Wadebridge Town Council

Minutes of the Planning Committee meeting held on Friday 14th August 2026 at 11am, Main Hall, Town Hall, Wadebridge

Present : Cllrs; B Kennelly, J Metcalfe, L Mitchell, D Moore, T Mott, G Welch, I Welch
Public present : None.
Absent: Cllrs; J Pearce, G Pearce
In Attendance: Beverley Collins & Talia Hawke-Smith (Minutes).

Housekeeping – Cllr Metcalfe (Mayor), 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.
- 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'.

P001/26 To Appoint a Chair of Committee for 2026/27– It was ***RESOLVED*** to appoint Cllr Ian Welch as for chair of committee for 2026/27

P002/26 To Appoint a Vice-Chair of Committee for 2026/27 - It was ***RESOLVED*** to appoint Cllr David Moore as for vice-chair of committee for 2026/27

P003/26 Terms of Reference 2026/27 (circulated with agenda)– It was resolved to accept the Terms of Reference as presented subject to approval by Full Council

P004/26 Apologies -

- *It was **RESOLVED** to accept apologies from Cllr Kelly Rowe due to family commitments*

P005/26 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.**

P006/26 Public Participation – None.

P007/26 Minutes of Last Meeting – None.

P008/26 Planning –

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

i. **PA26/03618**: Land North Of Glencoe Flats Glen Road Wadebridge PL27 7PD. Proposed demolition of delapidated garage and construction of a pair of semidetached dwellings. Renewal of lapsed application PA22/10580
Wadebridge Town Council supports this application subject to the same conditions as applied to PA22/10580

ii. **PA26/04868:** The Beeches Gonvena Wadebridge Cornwall. Works to Trees covered by a Tree Preservation Order (TPO) - T1 - Beech - Raise to give ground clearance of appx 3-4m with no cuts bigger than 50mm indiameter. T2 - Horse Chestnut - Reduce height by appx 3m. T3 - Yew tree - Cut back to boundary line.
Wadebridge Town Council supports this application.

iii. **PA26/04894 :** 49 Marshall Avenue Wadebridge Cornwall PL27 6BB, Double storey extension to the side, single storey extension to the rear and porch to the front of the property.
Wadebridge Town Council supports this application.

iv. **PA26/05383:** Land at Bodieve Bodieve Wadebridge, Non-material amendment in relation to decision PA20/09912 (allowed on appeal APP/D0840/W/21/3285995 dated 16/08/2022) for the amendment of conditions 5 and 6 and the introduction of a new condition.
Wadebridge Town Council does NOT support this application. Councillors consider that this application is a Material Amendment - to suggest it is Non Material is disingenuous and indicative of the disregard Vistry has on the impact of its development.

The Planning Inspector placed significant weight on the road being delivered before any houses were occupied. This is also to allow construction traffic to access both sites without having to enter via the Gonvena/Bodieve Road intersection. The Inspector was very careful with his wording of Conditions 5 and 6 so as to not let the developer "off the hook" for delivery of the road and infrastructure. We should not allow Vistry to weaken Conditions or salami slice the development to the general disadvantage of the town. Ultimately Cornwall Council could be left with the bill to build or complete the B3314 road to Ball.

The Gonvena junction/Bodieve Road is already at/over capacity and it will fail with the extra burden of traffic - accepted by CC Planning already.

If houses are occupied on the Southern site before a road is delivered significant extra traffic and pedestrian risks are placed on Wadebridge School pupils and visitors to the leisure centre. It will also entail several series roadworks to construct the various new access roads/roundabouts which will have a logjam effect on the B3314 which is a busy feeder road to North Cornwall coastal towns. The Town Council would be happy to engage with the planning officer directly

b) **Decisions –**

i. **PA26/03319:** 5 Whiterock Terrace Whiterock Road Wadebridge Cornwall. Listed Building Consent for the replacement of existing roof coverings to the main building, rear tenement and outbuildings. The existing Spanish natural slate, applied during previous repair works, is failing and allowing water ingress. All roof coverings are to be stripped and replaced with Delabole rag slate. Associated works include installation of a breathable roofing membrane beneath the new slating and like-for-like timber repairs to any defective roof members identified upon stripping.
APPROVED

ii. **PA26/01869:** School Bungalow Wadebridge School Gonvena Hill Wadebridge. Extension and internal modifications to layout of school bungalow to facilitate the move of the Wadebridge School Workplace Nursery. **APPROVED**

iii. **PA26/03157:** 19 Oak View Road Wadebridge Cornwall PL27 6FH. Application for a Lawful Development Certificate for a Proposed conservatory on an existing raised patio area. **Granted (CAADs, PIPs and LUs only)**

iv. **PA26/02861:** Wadebridge School Gonvena Hill Wadebridge Cornwall PL27 6BU. Submission of details to discharge Condition number 11 (Community Use Agreement) in respect of Decision Notice PA24/05205 dated 07/07/25

v. **PA26/02108:** Wadebridge Methodist Church Cornerstone Trevanion Road Wadebridge Cornwall PL27 7NY. Change of Use of Cornerstone from a place of worship (Class F1) to dwellinghouse (Class C3) with no operational development. **WITHDRAWN**

vi. **PA26/04495:** 42 Westerlands Road Wadebridge Cornwall PL27 7EU. Non Material Amendment in relation to Decision Notice PA24/07504 dated 26th November 2024, namely, substituting the rear bi-fold doors with sliding doors (overall opening width unchanged); minor alteration to size and position of lower ground floor side door and window with obscure glazing; removal of a previously proposed internal storage partition to allow roof lantern to be centered and side window to be re-positioned slightly closer to the main dwelling. **APPROVED**

c) **For Notification –**

i. **PA26/04999:** The Barn Higher Lane Egloshayle Wadebridge Cornwall. Works to trees within a conservation area: Willow Tree T1 - canopy of tree to be reduced by a maximum of three meters, back to historical cuts.

d) **5 day protcol** – to notify of comment submitted to Cornwall Council in respect of the following application :

i. **PA26/03679:** Cornish Cottage Bodieve Wadebridge Cornwall. Change of use of existing garden studio for both garden studio and holiday accommodation.

- ***CC 5 day protocol sent - 24/07/2026***
- ***WTC comment 29/04/2026*** - After careful consideration and much debate, we find ourselves having to go with a majority vote for option 1 agree with the planning officer's recommendation.

P009/26 Date of next meeting – to be advised

Meeting closed at 11:17am

Signed as a True and Accurate Account :

Cllr IAN WELCH ..... **Chair** 21/10/27 ..... **Date**