

# Kenwyn Parish Council

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## **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 11<sup>TH</sup> OCTOBER 2017 AT SHORTLANESEND VILLAGE HALL AT 7PM**

**197/2017 PRESENT: CLLRS. R TINNEY (CHAIRMAN), B HILTON (VICE CHAIRMAN), W ROBINSON, J KEVERNE, K POLKINGHORNE, J DUNN, J SHENTON  
Mrs K J HARDING – CLERK TO KENWYN PARISH COUNCIL**

**Also present:** Cllrs. I Holroyd, F J Dyer, J Burlinson, S Horne, A Ewart  
Cornwall Cllr. D Tudor  
Miss C Harding, Mr R Flexman, Mr P Bent, Mr P Holdcroft – Landmark Associates, Mrs H Wasley,  
Andrew Archer and Amanda Odgers from Cormac

**198/2017 APOLOGIES: Cllrs. K HART, S Walshaw**

### **199/2017 DECLARATIONS OF INTEREST**

No declarations of interest.

### **200/2017 PUBLIC PARTICIPATION (10 MINUTES MAXIMUM, 3 MINUTES MAXIMUM PER PERSON) ON PLANNING MATTERS ONLY**

No public participation.

### **201/2017. TO CONSIDER PLANNING APPLICATIONS AS LISTED BELOW:**

D2414 Royal Cornwall Hospitals NHS Trust, Royal Cornwall Hospital Treliske - Installation of air handling unit (AHU) and associated ductwork PA17/08594

Observations: Support

Proposed by: Cllr. Polkinghorne

Seconded by: Cllr. Dunn

Vote: unanimous

D2413 Mr Philip Holdcroft Landmark Estates, Ward of Truro Chyvelah Road Threemilestone - Conversion of the existing garage showroom to a retail convenience store (use class A1) with ATM and associated parking. Demolish garage repair building and erect convenience storeroom. Erection of 6 x 2 storey semi-detached dwellings on the former parking forecourt PA17/07905

**Standing Orders were suspended to allow Mr Holdcroft to address members as and where necessary.**

The Chairman spoke on his recent email to the Planning Officer where he had given the officer some background regarding discussions the parish council had had with Rob Lacey and also with the committee involved with the Neighbourhood Plan about the site and that if it was ever available for a change of use would there be a possibility of obtaining some of the site for public space or some extra short-term parking for local residents who want to access the businesses in the area.

It was felt that from those discussions it was something that should be looked into when the site became available. It had always been difficult to try and find out what was happening to the site and to get hold of the owners. It seemed that the parish council had missed the latest chance and as the current application had now been received with no Pre-application advice sought it had left the parish council on the back foot.

Points initially made to the planning officer were:

1. The access to the north of the site for delivery vehicles is too narrow to allow for large delivery vehicles to enter and leave the site, we note that it shows that they may enter from either way, but whichever way they enter or leave the site onto Chyvelah Road it will be a very tight turn. In respect of them entering from the mini roundabout via the bollards we do not think that is a safe route to take traffic crossing over from the left, as well as this where would the vehicle park while waiting for the bollards to be removed?
2. We would also like more detail regarding the access to the residential units in relation to the other mini roundabout next to the Spar shop, and also access to and from the shop car park onto Hugus Road and how this would affect other road users. This is more important now than ever due to the large amount of road users/rat runners who use that section of road.
3. During previous discussions about this site we questioned whether or not a Retail Impact Survey and more sequential testing should be done. We note this would depend on the size of the store. We are not sure what size the actual retail aspect of the Co-op is going to be, and would like to know if a retail impact survey will be done or any sequential testing. This is a very important aspect of this application in how it will affect the existing businesses in Threemilestone and feel that they must be taken into account before a decision is taken on the application.
4. There seems to be a question over who will take on responsibility for the open space and adoption of the residential road that supports the 6 dwellings, this will need to be sorted out also.
5. The size of the houses and plots seem to be too large for the area, the houses in particular are totally out of keeping with the rest of the houses on Hugus Road which are mainly bungalows or dormer houses not two storey buildings with a high pitched roof. The gardens also seem to be very large and whilst in itself this is not a bad thing, we feel that these properties do not necessarily need such a big garden, if they were in a more rural setting they would fit in far better.

If this aspect of the site was redesigned we feel that extra parking could be introduced into the application which would help serve the local people and other businesses close by.

6. One of the other points raised was pedestrian access to the store and whether it would be possible to have crossing points laid out on Chyvelah and Hugus Roads to make it safer for pedestrians to access the store.

Mr Holdcroft explained that since the last meeting where these points were raised he had listened and had tried to address the concerns of the parish council. He had spoken with his Highways Expert and in turn to Cornwall Council Highways Department regarding access and egress arrangements. Cornwall Council Highways were supporting the current proposals and did not see the need for them to be changed. Mr Holdcroft would however go back again and look at this.

Mr Holdcroft felt the pedestrian crossing could be supported by way of a Section 278 Agreement and he would be happy to ensure this was funded. It would need further negotiation now with Cornwall Council Highways.

Garden sizes had been looked at again but to make the whole scheme viable the house prices needed to be such that the garden sizes needed to remain as they were. Cllr. Horne advised it may not be financially advantageous but it would be socially advantageous to provide extra parking for the village. He felt these sorts of values were what the Co-Op stood for.

Mr Holdcroft advised the Co-Op was very philanthropic and supported a number of local charities but it did not have a mandate to provide extra car parking spaces for villages. Cllr. Horne felt the Co-op would however exacerbate the existing parking problems. Cllr. Tudor questioned Cllr. Horne as to how it would do that. Cllr. Horne advised more cars would visit the Co-Op each day than would have been visiting the existing garage.

Cllr. Ewart questioned Mr Holdcroft on the entrance near the roundabout. Mr Holdcroft explained there would be bollards at this entrance which would only move for delivery vehicles. Cllr. Ewart asked is there would be an entrance/egress onto Chyvelah Road. Mr Holdcroft said there would be.

Cllr. Ewart questioned Mr Holdcroft on the projected house prices for the 6 new dwellings. Mr Holdcroft did not have that information but said house prices would be market led and probably middle market prices for the area.

Cllr. Ewart felt the proposed garden sizes were a worry as it appeared they would make the houses unaffordable for local people.

Cllr. Polkinghorne advised the front doors would open into the prevailing wind so porches should be added. He felt there was insufficient visitor parking provided and wondered whether some of the gardens could be used for this.

Cornwall Cllr. Tudor advised that if the Co-Op was granted planning permission it would lead to the demise of the Spar Shop. She said this was an application for a shop plus 15 car parking spaces, it would be a plus for the village and she didn't see any problems with the application.

Cllr. Horne informed Cornwall Cllr. Tudor she was assuming the Spar Shop would go which was unknown. He also advised that even if the shop did go it would be replaced by another business.

Cllr. Ewart hoped the staff at the Spar Shop would be helped into alternative employment should the shop be forced to close.

Cllr. Hilton asked how many spaces were required under planning requirements. Mr Holdcroft said they had to provide 11 spaces but they had actually provided 15.

Cllr. Horne informed Mr Holdcroft that parking was a major issue in the village. He asked where the staff would park. Mr Holdcroft said there would be no staff car parking provision and they would recruit staff that could either walk or use public transport to get to work.

Cllr. Burlinson advised the shop in Gloweth only employed people who could walk to work or use public transport and this had worked very well for 10 years.

The Chairman raised concerns about the retail impact on other businesses and felt that sequential testing and a Retail Impact Assessment should be carried out but he accepted that as the floorspace of the store was below the trigger point they would not be carried out.

The various types of pedestrian crossings were discussed and Andrew Archer from Cormac gave general advice on the work Cornwall Council would have to carry out ahead of any decision on whether a crossing would be provided and if so which type.

### **Standing Orders were reinstated.**

Cllr. Burlinson handed the Chairman a leaflet that was circulating Gloweth from Change.org who were asking 'Is Planning in Cornwall out of control?'

The Chairman advised the parish council needed to make a decision on this application at this meeting. After some discussion it was proposed by Cllr. Dunn and seconded by Cllr. Keverne that the application be supported subject to a number of conditions.

Observations: Support subject to:

1. A condition should be added to any permission limiting the size of the delivery lorries that could service the store. A maximum size should be conditioned.
2. A condition should be added ensuring all staff employed by the Co-Op would either walk to work or use public transport. They must be prohibited from parking onsite.
3. There should be a time limit for parking to ensure cars were not left there all day by non shop users.
4. Confirmation that Cornwall Council would adopt the open space and highway or if not how this would be managed going forward.
5. A pedestrian crossing, of the most suitable type, be provided either on Hugus Road or Chyvelah Road

Proposed by: Cllr. Dunn  
Seconded by: Cllr. Keverne  
Vote: 5 in favour, 1 against and 1 abstention.

**202/2017. TO RECEIVE PLANNING REPORTS**

No planning reports.

**203/2017. ANY OTHER ITEM THE CHAIRMAN DEEMS AS URGENT**

No other urgent items.

**The meeting closed at 7.50pm.**