



# Wadebridge Town Council

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## Minutes of the Planning Committee meeting held on Wednesday 18 July 2018 at 7pm, Main Hall, Town Hall, Wadebridge

**Present :** Cllrs; J Fletcher, E Gill, L Gliddon, J Leach, Louise Mitchell, Philip Mitchell & A Pennington.

**Public present :** Thirteen members of the public including Cornwall Councillors Karen McHugh and Stephen Knightley. Two representatives for PA18/05209 (David Clark and Kier Living Ltd.).

**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'.

**P080/18 Chair of Committee** – It was **RESOLVED** to appoint Cllr Pennington as Chair of Committee for 2018/19.

**P081/18 Vice Chair of Committee** – It was **RESOLVED** to appoint Cllr Gliddon as Vice Chair of Committee for 2018/19.

**P082/18 New Membership** – None.

**P083/18 Apologies** – None.

**P084/18 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). **None.**

c) **Dispensations** – None.

**P085/18 Public Participation** – all comments made were in relation to planning application PA18/05209.

- A member of the public addressed the Committee on behalf of residents in Bodieve who strongly object to the application - many residents were unaware of the application. Reasons for the objection include; the scheme is overdevelopment on a grand scale, outside the existing boundary, the site is prime agricultural land and it is not in accordance with feedback from January 2017 Neighbourhood Plan consultation. Concerns were also noted with the option for additional future development on the site which members of Egloshayle Parish Council had discussed favourably at their meeting on 17 July 2018.
- A member of the public advised the Committee that the application is what Wadebridge needs. Details of the proposal were relayed - believes the development is much needed and if people looked at the scheme would realise it is very good. Referred to the nimby attitude toward development within Wadebridge. Believes the Town council should support the scheme.
- A member of the public and resident of Bodieve opposed the application for reasons including; concerns that school will not be built as the developer is only providing the land and Cornwall Council funding may not be available, future issues with places at the comprehensive school which may mean local children will have to travel elsewhere to school. Development could be elsewhere on sites large enough to take the development without the need to create new roads or impact on the B3314. Referred to negative impact to tourism as a large housing / industrial estate may detract holiday makers from coming to this area. Bodieve is a quiet hamlet and the development will cause noise nuisance and light pollution.
- Cllr McHugh – Cllr Pennington, as Chair of Committee advised Cllr McHugh that her comments would be as an individual. Cllr McHugh advised that she was in attendance as a Cornwall Councillor (Wadebridge West) and as a resident of Bodieve. Cllr McHugh gave reasons for her support of the application as a Wadebridge resident looking forward for the future of the town. Other sites are available but the school issues will remain an issue regardless of which site is developed. Cllr McHugh gave her reasons for liking the proposal including; it includes maximum affordable housing and a self-build element and referred to rental property figures. Referred to the precarious footpath linking houses at Bodieve and the secondary school site where speeding traffic is an issue - the proposal will improve access and junctions to slow the traffic and benefit Bodieve hamlet. Additional potential benefits to Bodieve hamlet include mains drainage and town gas – for Wadebridge as a whole it is a very favourable site. Referred to mixed development proposal which is in keeping with neighbourhood plan policy and includes employment land and shops. Accepts that the provision for a school is for land only – as for other proposed developments it is up to the local authority or a private academy to provide the school. Looking at the positives for Wadebridge rather than as a Bodieve resident – need to think of the bigger picture.
- Cllr Knightley addressed the committee noting that the site has been discussed for a long time and that it does have permission for a football training pitch. Noted that the site is included in the emerging Neighbourhood plan and has evolved from the beginning of that; the application has been recommended for approval by Egloshayle Parish Council at their meeting held 17 July 2018 and the draft Plan has been ratified by the three councils involved and this site is included within that. Understands why new housing will impact on Wadebridge and major discussion has taken place regarding this – referred to development at Two Trees and details were provided. Referred to the Cornwall Plan and new housing being driven by the Government – advised that if the new housing is not resolved locally then it may be forced upon Wadebridge by law from Central Government – Cornwall Council prefer that development is resolved by the local community. Land is being made available for a school and Cllr Knightley gave details of how that process would work and he highlighted that other sites have been approved without this element. Also referred to allocation for employment land and Cllr Knightley advised specific details of employers and companies which he is aware wish to relocate to the site for various reasons.

Advised he does support the site as there are no other sites more sustainable or developable than this. Referred to the direction of growth being the natural area of growth – highlighted poor links if land toward Bodmin is developed. Noted that it is unfortunate that the site is close to the hamlet of Bodieve which is regarded as precious – believes that the neighbourhood plan does protect the hamlet and if further ways to protect the hamlet are required then he will address this. Referred to points raised earlier regarding services / infrastructure including sewage and mains gas.

- Mr Clark addressed the Committee referring to the ratification of the Neighbourhood Plan and advised that the application site is a proportion of an allocated site ratified within the neighbourhood plan. Detailed specifics of the proposal were provided and information relating to the outcome of consultations and meetings with both Officers of Cornwall Council and residents was relayed including that the element of land being provided for a new school is on the basis that Cornwall Council guarantee that the school will be built and become operational – assurance has been given that finances will be available. Referred to the benefits of employment land and the unlocking of an additional development site allocated in the ratified neighbourhood plan – provided details of a scheme to relocate Daften Die-Casting and the potential redevelopment of Trevilling Quay which will have a positive impact to town including tourism. Referred to the content of the Cornwall Council Transport Strategy and explained how the proposal addresses this and the benefits to Wadebridge. Feels sure that the Town Council will recognise the benefits of the proposal and that it is consistent with the ratified Neighbourhood plan and hope that councillors will support the application going forward.
- Application representative addressed the committee providing detailed background information of the application including that extensive discussion has taken place with Officers of Cornwall Council, key stakeholders and members of the community and those responses are reflected in the proposal. Advised that a different design from the previous application has been required and the development is now for a mixed-use scheme – full details were given. The outcome of further discussions and responses from public meetings / consultation have been incorporated. Detailed information of the mixed-use scheme was relayed. National planning policy emphasises sustainable developments and the enforcement of the Housing White Paper and new NPPF legislation were referred to. Local planning policy, housing quota and where the site sits within the Neighbourhood Plan were noted – the proposal is fully compliant with all levels of policy. In response to a previous comment regarding future development of the site it was advised that further expansion would require new planning applications to be submitted. Information regarding the sustainability of the site and the benefits of the scheme were provided and it was noted that the scheme meets the current needs of Wadebridge and the future needs of the next planning period.
- A member of the public addressed the meeting regarding a previous comment relating to nimbyism. Feels the people of the town, not just Bodieve residents, do not want a large development stuck out on a limb, would like to balance all the options and look at them together for a sensible option. Feels very strongly that the development is not what is wanted.

**P086/18 Minutes of Last Meeting – None.**

**P087/18 Planning –**

- a) **Applications (as received from Cornwall Council)** – Cllr Pennington advised details received from the Planning Officers in relation to each application. Members discussed and **RESOLVED** to make the following responses :

- i. **PA18/05901:** 31 Bridge View, Rear extension to provide additional bedroom and conversion of garage to form a sewing room (*deferred from Full Council 11/07/18 for more information*). **SUPPORTED.**

**Cllr Gill abstained.**

- ii. **EGLOSHAYLE PARISH : PA18/05209** : Wyndthorpe Estates Ltd and Kier Living Ltd. Ball Meadow, Bodieve, Outline Planning Consent for residential development comprising up to 225 dwellings, a new link road between Ball Roundabout and B3314, new highway access, provision of a new pedestrian / cycle bridge over A39, new primary school, and associated infrastructure with associated access.

Committee members individually gave their comments both for and against the application. Comments made included;

- i. Concerns with infrastructure including the current sewage scheme which requires updating.
- ii. Appreciate that new development is difficult including this site and especially to Bodieve residents.
- iii. The new road element will address traffic issues in Bodieve.
- iv. Housing targets referred to - sensible to locate in this area due to transport links.
- v. Unsure if issues regarding open space have been addressed or if a geophysical survey has been undertaken and a drainage plan is required.
- vi. Confirmation on the footbridge and cycle bridge required – is this dependent on another application being accepted ? Not clear how this would work otherwise.
- vii. Opportunity for employment would benefit town for various reasons including job creation and new business opportunities.
- viii. Need to consider Bodieve residents comments and review comments being submitted to the planning portal.
- ix. Road may be useful but accepts the earlier comment made regarding impact to holiday makers which may prove negative.
- x. Employment land is a good element but not within phase 1 – concerns it may be at a cost of more development.
- xi. Concerns around open space and sewage – more detail required given recent issues with the development at Bridge View.
- xii. Housing quota referred to – noted that approximately 750 built or approved - accepts houses will be built but need to consider residents views and comments.
- xiii. Concerns that not yet seen responses from the Regulation 14 consultation. Important to know what residents want / do not want before submitting a comment.
- xiv. Regulation 14 analysis could change the emerging plan.
- xv. Have not yet listened to people of the town and required to do this as councillors – the Town Council must respond to what the town wants.
- xvi. Key pieces of information are still required including responses to the Neighbourhood Plan Regulation 14 consultation.

- *It was **RESOLVED** to defer the application to a Full Council meeting and once Members have been able to consider the Regulation 14 responses.*

- iii. **EGLOSHAYLE PARISH : (Original application, 10/05/17, for 146 dwellings) - PA17/03835** : Merriman Limited, Land North of Wadebridge Football Ground, Gonvena Hill, Construction of 143 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.

- Cllr Pennington advised that a revised design and access statement has been received.

iv. **EGLOSHAYLE PARISH : PA17/03837:** Merriman Limited, Land West of Wadebridge Primary School, Gonvena Hill, Wadebridge. Outline planning permission for the residential development of up to 300 homes with all matters reserved.

- Cllr Pennington advised that from information received she understands that the application will be refused under delegated authority with the consent of applicant.
  - *It was **RESOLVED** to delegate authority to a Member of the Town Council to attend the Cornwall Council Planning Committee meeting as and when scheduled. Preference that Cllr Pennington attends subject to availability.*

b) **Decisions** – None.

c) **For Information** – None.

**P088/18 Date of next meeting** – to be advised

Meeting closed at 19.40pm

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

..... **Chair**

..... **Date**