



Wadebridge Town Council

Minutes of the Planning Committee meeting held on Thursday 11 January 2018 at 6pm, Victoria Room, Town Hall, Wadebridge

Present : Cllrs; E Gill, L Gliddon, A Jones, J Leach (6.03pm), Louise Mitchell, Philip Mitchell & A Pennington. **Absent :** V Swift.

Public present : Attendance list attached.

In Attendance: Anne Minnis (Town Clerk) & Beverley Collins (Minutes).

Housekeeping – Cllr Pennington 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.
- 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'.

P060/18 Apologies – Cllr Dave Bassett had advised apologies.

- It was **RESOLVED** to accept apologies from Cllr Bassett who had a conflicting personal engagement

P061/18 New membership – None.

P062/18 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*).

- Cllr Jones declared an interest in item 5.a.iii & iv., planning applications PA17/11608 & PA17/11609 as a friend of the applicants.
- Cllrs Louise and Philip Mitchell declared an interest in item 5.c.i., information relating to PA17/10752 as Mr Philip Mitchell is the applicant.

c) **Dispensations** – **None.**

P063/18 Public Participation –

Peter Wonnacott, PW Planning addressed the Committee on planning application PA17/11729 advising of a registration error in that the applicant is Ms M Burt and not Miss Brewer as detailed on the planning advice notice. Details of the application were relayed including; application is for outline approval at this stage, comments from Highways are awaited and an ecology report is currently underway.

Steve Cudmore, Chairman, Wadebridge Football Club gave a precis of his involvement in the club over many years, past involvement with proposed schemes for the site, the remit of the club including coaching levels and that the club has freehold ownership and strong links with Wadebridge School. Referred to the importance of the younger generations and youth level side of the club and the benefits that the all-weather pitch will have. Funds will provide good facilities and the school will benefit under a joint use agreement. Asks for the support of the Town Council. Noted that other local clubs are also involved and will make use of the facility. A grant awarded in 2002 was referred to along with potential benefits for other football clubs in neighbouring areas.

Eamonn O'connor, Youth Chairman, Wadebridge Football Club outlined his role within the club and advised that the club is very ambitious for younger children to follow through the levels but the club is restricted due to the current facilities available and the set up. Issues with grass pitches in winter months and the need to use facilities in Bodmin were referred to. Noted the importance of promoting the youth side of the club and to allow opportunities and that the proposal will benefit the school.

Angela Warrick, Situ8, addressed the Committee on planning application PA17/03835 and circulated relevant maps. Referred to the joint use agreement and that Wadebridge Primary will benefit with parking facilities. A summary of the application was relayed including; the new proposed road layout and details of the formal joint use agreement to share the facilities. Noted that some hedgerows and trees will be affected and that comments relating to open space are awaited. Advised that an application for Gonvena land has been submitted and referred to the draft neighbourhood plan in relation to the impact it may have on development at Gonvena. Would hope the current application is assessed on its own merits. Funding, profit and viability were briefly highlighted.

Michael Merriman, Merriman Ltd, advised that the scheme has taken over two years to reach this stage and that he will remain fully accountable throughout the scheme if approved. His commitment to Cornwall and the importance of employment and use of local labour was highlighted.

Tim Gornouvel advised of his involvement with Wadebridge Camels who have development plans of their own. Referred to concerns raised by Sport England in that the new facilities are smaller than the existing ones and that the football ground is historic to Wadebridge and the land was given as a football club – referred to the St Mary's church as an example of other sites within Wadebridge which cannot be developed as they have been bequeathed. Impact of additional traffic from all new development was highlighted as a concern - notably during the summer period and the additional stress to the drainage system which is Victorian and collapsing – no provision made to upgrade the system. Not against development but believes all avenues should be considered including volume of traffic (at peak time) and the impact of a development being established before continuing.

Steve Knightley as Cornwall Council Ward Member referred to the site being included within the draft neighbourhood plan. Advised that having now seen the plans presented he believes the second to be more suitable. Comments made by Angela Warrick earlier in the session had related to some of his concerns including the contribution element of the scheme.

Questions from Councillors :

Cllr Jones queried the viability of the scheme and whether this would compromise the affordable housing element.

Mr Merriman advised affordable housing would not be compromised and that profit from this scheme would be left in for future development.

Cllr Jones thanked the Football Club for their work and contribution. He asked if the school site is the only possible site available.

Mr Cudmore advised that other sites have been considered but feels this is the preferred scheme. He reiterated that the club has the freehold deeds and it was not bequeathed.

Cllr Leach referred to the decision to propose a block in Bodieve Road south of the leisure centre rather than north.

Angela Warrick advised this is for safe pedestrian access across Bodieve Road.

There was some confusion as to the location Cllr Leach had referred to.

Angela Warrick confirmed the area referred to north of the leisure centre is for bus access to the school.

Helen Rawe referred to highway issues and noted that residents of Bodieve need assurance on drainage issues.

Chair of Committee referred Mrs Rawe to the Planning Portal so that her comments can be taken into account by the Planning Officer.

Confirmed that the affordable housing element of the scheme complies with Cornwall Council requirements.

P064/18 Planning Applications –

a) **New Applications** – Members discussed applications received from Cornwall Council and **RESOLVED** to make the following responses :

i. **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.

Chair of Committee relayed information received from the Planning Officer which included :

- The Highways Officer is assessing new information and final comments are awaited.
- Referred to comments submitted by Paul Steen (Highways Officer) including regarding option 2.

Whilst Members acknowledge the comments made by representatives of the Football Club the following points were raised :

- Concerns with Phase 2.
- Updated report from the Tree Officer is required.
- Difficult to make an informed decision due to lack of information available.
- Revised highways report required.
- Concerns with drainage – impact on sewage system and density of the scheme.
- Education – clarification required from the schools with regards to capacity and whether the proposed development will have a negative impact on future requirements. Has Callywith College had an impact on Wadebridge School ?
- Accept that Wadebridge School will benefit from access to all-weather pitches.
- Development of any kind within Wadebridge will cause concern to some residents.

*It was **RESOLVED** to defer submitting a comment as Members request; further information from the Highways Officer and Sport England, clarification on education and drainage aspects of the scheme and that an updated tree report is made available.*

6.47pm, Members of the public left with the exception of Cllr Knightley, Mr Wonnacott & Julia Fletcher.

ii. **PA17/11729** : Miss C Brewer, (Land South West of) Lower Town, Higher Lane, Egloshayle, Wadebridge, Outline planning permission with some matters reserved. Construction of two dwellings.

Members advised that the applicant is Ms Michaela Burt (Cornwall Council error on notification). SUPPORTED.

6.49pm, Cllr Jones and Mr Wonnacott left the meeting.

- iii. **PA17/11608** : Mr & Mrs Fred and Mel Hardie, Artycrafts 41 Molesworth Street, Demolition of workshop and flat roof store for the Change of use from commercial to residential (Class C3) of first floor retail space and storage rooms to two-bedroom residential apartment with new build extension to rear.
- iv. **PA17/11609** : Mr & Mrs Fred and Mel Hardie, Artycrafts 41 Molesworth Street, Listed Building Consent for the demolition of workshop and flat roof store for the Change of use from commercial to residential (Class C3) of first floor retail space and storage rooms to two-bedroom residential apartment with new build extension to rear.

The Chair advised information received from the Planning Officer relating to PA17/11608 & PA17/11609 – The Heritage Officer has highlighted concerns with the proposed replacement windows as the property is within a Conservation Area.

*Members **agreed** that they would be supportive of the application if the applicants made amendments to include a more acceptable style of window frame and to take into account recommendations made by the Historic Environment and Conservation teams.*

b) Decisions – to be advised of decisions

- i. **PA17/08763** : Mr Jo Sandercock, 113 Egloshayle Road, Construction of a drop kerb to allow off-street parking for the dwelling. **APPROVED.**
- ii. **PA17/10051** : Mr Nick Shelley, Gonvena Lodge, Gonvena Hill, Works to Sycamore and Cherry Trees covered by a Tree Preservation Order. **APPROVED.**
- iii. **PA17/09724** : Miss Katie Gillmon, The Heat Store, Eddystone Road, Change of use from a retail outlet to a café. **APPROVED.**

c) For Information – to be advised of information received by Cornwall Council :

- i. **PA17/10752** : Mr Philip Mitchell, 4 Flora Place, Gonvena Hill, Tree works to a Sycamore tree set within a conservation area. **DECIDED NOT TO MAKE A TPO (TCA APPS).**

P065/18 Date of next meeting – to be advised

Meeting closed at 6.54pm

Signed as a True and Accurate Account :

..... **Chair**

..... **Date**