

Kenwyn Parish Council

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 6th JULY 2020 HELD VIRTUALLY VIA ZOOM DUE TO COVID-19 RESTRICTIONS AT 7.00PM

059/2020 PRESENT: CLLR. B HILTON (CHAIRMAN), CLLR. GAMMON (VICE CHAIR), CLLR. F J DYER MBE, CLLR. HARRY, CLLR. HEWITT, CLLR. ROBINSON, CLLR. HART

MRS K J HARDING – CLERK TO THE COUNCIL

Also present: Cllr. Green, Cllr. A Willshee, Cllr. La Borde, Cllr. R Yexley
Cllr. D Tudor

The Chairman made everyone aware that the meeting was being recorded both by audio and video.

060/2020 APOLOGIES: CLLR. HOLROYD

061/2020 DECLARATIONS OF INTEREST

Cllr. Dyer declared an interest in the following application as he was once the landowner but had now sold the land - **D2635 Application** PA20/04326

Proposal Proposed dwelling - alternative design/layout to previous outline approval PA19/04518 to include repositioning of house, addition of detached garage/store, landscaping with biodiversity enhancement

Location Land South Of Treworder Mill Tregavethan Cornwall

Applicant Mr David Lawton

Grid Ref 179498 / 46233

062/2020 PUBLIC PARTICIPATION (10 MINUTES MAXIMUM, 3 MINUTES MAXIMUM PER PERSON ON PLANNING MATTERS ONLY)

No public participation.

063/2020 TO CONSIDER PLANNING APPLICATIONS AS LISTED BELOW:

D2633

Application PA20/04457

Proposal Installation of solar PV array to generate up to 5 MW of electrical power with

variation of condition 5 of decision PA10/07837 dated 18/04/2011

Location Causilgey Barton Tregavethan Truro Cornwall

Applicant Ms Juliette Bustamante Causilgey Ltd

Grid Ref 177586 / 47373

Deferred from meeting held on 22nd June 2020 for more information on noise levels.

Observations: Support

Proposed by: Chairman

Vote: unanimous

D2634

Application PA20/04701

Proposal Proposed single storey extension.

Location 7 Kingsley Close Gloweth Truro TR1 3XJ

Applicant Mr C Phillips

Grid Ref 179404 / 44544

Observations: Support

Proposed by: Cllr. Robinson

Seconded: Cllr. Gammon

Vote: unanimous

D2635

Application PA20/04326

Proposal Proposed dwelling - alternative design/layout to previous outline approval PA19/04518 to include repositioning of house, addition of detached garage/store, landscaping with biodiversity enhancement

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Cllr. Dyer declared an interest and took no part in this application.

Observations: Support

Proposed by: Chairman

Vote: 6 in favour, Cllr. Dyer did not take part or vote as he had declared an interest.

D2636

Application PA19/07921

Proposal Full planning application for the development of a 78 bed hotel with integral bar / breakfast facility, B1uses on the ground floor (up to a maximum of 345 sq.m.), a Drive Thru restaurant (A3 / A5), pump station, access, parking, landscaping, infrastructure and associated works.

Location Land And Maiden Green Threemilestone Truro Cornwall

Applicant R J Walker Ltd

Grid Ref 178909 / 45114

Much discussion took place on the environmental and ecological factors surrounding this application. However the council decided to support the application but would add members were very disappointed and concerned about the impact the development would have on the environment. The submission below had gone to Cornwall Council and this would be mentioned in the official response.

PA19/07921 | Full planning application for the development of a 78 bed Land And Maiden Green Threemilestone Truro Cornwall TR3 6BA

Comments on the environmental sustainability measures proposed by the developers R Walker Ltd.

This is the moment for developers and builders to take seriously the issue of declining biodiversity and the increasing loss of wildlife, to design accordingly with purpose and real intent. The submitted application for the hotel at Maiden Green proposed by R Walker Ltd is for corporate benefit at the loss and detriment to the environment.

Why wouldn't developers want to see "Incredible new development prioritises nature" as a headline? Everyone must adapt and make sacrifices to limit climate change and the biodiversity crisis. Developers should see this as an opportunity to construct buildings that lead the way in putting wildlife and wild areas at the heart of their projects.

R Walker Ltd has presented Kenwyn Parish Council and Truro City Council with an environment and sustainability proposal for the hotel development at Maiden Green which is woefully short of ambition and lacks any genuine respect for wildlife.

As such it undermines:-

- 11 of the 18 UK bat species using this site, including one of the rarest species of mammal in the UK, the barbastelle bat. This they are trying to offset with a paltry three bat boxes
- The site has a history as hazel dormouse habitat, another of the UKs rarest mammals and the development is compensating for this large -scale destruction of habitat by installing a dormouse nest box.
- Built directly on reptile habitat, the chances of avoiding injury or death to the slow worm, grass snakes and common lizards likely to live there are nil, which is a legal offense. One pitiful log pile has been promised.
- A net increase of 19 native trees is a good start, but they should have kept space for many more to be planted, not only to support the native fauna likely to visit these trees but also to begin sequestering the huge amount of carbon this development will produce and continue to.
- Undervalue the fact that they are building directly on top of a site of district importance for badgers.
- Needs serious network of green corridors, rather than the absolute bare minimum they have factored in, stone piles plural and much larger natural spaces
- Will certainly not lead to "net gain in biodiversity" – a planning requirement

- The ecology report which informs this environmental proposal sadly only surveys priority species ie. bats, dormice, badgers and reptiles. What about the species which are not considered special, priority or protected? Their numbers are declining too. So, when a hedge is gone, trees are lost and scrub bulldozed away, developers create a wildlife desert. Do wood mice, hedgehogs and insects not count, should there be habitat created for them too?

The Maiden Green hotel building will cover such a large proportion of the site, that more appropriate environmental measures are impossible to achieve. The newly built Cornish hedge and 19 trees planned for the western boundary will take years to mature and the only other vegetation within the precinct of the hotel is of non-native, low maintenance species. This will make the hotel site a wildlife free zone ensuring a clinical, visitor experience demanded by a hotel chain.

Perhaps a better design for the hotel would be one which allowed more space around the building enabling the retention of existing natural habitat or the potential to create more. There could be a pond, areas of scrub, many more trees - all to create habitat for a multitude of creatures which would be visible and audible around the hotel. Not only would this be great for Cornwall's wildlife, but Cornwall's visitors too!

And can this proposed hotel at Maiden Green be considered 'sustainable development' when the definition of 'sustainable' in the NPPF is "meeting the needs of the present without compromising the ability of future generations to meet their own needs"? Current plans will see the loss of irreplaceable wildlife and a green environment which future generations will not be able to enjoy. Unless, of course, the developers choose to design with nature not profit as their priority.

R Walker Ltd propose a soulless, unambitious and lifeless development. The design is outdated before the ink has dried. As the UK moves to the electrification of energy, there are insufficient electric car charging points within the hotel area, and as the UK aims to be carbon neutral and reduce fossil fuel consumption, R Walker Ltd envisage a filling station next door!

R Walker Ltd plans take no account of Truro's environment and the wildlife that is being pushed ever further to the margins of survival. The list of items in the environmental and sustainability document are pitifully inadequate. Nineteen trees, three bat boxes, three bird boxes, one dormouse nesting box and a pile of log for reptiles is a gesture, a cynical tick box exercise to compensate for irreparable damage. It shows contempt for our local councils and the many environmental groups who are working hard to restore and enhance nature.

Aside the damage to nature, the following environmental concerns should be addressed by the developer. These are:-

1. A Drive Thru cafe is an inappropriate business model in the time of a climate crisis. This proposal will increase emissions which is contrary to Cornwall Council's declaration of a climate emergency and not in accordance with its Environmental Growth Strategy which forms part of the Local Plan. The Drive Thru is opposite a college and school where many children congregate. Idling engines will contribute to what is already an area with poor air quality.
2. Rainwater collection for irrigation of landscaped green spaces is unambitious. Rainwater could be collected for use in toilets etc.
3. There is no cycle provision, either in cycle paths linked to the proposed Saints Trail or cycle parking on site.

4. There are not enough electric charging points.
5. The trees to be planted on the perimeter of the hotel site are labelled incorrectly. The landscape architects refer to Cornwall's native sessile oak as SENSILE. Its hoped this is a misspelling rather than an ignorant landscape architect.
6. The replacement Cornish hedges at the top of the embankment will not be built to the specifications laid down in Cornwall Council's biodiversity guide. There should be a buffer zone from the car park to the Cornish hedge of at least two metres preferably three. And building a Cornish hedge on top of an embankment is not traditional and creates an artificial boundary between nature on the outside of the hotel perimeter and the wildlife desert which will immediately surround the building.
7. There should be zero planting of non-native species as part of the green spaces landscaping.
8. There should be a light management plan to ensure wildlife is undisturbed whilst foraging in the evening. This has not yet been submitted.
9. The proposed replacement, artificial badger sett is within Langarth Masterplan Development area. Is there provision for this in that plan? And is there provision for additional foraging area in the Langarth Masterplan? Or will this badger community be the last at Maiden Green?

Observations: Support but refer to the above submission already sent to Cornwall Council.

Proposed by: Chairman

Vote: 5 in favour, 2 against

D2637

Application PA20/04214

Proposal Proposed wooden outbuilding for storage of agricultural and gardening equipment and proposed plastic-covered polytunnel to be used to grow vegetables on a domestic scale

Location Land North Of Penhaldarva Tregavethan Truro Cornwall

Applicant Mr And Mrs Jonathan And Allison Jane

Grid Ref 180072 / 46127

Observations: Support

Proposed by: Cllr. Dyer

Seconded: Cllr. Gammon

Vote: unanimous

D2638

Application PA20/04820

Proposal Proposed first-floor residential extension and Juliet balcony.

Location 1 Rosevalley Threemilestone TR3 6BH

Applicant Ashley Morcom

Grid Ref 178115 / 44559

Observations: Object – the proposal would make the dwelling out of keeping with the neighbouring properties

Proposed by: Chairman

Vote: unanimous

D2639

Enquiry

Reference PA20/04655

Proposal Non material amendment in relation to decision notice PA16/11572

Location Truro College College Road Gloweth Truro TR1 3XX

Applicant Mr Peter Ward Truro College

Observations: Support

Proposed by: Chairman

Vote: unanimous

064/2020 TO RECEIVE PLANNING REPORTS

No planning reports.

065/2020 ANY OTHER ITEM THE CHAIRMAN DEEMS AS URGENT

No other urgent items.

The meeting closed at 7.49pm.