

# Kenwyn Parish Council

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**MINUTES OF THE ORDINARY PARISH COUNCIL MEETING HELD ON WEDNESDAY 12<sup>th</sup> FEBRUARY 2020 AT SHORTLANESEND VILLAGE HALL AT 7.30PM**

**383/2020 PRESENT: CLLRS. I HOLROYD (CHAIRMAN), M HARRY (VICE CHAIRMAN), B HILTON, D GREEN, K HART, R YEXLEY, T HEWITT, F J DYER MBE, M HOLROYD, A GAMMON, A WILLSHEE**

**MRS K J HARDING – CLERK TO THE COUNCIL**

Also present: 5 public for part of the meeting and 4 speakers on Langarth

**384/2020 APOLOGIES: CLLRS. W ROBINSON & B SMITH**

**385/2020 TO RECEIVE ANY DECLARATIONS OF INTEREST FROM MEMBERS**

**MEMBERS ARE INVITED TO DECLARE DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS IN ITEMS ON THE AGENDA AS REQUIRED BY THE KENWYN PARISH COUNCIL CODE OF CONDUCT FOR MEMBERS AND BY THE LOCALISM ACT 2011.**

No declarations of interest.

**386/2020 QUESTIONS FROM PARISHIONERS (10 MINUTES MAXIMUM, 3 MINUTES PER PARISHIONER)**

**Cllr. Green** – advised he had been approached by a parishioner regarding potential funding for a Neighbourhood Watch Scheme. The Clerk would look into this.

**Cllr. Green** – referred to the public meeting being held at Threemilestone Community Centre on 14<sup>th</sup> February. Cllr. Tudor had organised the meeting and the police would also be in attendance. This was to discuss the recent arsons in the village and the vandalism and anti-social behaviour at Threemilestone Playing Field. Cllr. Green offered to speak on behalf of the council. The Chairman, Cllr. Hart, Cllr. Hewitt and Cllr. Yexley would also attend and would split the speaking duties amongst them.

**Cllr. Yexley** – reported on footpath issues and maintenance requirements and issued the Clerk with a photograph of the path. The Clerk to follow up.

### **387/2020 CHAIRMAN'S ANNOUNCEMENTS**

**The Chairman** reminded members that it was essential they read their emails regularly and respond where needed to the Clerk.

**Cllr. Gammon** asked when the new tablets would be purchased, and the Vice Chairman responded this would be in the new financial year and it was hoped to get them to members in April.

### **388/2020 TO APPROVE THE MINUTES OF PREVIOUS MEETINGS**

The minutes of a Planning Committee Meeting held on 22<sup>nd</sup> January 2020 were agreed and signed.

The minutes of an Ordinary Parish Council Meeting held on 22<sup>nd</sup> January 2020 were agreed and signed.

**Cllr. Dyer & Cllr. Gammon abstained as they were not present at these meetings.**

### **389/2020 REPORTS OF MEETINGS**

**Cllr. Yexley** – had attended two meetings. The first was the Cornwall Council Strategic Planning Committee Technical Briefing to discuss the link road that was going to be the access to Pollards Fields and the new access to the developments at Langarth.

Cllr. Yexley advised it was expected that the construction of the road would begin in May 2020 and it would be completed by March 2022. Planning permission had already been given for what would be the access road for the building by Acorn of around 300 homes and the road would revert to a bus lane once the building had been completed. The planning application for the new road would be heard by Cornwall Council on 5<sup>th</sup> March 2020. Kenwyn Parish Council were invited to attend and members would like to hear from the parish council at that meeting. Cllr. Yexley was unable to attend however.

The road would be a 6.5 metre wide link road and it would include widening to the A390 at the junction. There would be a 2 metre pedestrian/cycleway and there would be a loss of 41 metres of Cornish hedging but in mitigation there would be a new 50 metre stretch of species rich new Cornish hedging. There would be a loss of poor arable land which will be replaced with a grass verge. Surface water run off would be directed into the infiltration basin that would be in place.

Some questions asked included what the impact of the construction traffic would be. The response being there wouldn't be any further traffic lights once the construction was finished. There would be left in and out and right in and out at the junction.

They were asked about the modelling of the junction and the response was that there was already a model in place that showed that access would be viable.

There was concern about traffic from Chiverton diverting through Shortlanesend to avoid the A390 thus making Shortlanesend a rat run.

**Cllr. Yexley** – had also attended a meeting with Cormac regarding the Threemilestone Traffic Management Assessment that had been written in 2016 but had only recently been known to the

Truro City Councillors. The meeting covered all the different highway issues that had been planned for Threemilestone such as traffic calming, the parking bays, yellow lines and the bus gate. Cllr. Tudor, Cllr. Smith and two representatives from Cormac were present.

Much of the work identified in the 2016 report had already been carried out so the meeting was just an update. The only area the officers were concerned about was the mini roundabout at Lower Hugus Road and work was being done on that to see if it could be reconfigured.

Cllr. Yexley advised the Bus Gate was working well and was very successful. Also, a lot of the parking measures had also acted as traffic calming measures. A lot of residents in the village had said that the parking measures had addressed the speeding and parking issues that had been previously experienced.

The Chairman spoke on the problems with rat running through Shortlanesend. He was disappointed to note that when the A30 was dualled there would be no East facing access or egress on the A30. The Highways Agency were of the opinion this would diminish the rat run. The Chairman however felt it would actually increase it.

The Chairman then reported on the Speedwatch programme both he and the Vice Chairman were involved in. They had carried out one session already in the village and caught 6 vehicles speeding.

Discussion then took place on the problems of speeding through the village.

**Cllr. Green** – had attended the CALC AGM which was mostly the approval of budgets etc.

Cornwall Cllr. Malcolm Brown had attended and had spoken on the Community Governance Review. Further consultation with the public would now take place before the final decisions were made.

**Cllr. Green** – had attended recent Langarth Stakeholders Panel Meeting. The number of houses being looked at had now been reduced to 3500.

### **390/2020 PRESENTATION BY GARNER & TONIC LTD – LANGARTH GARDEN VILLAGE**

**The Chairman** – introduced the speakers to the meeting. These were Adam Birchall, Terry Grove-White, Chris Daly and James House.

Since the last presentation in November 2019 more work had been carried out on the Langarth Masterplan.

A considerable amount of Design Work had been carried out. Work was also being carried out on trying to achieve a hybrid planning application for Langarth. This would be in outline form for the development and in detailed form for the road. It was hoped the application could be submitted towards the end of May or early June 2020.

A recap was given to members of the parish council particularly with reference to the previous consents and the problems these had thrown up as they were so disjointed and there was no connectivity and cohesion between the various developments.

As part of the Masterplan, those involved were trying to improve the existing permissions in line with the Key Design Principles already agreed.

Through the consultation process three concepts were considered:

1. A large development centre
2. 3 or 4 centres
3. Dispersed areas of development across the site

The decision had been taken to progress Option 3 and this would be tested against the Key Design Principles.

Health facilities, roads, pedestrian and cycle ways would be integrated. The group were focussing in a more strategic way on projects that would also include Threemilestone and Transport links.

The development would take place over 20 – 25 years and it was recognised that life would be very different then so forward planning was essential. Car clubs, electric bike hire etc would be considered.

In the previous scheme allotments, playing fields and open spaces were included but again with no cohesion so the group were looking at each development centre having different roles to incorporate these points.

It was essential that the new community was allowed to develop in an organic way. Previously the housing design was quite traditional so that was being re-examined to improve the design, topography, landscaping, sports and open space facilities. It was hoped that up to 50% of the site would be green infrastructure including a new forest.

In relation to access the group were looking at how long it would take to walk to other areas and to actually walk across the site. Sustainable homes would be built but to a much higher standard than the previous designs. There would be no gas on site, food waste management would be looked at as well as drainage reclaim, habitats, wildlife and biodiversity.

Affordable housing was a mix of 35% affordable but the total number of houses was still being looked at as were the heights, densities, key worker provision, care worker provision and retail provision at West Langarth.

Deliverability was key, the current individual schemes required a large amount of infrastructure which was why Cornwall Council had stepped in to take a more strategic approach.

Governs Farm was also being investigated with a view to possibly incorporating it into the development. This was a historic site with medieval rounds and field patterns which were being used to see what the correct approach for development might be there. It could be this area was used for the forest, a school and much lower density development.

The next steps would be further consultations, public events and workshops throughout March. This was being done in parallel with the revision to the Truro and Kenwyn Neighbourhood Plan. There would be a technical briefing to the Strategic Planning Committee which both Kenwyn Parish Council and Truro City Council would be invited.

The Chairman asked if the Truro & Kenwyn Neighbourhood Plan would have any effect on the Langarth development. Mr Grove-White advised it would but only after it had been finally adopted

following consultation, examination and referendum. That would likely take until the Autumn at the earliest.

The Chairman asked how Threemilestone could be included and improved and not seen as a separate community once the Langarth development was built.

Mr Grove-White advised this could be achieved through:

Physical infrastructure

Crossing points

Projects that would improve Threemilestone funded by Cornwall Council

He also advised the development wouldn't suddenly appear, it would evolve over many years. The road should be complete by 2024 and the housing would probably begin in 2023 with around 150 homes built per annum.

Cllr. Green advised it was essential the infrastructure was put in place especially health services, schools etc. He also urged the officers to ensure the council knew all the timings of the build as members needed to assist the existing services and community.

The Chairman referred to Treliske Hospital being on Opal 4 (its highest alert) a lot of the time and expressed his concern as to how the hospital would cope with all this extra development. It would certainly put a lot more pressure on community settings such as this.

Discussion went on regarding consultation with the hospital and other NHS partners regarding this and how this was being worked into the Masterplan.

Cllr. Willshee advised that South West Water issues needed to be the top of the agenda. Mr Grove-White advised they were working with them now and would continue to do so.

The Chairman asked for more information on the affordable housing provider and there was discussion about the quality of some of the providers.

Cllr. M Holroyd left the meeting at this point to go to work – 8.30pm.

Cllr. Gammon spoke on the effect on schools in the local area, particularly Threemilestone and whether or not parents would prefer to send their children to the new school.

Cllr. Yexley advised that during consultation with parents they had said they would not send their children to the new school as they had a lot of loyalty to Threemilestone School and would continue with that.

The officers advised the Headteacher was in discussions with them and she had expressed the same concerns which was why Cornwall Council's Cabinet had approved investment in Threemilestone School.

Cllr. Gammon raised concern about the minor road network especially through the lanes. She advised she used to walk the lanes but could no longer do so because of the rat running. She felt this would only increase when the village was created.

Cllr. Hilton asked when the Master Plan would be finalised and when the council would be able to hold the developers to account, with particular regard to the 'uninspiring' designs of the retail and hotel planning applications that had come forward to date.

The attendees advised that it would likely be ready at the end of the year. They also mentioned the Neighbourhood Plan and that this would be given more weight as it went through the process. However, as neither the Master Plan nor Neighbourhood Plans were at this stage they could not be taken into account with any planning applications that are presented in the meantime.

The officers advised they could use highway measures and traffic regulations to stop the rat running or at least reduce it. He advised they would have to find a way to sort it out.

Cllr. Dyer referred to issues he felt the officers were not taking seriously such as the Climate Emergency. He said their proposed drainage system was not good enough. He continued talking on the flooding that had occurred years ago in Truro and at the Newmills Dam.

The Chairman asked Cllr. Dyer to get to the question. Cllr. Dyer continued to speak on that subject and said the officers were not taking it seriously.

Mr Grove-White advised they were taking it very seriously and the Environment Agency were heavily involved. He advised the SUDS approach to slow down run off was actually more efficient than discharging via green fields.

Cllr. Dyer said too many crossing points on the A390 would hold up ambulances and he felt one crossing point would be better.

Mr Grove-White advised they were in consultation with the blue light services on these very points.

Cllr. Hart asked that members be provided with the presentation. He was advised a website would soon be going live with all the information on and the officers would ensure the councillors had all they needed.

The Chairman thanked the guests for attending and for giving the presentation and looked forward to the next update from them. They then left at 8.52pm.

**391/2020 TO CONSIDER AND APPROVE ENTERING INTO A MOBILE PHONE CONTRACT FOR OUT OF HOURS EMERGENCY CONTACT FOR PARISHIONERS REGARDING PLAYING FIELDS, VILLAGE HALL AND COUNCIL PROPERTY AND TEXT ALERTS TO COUNCILLORS – CLLR. HARRY**

**RESOLVED: TO ENTER INTO A MOBILE PHONE CONTRACT FOR OUT OF HOURS EMERGENCY CONTACT FOR FOR PARISHIONERS REGARDING PLAYING FIELDS, VILLAGE HALL AND COUNCIL PROPERTY AND TEXT ALERTS TO COUNCILLORS**

**Proposed by: Cllr. Yexley**

**Seconded by: Cllr. Hart**

**Vote: unanimous**

**392/2020 CORNWALL COUNCILLOR'S REPORTS – REPORTS TO BE SUBMITTED AHEAD OF THE MEETING AND THIS ITEM IS FOR QUESTIONS FROM MEMBERS ONLY. REPORTS WILL BE TAKEN AS ALREADY READ**

No reports received from either Cornwall Councillor.

Cllr. Hart felt it was time to say it was unacceptable that the councillors did not provide these reports. Cllr. Hilton agreed and said that since it had been decided the reports should be in writing the council had not received even one.

**393/2020 TO APPOINT A COUNCILLOR TO CHECK THE MONTHLY ACCOUNTS FOR MARCH 2020**

Cllr. Dyer was appointed to check the accounts along with Cllr. Hart.

**394/2020 TO AGREE AND ADOPT THE CORRESPONDENCE LIST AND RAISE ANY QUERIES ON ITS CONTENT**

**RESOLVED: TO RECEIVE AND APPROVE THE CORRESPONDENCE LIST**

Proposed by: Cllr. Hilton  
Seconded by: Cllr. Green  
Vote: unanimous

**395/2020 TO APPROVE THE MONTHLY ACCOUNTS FOR PAYMENT**

THE MONTHLY ACCOUNTS FOR FEBRUARY HAD BEEN CHECKED BY CLLR. YEXLEY, CLLR GREEN AND CLLR. HARRY WHO CARRIED OUT THE TRAINIG AND FOUND TO BE IN ORDER. CLLR. YEXLEY AND CLLR. GREEN RECOMMENDED THEM FOR PAYMENT.

**RESOLVED: TO PAY THE MONTHLY ACCOUNTS FOR FEBRUARY 2020.**

Proposed by: Cllr. Green  
Seconded by: Cllr. Harry  
Vote: unanimous

**396/2020 TO CONFIRM APPROVAL OF QUOTE FOR NEW PLAY EQUIPMENT AT THREEMILESTONE, GLOWETH AND SHORTLANESEND USING S106 FUNDS**

The third quote was still outstanding. It was proposed by Cllr. Hart, seconded by Cllr. Hewitt and agreed unanimously that all the quotes would be considered and decided on using email given the very tight deadlines the council had regarding the accessing the S106 funds.

**397/2020 TO APPROVE THE ENVIRONMENTAL PLAN PUT FORWARD BY THE ENVIRONMENTAL WORKING GROUP – CLLR. HARRY**

**RESOLUTION: TO APPROVE THE ENVIRONMENTAL PLAN PUT FORWARD BY THE ENVIRONMENTAL WORKING GROUP**

**Proposed by: Cllr. Gammon**  
**Seconded by: Cllr. Hewitt**  
**Vote: unanimous**

**The Clerk asked the Council to give a vote of thanks to Cllr. Harry for the huge amount of work he had done on putting this Plan together. They were very happy to do so.**

**The meeting closed at 9pm.**