



Wadebridge Town Council

Minutes of the Planning Committee meeting held on Monday 4 December 2017 at 6.22pm, Board Room, Town Hall, Wadebridge

Cllr Pennington, Chair of Committee, had advised late arrival prior to the meeting.

Present : Cllrs; D Bassett, E Gill, L Gliddon, A Jones, J Leach, Louise Mitchell, Philip Mitchell & A Pennington. **Absent :** D Rowe & V Swift.

Public present : Mr Hamm (arrived 6.52pm).

In Attendance: Anne Minnis (Town Clerk) & Beverley Collins (Minutes).

Housekeeping – Cllr Pennington 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.
- 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'.

P055/17 Apologies – Cllr Nigel Hawken had advised apologies.

- It was **RESOLVED** to accept apologies from Cllr Hawken who had a conflicting social engagement

P056/17 New membership – None.

P057/17 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.**

P058/17 Public Participation – None.

P059/17 Planning Application –

- a) For Re-consideration** – Members discussed information received from the Planning Officer in respect of the following application :
 - i. PA17/05689** : Mr Andrew Ware, Chaddlewood Investment Ltd. c/o Cerco Property Consultants, Land Off Higher Trenant Road / Green Hill, Outline application for the development of 204 residential dwellings together with associated infrastructure including formal and informal landscaping and layout of internal access roads, details of access from Higher Trenant Road / Green Hill to be determined with all other matters reserved.

Cllr Pennington gave a summary of information received from the Planning Officer including that relayed at a meeting attended by herself and Cllr Gliddon, Deputy Chair of Committee. This included :

- Potential mitigating measures against water run-off / drainage.
- Conditions can be applied when approving the scheme.
- Impact and potential damage to the highways network.
- A sensitivity test is required in relation to future traffic modelling.
- The Planning Officer has advised his position on approval of the application.

Members debated information and points noted included :

- There are ongoing concerns with drainage and flooding issues.
- Aware of the negative impact of traffic using Green Hill and Egloshayle Village as the only access / exit route.
- Members accept that an alternative route is not within the current scheme but the overall feeling is that an alternative route would be preferable and should be considered.
- The drainage report prepared is comprehensive.
- The site is suitable for development subject to appropriate mitigation against both drainage and highways issues.
- Highways report is not yet available via the planning portal.

Options available to the Town Council at this stage are :

- i. Agree to disagree with the Planning Officer.
- ii. Submit a further comment to support the application.
- iii. Request that the application goes to Cornwall Council Strategic Planning Committee for decision.

The Town Clerk raised concerns with the proposed mitigation against flooding and reminded the Committee of the current situation faced by the Town Council in respect of SWW works being undertaken for the Bridge View development.

New information available relates to inclusion of a signalised junction to mitigate against the traffic impact and stringent conditions for surface water drainage. A full drainage scheme is to be submitted to Cornwall Council.

Cornwall Council has requested engagement with Wadebridge Town Council throughout the build – this affords the Town Council an opportunity to be pro-active and monitor the build.

In general, Members felt that with the new information provided there is no material planning reason to not support the application but they remain aware that the community appear to not support the proposed scheme and they continue to have very serious concerns with the negative impact to Green Hill and Egloshayle Village and would like the opportunity to further discuss the highway issues with both the Planning Officer and the developer.

In respect of the affordable housing element it is felt that this is acceptable and provides a good mix. Cllr Pennington highlighted concerns that any modification to the highway element of the scheme may then have a negative impact on the affordable housing element.

6.52pm, Mr Hamm arrived.

- It was **RESOLVED** to submit the following response :
It is requested that the Planning Officer remains mindful that Wadebridge Town Council previously objected to the scheme and that many parishioners have submitted objections and those comments should be taken into consideration. However, the Town Council has been re-consulted and based on the new information provided is in general support of the application but would like the highway issues referred to in comments submitted to the planning portal and those made by the Town Council addressed.

Cllr Gill against.

P060/17 Date of next meeting - To be advised.

Meeting closed at 6.55pm

Signed as a True and Accurate Account :

..... **Chair**

..... **Date**