



Wadebridge Town Council

The Town Hall, The Platt, Wadebridge, Cornwall PL27 7AQ
Telephone: 01208 812643

ANNUAL TOWN MEETING (27/04/17)

AGENDA ITEM 7 – to respond to Parishioners questions

QUESTIONS FOR THE TOWN COUNCIL

1. **Why are Town Council meetings and minutes not advertised on the Town Council Facebook page and on the Love Wadebridge Facebook page as a way of encouraging more public participation?**

TOWN COUNCIL RESPONSE

WTC Facebook page – the Town Council use the Facebook page as an informal social media resource to publicise various information to the community. It is not the main source for advertising meeting dates, agendas, Minutes or planning applications – the Town Council's website is used for this purpose. However, links to the planning page of the website are posted on Facebook, when time allows, to publicise applications being considered by the Town Council at their next meeting.

WTC Website – the Town Council's website is monitored daily and is the key location for the public to access all Town Council information. It is used for advertising and publication purposes, there is a latest news page and a 'Contact Us' facility where the public can contact the Council by email. Contact numbers for the Town Council are also located here.

The latest agendas and approved Minutes are uploaded to the relevant pages on a regular basis. An agenda will be uploaded to coincide with it being displayed in the notice board outside the Town Hall. It is a mandatory requirement to display an agenda in a public place and it must allow a period of at least 3 clear days prior to the meeting date (LGA 1972 Schedule 12 Para 10(2)).

Love Wadebridge Facebook page – Town Council information is not posted on this Facebook page as staff upload relevant information to the Town Council's website.

2. **Why are planning applications which concern Wadebridge not advertised in the same manner?**

TOWN COUNCIL RESPONSE

Planning application information is routinely posted on the Town Council's Facebook page as mentioned above. It is usual procedure to post a meeting date and a link to the Town Council's website whenever an agenda includes a planning application(s). The link takes you to the Planning & Consultation page where there

are clear details of each of the applications being considered. This page also contains relevant information regarding the Town Council's role within the planning procedure, a link to the relevant agenda, previous Minutes and a link to the Cornwall Council (who are the Local Planning Authority) on-line planning portal where you can view the application in full and submit comments which will be taken into consideration by the Planning Officer.

- 3 (i) **In light of the impending informal Planning Hearing re Redrow application PA16/02955 can Mr. Mann, County Councillors and Wadebridge Town Councillors reassure the concerned residents of The Culvery, Meadowhead, Trevanion Road etc. of their continued support in the rejection of this proposal?**
- 3 (ii) **Can they also confirm that pressure should be put on Cornwall Council not to sell/lease the hedgerows owned by CC on the site in question for anything less than the current market rate, and certainly not simply for a further contribution to the Transport Strategy fund for this town?**

TOWN COUNCIL RESPONSE

The Town Council do not support this Planning Application and continue to object to this proposed development. Appendix A details the comments submitted to the Planning Inspectorate in relation to the Appeal Hearing on the 9 May 2017.

Also attached is the Town Council's letter to Cornwall Council with regard to the ransom strip owned by them and the subsequent response received.

QUESTIONS FOR CORNWALL COUNCIL

1. **Why doesn't Cornwall Council advertise issues (such as planning and roadworks) which affect Wadebridge in the above manner?**

COUNCILLOR KNIGHTLEY RESPONSE

Concerning the notices regarding road works the following notifications are given.

- Town and Parish councils receive a written notice, this then appears on their respective agendas
- The Cornwall Council Divisional members are informed by email
- On planned maintenance and improvements the local papers will carry a notice, on major works this will also be given to the local radio stations
- For road closures/loss of parking advance signs are put out a minimum of seven days before works commence. in addition
- leaflets will be posted in local residences and/or businesses as necessary
- Finally, road works can be looked up on roadworks.org

2. **Is Cornwall Council willing to look at electric/ hybrid bus services which some councils have already introduced.?**

COUNCILLOR MCHUGH RESPONSE

The Park and Ride scheme for Truro is the only bus service directly run by Cornwall Council and I would personally support the use of the electric or hybrid vehicles. The Park and Ride would be a particularly good place to pioneer electric buses in Cornwall as the Threemilestone corridor is already an air quality management zone. Below is a link to a video about Cornwall Council's Environmental Growth Strategy. Which electric and hybrid transportation fits with very well.

<https://m.youtube.com/watch?v=PCrnKdUTwm4>

Cornwall Council has installed a network of fast charging points across all council offices to try and encourage staff and members to think about the environment when travelling. Both Langanth and Tregurra Park and Rides have fast charging points in so the next step of electric vehicles will be something we could champion in the new administration.

<http://www.cornwall.gov.uk/transport-and-streets/pay-as-you-go-electric-vehicle-chargers/>

Above is the list of super-fast and fast charging sites across Cornwall that we have invested in. There certainly needs to be more of course.

3. **Have the councils got plans to require new buildings to have PV panels as standard, if not, why not?**

COUNCILLOR MCHUGH RESPONSE

Policy 2 of the Cornwall local plan promotes buildings that tackle climate change and it specifically talks about renewables. The Liberal Democrat group aim to emphasise green infrastructure in the first refresh of the Cornwall local plan.

Solar Panels specifically, are not necessarily the best renewable option on all properties (i.e. Those in exposed or north facing locations.) There are other renewable sources of energy other than PV, ground source and air source heat pumps for example have been used in new social housing development, as with all social housing, both building and running costs need to be kept low.

The Council is piloting building its own stock of housing (Contemporary Cornish Living). Because the scheme is self-financing, cost is very important. The houses will have a very good thermal envelope, of course meaning bills will be lower.

So, in short, we are thinking about it on our own new builds but will reassess after we see how the pilot houses work out in reality!

- 4 (i) **In light of the impending informal Planning Hearing re Redrow application PA16/02955 can Mr. Mann, County Councillors and Wadebridge Town Councillors reassure the concerned residents of The Culvery, Meadowhead, Trevanion Road etc. of their continued support in the rejection of this proposal?**
- 4 (ii) **Can they also confirm that pressure should be put on Cornwall Council not to sell/lease the hedgerows owned by CC on the site in question for anything less than the current market rate, and certainly not simply for a further contribution to the Transport Strategy fund for this town?**

COUNCILLOR KNIGHTLEY RESPONSE

I can confirm that if elected I will continue to speak against this application as indeed I did at the Strategic Planning meeting when the application was turned down against officers' recommendations.

COUNCILLOR MCHUGH RESPONSE

I will of course continue to oppose this application as Cornwall Councillor for Wadebridge West if re-elected on 04/05/2017. As yet no formal approach has been made by developers to the council to purchase land associated with this application.

The Council's position is that it will always seek to secure the best consideration when disposing of an interest in land. Although the council may dispose of its interest for less than best consideration, in the interest of social, economic or environmental wellbeing (S123 of the Local Government Act 1972).

I would continue to argue that any perceived benefits of this application are outweighed by the potential harm its location would cause the town centre and be opposed to the sale of any asset that may facilitate it.

QUESTION FOR SCOT MANN MP

- 1 (i) In light of the impending informal Planning Hearing re Redrow application PA16/02955 can Mr. Mann, County Councillors and Wadebridge Town Councillors reassure the concerned residents of The Culvery, Meadowhead, Trevanion Road etc of their continued support in the rejection of this proposal?
- 1 (ii) Can they also confirm that pressure should be put on Cornwall Council not to sell/lease the hedgerows owned by CC on the site in question for anything less than the current market rate, and certainly not simply for a further contribution to the Transport Strategy fund for this town?

SCOTT MANN MP RESPONSE

In May 2016 I wrote to the planning officer for the Redrow application, PA16/02955, to outline my objections. This included my view that the proposed road layout was substandard to serve the additional needs of the development and users of the public highway, contrary to the Manual for Streets which was published in 2007 by the Department for Communities and Local Government.

I also said the development was contrary to policy DV55 of the North Cornwall Local Plan 1999, policy HSG1 (development in towns and villages), HSG3 (intensification of residential use) and ENV1 (protecting the countryside and landscape character).

I also said that the emerging Neighbourhood Plan did not include this area of land and that the strength of feeling amongst the Town Council and residents was of concern.

I also agree with the questioner when raising concerns about the Council-owned hedgerows. Whilst anyone can make an application to build on anyone else's land, the fact that Cornwall Council own the hedgerows and the ransom strips for access on and off the site, should have meant that this application was overseen by an independent 3rd party. My opinion on this application remains the same and I am against it.

QUESTION SUBMITTED AFTER THE DEADLINE

- 2 What are your views on the proposed Devonwall parliamentary constituency?

Scott Mann MP Response

The question was forwarded to Scott Mann MP for written response. Scott Mann's office has advised that due to the late submission of this question a response is not available for the meeting. Due to the period of purdah for the forthcoming General Election a response will not be able to be provided until after the 8 June 2017.

Wadebridge Town Council – Submission to Planning Inspectorate (Appeal to be held 9 May 2017)

Wadebridge Town Council do not support PA16/02955. The Town Council consider the proposed development as one whose benefits are outweighed by the following:

- The loss of high quality agricultural land;
- Increased traffic from the 190 new dwellings and the proposed new school, will result in additional traffic, exacerbating the already congested traffic on The Platt (the main thoroughfare of Wadebridge town centre) and the surrounding area. Trevanion Road is not able to accommodate the potential additional traffic, which jeopardises the safety of pedestrians and motor vehicles, increasing the pressure on The Platt and town centre. Cornwall Council has already identified 2 major pinch points in the town centre and the increased traffic associated with this development will have serious implications for these pinch points. Mitigating measures are redundant for the area which has already been identified as at capacity by Cornwall Council.
- Cornwall Council's Highways Officer's Report discusses the mitigating measures that Cornwall Council are proposing the Developer contribute to on The Platt, Eddystone Road and Molesworth Street. A contribution of approximately £400k is being requested against an estimated cost of £900k. There remains an unfunded balance of £500k and the contribution proposed towards the Wadebridge Transportation Strategy fails to mitigate the impact of the development due to any indication as to when the improvement works would be delivered.
- The Wadebridge Transportation Strategy addresses the current transport issues in Wadebridge but does not recognise the impact that this development would have. Why would proposed mitigations towards a Transport Strategy be acceptable when the strategy itself has not even addressed the impact this development would have on Wadebridge? The very premise seems antithetical and unworkable.
- The proposed development would result in additional vehicle traffic using The Culvery and the Trevanion Road junction. The proposed design solution does not provide assurance that the safety of all road users on this part of the road network would be protected. It is unacceptable to suggest that there is safe access for pedestrians accessing the development via a section along Trevanion Road which is narrow in width and contains no footpath.
- The s106 mitigation the development offers cannot justify the risk presented to public safety. Cornwall Council have a responsibility to consider public safety in the approval of developments particularly, for this development, where it has been demonstrated that the current geography of the surrounding roads cannot support the additional traffic and that safety concerns have not been mitigated.
- The Camel Trail runs through Wadebridge, part of which is the access and traversing of the Platt to continue to the Bodmin side of the Trail. With 500,000 users annually of the Trail, the additional vehicles from the proposed development will impact significantly on existing safety concerns, particularly as inbound and outbound car journeys for residents of the proposed development will be across the Platt.

- A technical assessment by the Neighbourhood Plan's Land Supply Group (LSG) reviewed potential available development sites for housing and employment in the Neighbourhood Area (NA). The study was based on existing evidence including land identified in the 2012 Town Framework exercise, Cornwall Council's 2016 Strategic Housing Land Availability Assessment (SHLAA), planning applications in progress and local knowledge of additional sites assessed by the LSG. This report identifies this site as unsuitable for development due to the access issues along Trevanion Road. This site is therefore not identified for development in the emerging Neighbourhood Plan.
- Contrary to the applicant's statement, the emerging Neighbourhood Plan provides a sufficient and deliverable housing land supply, as required by Cornwall Council's Local Plan. While this site is not identified as an area deemed acceptable for development there are other, more satisfactory and sustainable sites identified for development in Wadebridge, to meet the required housing need.
- The Town Council also consider the Planning appeal should progress no further and request the original application be withdrawn as the applicant has failed to notify all land owners of the intention of development. Cornwall Council have only recently been made aware that they are a land owner of a ransom strip and hence the procedure to inform all landowners at application stage has not been complied with.



Wadebridge Town Council

The Town Hall, The Platt, Wadebridge, Cornwall PL27 7AQ
Telephone: 01208 812643

Town Mayor – Cllr Pamela Starling Town Clerk – Anne Minnis

31 March 2017

Cornwall Council

Dear Cornwall Council

Planning Appeal - PA16/02955 – Redrow Homes, Land South of Cleavelands

Wadebridge Town Council writes this letter to you, as the Planning Authority who has refused the above original application, and as the owner of a ransom strip on the proposed development. As you are aware this planning application is now at appeal stage.

The Town Council and the people of Wadebridge have submitted their comments about this proposed development which clearly demonstrates that it has no support. Cornwall Council's Strategic Planning Committee concurred with the comments made and refused the application at their meeting of 25 August 2016.

However, Cornwall Council now have a unique opportunity to recognise and implement the true localism agenda as per the comments submitted on the Planning Portal from both the Town Council and the Wadebridge Community. As Cornwall Council own a ransom strip on the development area and by refusing to sell this piece of land to enable the development to proceed, Cornwall Council can ensure that this unacceptable, unsafe and unwanted development is halted immediately.

We are all aware and recognise the budget pressures faced by Cornwall Council and accept the challenges faced. However, as identified by the emerging Wadebridge area Neighbourhood Plan there are other, more satisfactory and sustainable sites identified for development in Wadebridge, to meet the required housing need.

The Town Council also consider the Planning appeal should progress no further and request the original application be withdrawn as the applicant has failed to notify all land owners of the intention of development. As Cornwall Council have only recently been made aware that they are a land owner of a ransom strip, the procedure to inform all landowners at application stage has not been complied with.

The Town Council trust you will act in the best interests of Wadebridge.

Yours sincerely

Anne Minnis
Town Clerk

Town Clerk

From: Kirk Stuart on behalf of EGD - Customer Relations
<egdcustomerrelations@cornwall.gov.uk>
Sent: 24 April 2017 11:57
To: Town Clerk
Subject: EGD2115: Planning Appeal - PA16/02955 – Redrow Homes, Land South of Cleavelands

Dear Ms Minnis

Re: Planning Appeal - PA16/02955 – Redrow Homes, Land South of Cleavelands.

Thank you for your correspondence of the 3rd April 2017 regarding the above matter. This has been forwarded to me as a Customer Relations Officer for the Economic Growth & Development Service for a response.

Firstly, please allow me to apologise for the delayed written response. I have been advised that you have spoken with Iain Thompson (Property Forward Planning Officer) and I would like to follow this up in writing.

The Council is aware of the recently refused Redrow application at Cleavelands, the forthcoming planning appeal on 9th May, and the fact that the Council owns intervening strips of land at some of the proposed access points along the northern boundary of the subject site (which if not available to the developer might impact upon the deliverability of the proposed scheme).

The current position is that the Council has, to date, received no direct approach from any party wishing to acquire the strips of Council owned land along the northern boundary of proposed residential site.

I hope that this information is of assistance to you. If, however, you have any further queries regarding this matter, please do not hesitate to contact me. Please remember to quote the reference number above in any future communications relating to this matter.

Yours sincerely,

Stuart Kirk

Customer Relations Officer
Cornwall Council

Economic Growth and Development
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