

Kenwyn Parish Council

1 Nancevallon
Higher Brea
Camborne
TR14 9DE

Mrs K J Harding
Clerk to the Council
Tel: 01209 610250/0800 234 6077
e mail kenwynpc@btconnect.com
www.kenwynparishcouncil.gov.uk

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 27TH SEPTEMBER 2017 AT SHORLANESEND VILLAGE HALL AT 7PM

170/2017 PRESENT: CLLRS. R TINNEY (CHAIRMAN), B HILTON (VICE CHAIRMAN), W ROBINSON, J KEVERNE, K HART, K POLKINGHORNE, J DUNN

Mrs K J HARDING – CLERK TO KENWYN PARISH COUNCIL

Also present: Cllrs. I Holroyd, S Walshaw, F J Dyer, J Burlinson
Cornwall Cllr. D Tudor (part of meeting), Mark O'Brien – Cornwall Council, Scott Sharples – Cornwall Council
Miss Chloe Harding, Mr Philip Holdcroft – Landmark Estates

171/2017 APOLOGIES: Cllrs. J SHENTON, S Horne

172/2017 DECLARATIONS OF INTEREST

Cllr. Dunn - D2412 Mrs C Allen, 51 Polstain Road Threemilestone TR3 6DH - Proposed rear single storey extension and first floor extension PA17/08201 - personal interest as related to applicant.

173/2017 PUBLIC PARTICIPATION (10 MINUTES MAXIMUM, 3 MINUTES MAXIMUM PER PERSON) ON PLANNING MATTERS ONLY

No public participation.

174/2017. TO CONSIDER PLANNING APPLICATIONS AS LISTED BELOW:

D2412 Mrs C Allen, 51 Polstain Road Threemilestone TR3 6DH - Proposed rear single storey extension and first floor extension PA17/08201

Observations: Support subject to the extensions being built to current building regulation standards.

Proposed by: Cllr. Keverne

Seconded by: Cllr. Hart

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 the applicant to address the committee.

Mr Holdcroft spoke on the purchase of this site and how it had to be completed very quickly which had led to there being no opportunity for pre-application advice to have been sought. Mr Holdcroft advised he would have preferred to go through the pre-application procedures.

He also outlined the type of development Landmark Estates undertook across the South of England.

The Garage site would be dealt with in two halves. One would be the conversion of the existing garage showroom to a Co-Op retail convenience store comprising 425 square meters. 15 onsite car parking spaces would be provided with a separate area for lorry deliveries. It was anticipated there would be the equivalent of 1.5 lorry deliveries per day. There would also be a daily bread delivery and a daily delivery of newspapers.

Landmark Associates would build and own the store and would lease it to the Co-Op for 15 years initially.

The residential development would comprise of 6 x 2 storey semi-detached dwellings on the former parking forecourt. They would be two storey dwellings of traditional design with a contemporary twist. Mr Holdcroft advised he would be open to some design tweaks. The garden sizes would be large – around 20 to 23 metres. The houses were designed for families. The houses would go on the open market as freehold properties for sale.

Mr Holdcroft advised there were no objections from the Environmental Protection Officer. He was in early dialogue with Highways regarding access and egress. The planning officer had asked for further work on the Street Scene to cope with the two storey houses to the existing bungalow.

Cllr. Polkinghorne raised his concerns regarding staff parking as there appeared to be no provision for this. He advised there was no offsite parking in the village. Threemilestone was already experiencing serious problems with parking. Mr Holdcroft responded by saying the Co-Op would look to employ local staff that wouldn't need to drive to work. He also advised the current parking provision exceeded the national policy requirements.

Cllr. Polkinghorne also raised concerns about the access and egress for the lorries. He felt the current proposals were not suitable and members agreed it would not allow 40 tonne lorries to enter and exit. Alternative arrangements were suggested to the applicant.

Cllr. Dyer asked how many houses would be built and how they would affect the existing bungalow in terms of overlooking and shadowing. The applicant advised overlooking could never be totally alleviated. Six houses would be built and he said these would not result in any loss of light to the bungalow. The applicant would be happy to discuss fencing or hedging to protect the existing dwelling. He also advised the only overlooking would be from one bedroom window.

Cllr. Keverne spoke on the traffic problems in the village and asked whether the Co-Op or the developer would consider paying for a pedestrian crossing from the Post Office to the new Store. It was also felt a pedestrian crossing was needed for Chyvelah Road. Mr Holdcroft was open to discussion on this and would go back to the Co-Op to discuss it further.

Cllr. Keverne asked why a further ATM machine was to be included when there were already two machines in the village. Mr Holdcroft felt this could perhaps be removed from the proposed development.

Cllr. Dyer asked if the applicants had looked at other uses for the site rather than a Co-Op. Mr Holdcroft advised they were now contractually obliged to the Co-Op so this could not be changed.

Cllr. Polkinghorne asked whether banking services could be included. Mr Holdcroft would follow this up and come back to the parish council.

The Chairman spoke on the problems with parking in the village and the parish council's enquiries about acquiring some of the site for a car park. These enquiries hadn't produced anything but the problems with parking still existed. He wondered whether the garden sizes could be reduced to allow further parking provision.

The Chairman also felt the houses were too high in this location and should perhaps be dormer bungalows.

The Chairman asked whether a Retail Impact Assessment and Sequential Testing had been requested by the Case Officer. The applicant said it had not been as on both of these subjects the proposals fell short of the national threshold.

The Chairman also wanted more information on who would be responsible going forward for the open space, roads and infrastructure. The applicant advised a bond covering this for 100 years or so would be paid to Cornwall Council or the Parish Council to cover this. Members doubted Cornwall Council would accept this arrangement.

The applicant was asked whether there was a need for a further store given there was already a successful shop in the village. He replied that commercial competition was not a planning concern and the Co-Op felt their store would be successful. The Chairman was disappointed that no-one from Threemilestone had attended the meeting given the opposition to the development locally.

Standing Orders were reinstated.

Observations: Questions would be asked of the Case Officer as below:

1. The access/egress for both cars and lorries would be queried as it was not felt the current proposals were suitable. 40 tonne lorries would have great difficulty in getting in and out of the site under the current proposals.
2. Onsite parking would be queried. It was felt the gardens could be reduced in size to provide further parking.
3. Open Space and Infrastructure – further information was needed on who would be responsible for the ongoing management of the open space, roads and infrastructure

4. A Retail Impact Assessment and Sequential Test would be requested given there was an existing convenience store.
5. Pedestrian crossings for Chyvelah Road and from the Post Office to the new store would be explored further.

175/2017. TO RECEIVE PLANNING REPORTS

Cllr. Polkinghorne spoke on an Enforcement Complaint he had made regarding the property known as Agan Chy, Lower Hugus Road, Threemilestone where an alleged conversion of the garage into a residential dwelling had taken place together with the construction of a block stone wall. This was being investigated by Cornwall Council's Enforcement Team.

Cllr. Polkinghorne was thanked for making the complaint.

The Chairman spoke on PA17/08959 Polstein, Lower Polstain Road, Threemilestone Non-Material Amendment – Plots 13, 14 and 15. The Local Planning Authority had to decide on this application with 28 days so the parish council had to deal with it at this meeting. The Chairman had obtained further information from the agent for the application and this had been circulated to members.

It was decided the proposals should be supported by the parish council.

176/2017. ANY OTHER ITEM THE CHAIRMAN DEEMS AS URGENT

No other urgent items.

The meeting closed at 7.55pm.