



Wadebridge Town Council

Minutes of the Planning Committee meeting held on Friday 17 May 2019 at 1pm, Main Hall, Town Hall, Wadebridge

Present : Cllrs; J Fletcher (1.05pm), L Gliddon, J Leach, M Hollamby, Louise Mitchell, Philip Mitchell, A Pennington, I Welch & T Wiltshire.

Public present : Cllr R Harris from 1.09pm.

In Attendance: Anne Minnis (Town Clerk) & 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'.

P089/19 Chair of Committee – It was **RESOLVED** to appoint Cllr Pennington as Chair of Committee for 2019/20.

P090/19 Vice Chair of Committee – It was **RESOLVED** to appoint Cllr Welch as Vice Chair of Committee for 2019/20.

P091/19 New Membership – It was **RESOLVED** to appoint Cllrs Hollamby & Wiltshire to the Planning Committee for 2019/20.

1.05pm, Cllr Fletcher arrived.

- It was **RESOLVED** to appoint Cllr Fletcher to the Planning Committee for 2019/20.

P092/19 Apologies were received from Cllr Gill.

- It was **RESOLVED** to accept apologies from Cllr Gill due to a conflicting social engagement.

P093/19 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.

P094/19 Public Participation – None.

P095/19 Minutes of Last Meeting – None.

P096/19 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. **PA19/03043** : The Raj Bar, Eddystone Road, Conversion of existing first floor storage over restaurant to form a 3 bedroom flat with variation of condition 2 (plans) of PA18/02361.

1.09pm, Cllr Harris arrived as a member of the public.

APPLICATION SUPPORTED.

Cllr Wiltshire abstained.

ii. **PA19/03774** : 48 Treguddock Drive, Ground Floor Extension with Roof Terrace over, Additional Parking Space. **SUPPORTED.**

b) **Decisions** – the following decisions as advised by Cornwall Council were *received*:

i. **PA19/02120** : 61 Molesworth Street, Change of use of ground floor from dental surgery to residential flat. **APPROVED.**

c) **Planning Appeal** – Members considered representation at Cornwall Council Planning Committee meeting scheduled for Monday 20 May 2019, 10am, Chy Trevail, Bodmin for the following application :

i. **PA19/00558** : Gillian Munro, Land East of East View Guineaport Road, Construction of a pair of semi detached dwellings (Resubmission of previously withdrawn PA18/08297).

Members debated the history of this application and the Town Council's past comments submitted to Cornwall Council as a consultee.

Concerns regarding how and when the Planning Officer has consulted with the Town Council were referred to along with the importance of submitting a further comment to reflect the Town Council's position which remains strongly against the application.

- *It was **RESOLVED** that Cllr Philip Mitchell represents Wadebridge Town Council at the Planning Committee meeting scheduled for Monday 20 May 2019.*

Members referred to several sections from the Planning Officer's report and aspects of the Wadebridge Conservation Zone Character Appraisal and Management Report.

- *It was **RESOLVED** to e-mail all members of the Cornwall Council East Area Planning Committee to provide them with page 72 of the Wadebridge Conservation Zone Character Appraisal and Management Report and photographs shared by members of the public demonstrating fruit trees and bluebells in full flower.*

Cllr Pennington referred to paragraph 75 and 76.a. of NPPF, specifically Principle 1.c.

Several points were further debated including :

- Conditions set within the Planning Officers Report.
- Aspects of the Design and Access Statement.
- Question why Cornwall Council is not supporting the community in relation to comments submitted from the last Neighbourhood Plan consultation.
- Query whether the Planning Officer has referred to the Biodiversity Supplementary Planning document.

Cllr Pennington outlined the areas that the Town Council have concerns with and strongly oppose including :

- Adverse visual impact in a Conservation Area.
- Loss of biodiversity.
- Impact to the wildlife corridors.
- Loss of green open space.

Additionally, Members felt that an apology to the community is required in respect of the Town Council not being able to properly submit further comments during the re-consultation process. For the future Members will be more cautious should a similar scenario arise.

- *It was **RESOLVED** that Cllr Pennington prepares a statement to be circulated to committee members for agreement prior to submission to the planning portal and circulated to all members of the Cornwall Council East Area Planning Committee.*

Cllr Wiltshire referred to new case law and an example of enforcement via a civil action was advised (Cllr Wiltshire to provide details).

P097/19 Date of next meeting – to be advised

Meeting closed at 1.57pm

Signed as a True and Accurate Account :

..... **Chair**

..... **Date**