall, Wadebridge

Present : Cllrs; J Leach, Louise Mitchell, A Pennington & I Welch.

Public present : None.

In Attendance: Beverley Collins (Minutes).

Housekeeping – Cllr Pennington welcomed everyone to the meeting and 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 by a member of the public.
- That the meeting is being recorded by Wadebridge Town Council.
- 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'.

*It was **RESOLVED** to accept a variation to the order of the agenda so that item 4 can be taken first.*

P105/21 Terms of Reference – *It was **RESOLVED** to accept the updated Terms of Reference for 2021-22 as presented.*

P106/21 Chair of Committee – *It was **RESOLVED** to appoint Cllr Ian Welch as Chair of the Planning Committee for 2021/22.*

Cllr Welch took the meeting from this point.

P107/21 Vice Chair of Committee – *It was **RESOLVED** to appoint Cllr Amanda Pennington as Vice Chair of the Planning Committee for 2021/22.*

P108/21 New Membership – None.

P109/21 Apologies -

- *It was **RESOLVED** to accept apologies from Cllr Batchelor.*
- *It was **RESOLVED** to accept apologies from Cllr Philip Mitchell.*

P110/21 Declarations of Interest –

- Cllr Welch clarified for information that he does not have an interest to declare for item 9.b.i. as this item is for information only.
- Cllr Pennington reminded the Committee that, in respect of item 9.a.vi., the town council has submitted a complaint to Planning Enforcement and should be mindful of this when considering the current application submitted.

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). **None.**

c) **Dispensations** – None.

P111/21 Public Participation – None.

P112/21 Minutes of Last Meeting – None.

P113/21 Planning –

a) **Applications (as received from Cornwall Council)** – Cllr Pennington presented details and relevant information for each application for Members consideration. *It was RESOLVED to make the following responses:*

- i. **PA21/05363** : Land North of Dunveth Business Park, Dunveth Business Park, Outline application (all matters reserved) for erection of building(s) within use classes: E(a) display or retail sale of goods, other than hot food, E(b) sale of food and drink for consumption (mostly) on the premises, Sui Generis - hot food takeaways, E(g)(i) offices to carry out administrative functions, E(g)(iii) industrial processes, B2 general industrial and B8 storage.
 - **The Committee noted that this application is not in the Wadebridge parish but does have significant impact on the town of Wadebridge. Wadebridge Town Council is SUPPORTIVE of this application in that it meets the intended need for this land set aside for business purposes. However, Members are concerned that attention is required to the provision of waste and recycling services to prevent proliferation of litter from take-away services.**
- ii. **PA21/05843** : The Shrubbery, Trevanson Road, Proposed extension and remodelling to dwelling.
 - **SUPPORTED – Members request that care is taken in order to retain adequate car parking.**
- iii. **PA19/10376 - AMENDED PLANS** : The Workshops, Brook Road, Demolition of existing commercial buildings and construction of six new dwellings with associated landscaping and parking - (Resubmission of PA18/10458).
 - **Members OBJECT to the application. Noted that the town council's previous concern with flooding has been resolved however Members feel that the proposal is overdevelopment of the site. Wadebridge Town Council continue to object to the proposal due to overdevelopment, lack of parking and poor access available to services and emergency vehicles.**
- iv. **PA21/05862** : Kenna Park, Gonvena Hill, Proposed First Floor Extension, Internal Remodelling and Re-Roof together with associated works.
 - **SUPPORTED.**
- v. **PA21/06015** : Nancarrow (The Orchard), Egloshayle, Wadebridge, Proposed construction of a dwelling and associated works.
 - **SUPPORTED.**
- vi. **PA21/06385** : Land North West of Piggy Lane Car Park, Wadebridge, Prior notification for the construction of agricultural storage building for hay and farm machinery.

- The Committee debated the application raising concerns with issues identified from a previous application (PA21/04259) and noting that the town council has submitted a complaint to the Planning Enforcement department.

Members **OBJECT** to the application as it does not comply with planning legislation or the condition set out in a letter from Louise Wood (Service Director Planning and Sustainable Development) dated 12 May 2021 in respect of application PA21/04259.

- b) **Decisions** – the following decisions as advised by Cornwall Council were **received**:
- i. **PA20/09912** : Wyndthorpe Estates, Land at Bodieve, Wadebridge, Outline application for residential development including access of up to 245 new homes (to include 30% affordable homes), new relief road from Ball Roundabout to B3314, new public open space (including play area and community orchard and cycle path/amenity walkway), extensive new tree planting and new habitat creation (including 1.75 ha. of new woodland planting and 0.25 ha. of new wildlife ponds). **REFUSED**.
 - ii. **PA21/03002** : Green Eaves, West Hill, To increase the width of the dropped kerb outside the property. **APPROVED**.
 - iii. **PA21/04748** : 4 Valley View, Detached garage to front of dwelling. **APPROVED**.

P114/21 Street Naming (information circulated) – The Committee considered a request for the street naming of the St Marys Church site, New Park, Wadebridge (PA21/01411). The proposal is for the five properties to be named 1-5 St Marys Field, Wadebridge, PL27 7BA.

- It was **RESOLVED** to approve the proposal as submitted for St Marys Field (properties 1-5).

P115/21 Date of next meeting – to be advised

Meeting closed at 10.28am

Signed as a True and Accurate Account :

..... **Chair**

..... **Date**