

Roche Parish Council
Report from Planning Sub-Committee Meeting
Held on Wednesday the 14th December 2016
in the Dennison Building, Roche CP School at 6.30pm

Present: Councillors M. Edyvean (Planning Chairman), P. Ames, D. Laisley-Hayward, B. Higman, Mrs. I. Northey, J. Smith, J. Wood, Mrs. J. Burdon (Parish Clerk), Mrs. Seedhouse & Mrs. Wright, Mr. C.A. Stone, Forest Developments Ltd, Mr. Kitt Stokes – Architect, PCSO S. Tibbles

Apologies: Councillors D. Inch, Ms. A. Carne, Mrs. S. Tippet

Members Declaration of Interest in items raised on the Agenda: Councillor P. Gale declared a non-registerable interest in the application for Forest Crest Developments. Councillor M. Edyvean declared a non-registerable interest in the pre-application from Vodafone.

Any letters received for or against any Planning Applications: Councillor M. Edyvean reported there are four local complaints that had been sent direct to Cornwall Council in respect of application PA16/10684 for Mrs. G. Whitehead.

Planning Applications for Consideration:

Application No: PA16/10115	Mr. David Ould – Certificate of Lawful Development for Existing Use as A1 to be used for the storage, wholesale, retailing and distribution of steel and other building products including some fabrication, Yard and Store, Withiel Road, Roche Support (Proposed: Councillor J. Smith; Seconded: Councillor Mrs. I. Northey)
Application No: PA16/10194	Mr. Timothy Julian –To demolish existing ground floor extension to dwelling and erect a new ground floor extension comprising of a utility room to existing kitchen, wc/shower room and study, 42 Harmony Road, Roche Support (Proposed: Councillor B. Higman; Seconded: Councillor D. Laisley-Hayward)
Councillor B. Higman declared a non-registerable interest in respect of the following application and left the meeting room during discussion:-	
Application No: PA16/98760	Forest Crest Developments – Erection of distribution depot (B8), with associated office area (B1), engineering works, vehicle parking, service facilities, boundary treatments, drainage areas and landscaping, Land East of Victoria Commercial Centre, Station Approach, Victoria, Roche Support – We look forward to becoming good neighbours and working with the community so we are not blighted with speeding drivers in the area (Proposed: Councillor P. Ames; Seconded: Councillor P. Gale)
Councillor B. Higman returned to the meeting. PCSO S. Tibbles arrived at the meeting at 7.09pm.	
Application No: PA16/10209	Mr. Richard Trevail – Garage/store outbuilding, Tregoss Mill, Tregoss, Roche Support (Proposed: Councillor B. Higman; Seconded: Councillor Mrs. I. Northey)

Application No: PA16/10364	Co-op Food Programme Delivery Orchid Group – Application for Display of Advertisement Consent namely siting of 3 internally illuminated logo signs (Signs A, C and D); 1 internally illuminated wall mounted aluminum projector sign (Sign E), 2 non-illuminated wall mounted aluminum panel signs (Signs F and G) and 1 internally illuminated totem (Sign H), 2 Victoria Road, Roche Support (Proposed: Councillor P. Ames; Seconded: Councillor D. Laisley-Hayward)
Application No: PA16/10684	Mrs. G. Whitehead – Conversion and extension of existing barn into a dwelling, The Old Barn, Coldvreath Road, Coldvreath, Roche Support - Subject to satisfying environmental health issues in taking full responsibility for the local boreholes (Proposed: Councillor J. Wood; Seconded: Councillor P. Gale)
Councillor P. Gale declared a non-registerable interest in respect of the following application and left the meeting room during discussion:-	
Application No: PA16/11149	Mr. & Mrs. Seedhouse – Application for Reserved Matters for Construction of a dwelling, Land to the West of Bilberry Cottage, Bilberry, Bugle Support (Proposed: Councillor B. Higman; Seconded: Councillor D. Laisley-Hayward)
Councillor P. Gale returned to the meeting. Mrs. Seedhouse and Mrs. Wright left the meeting at 7.20pm.	
Councillor M. Edyvean declared a non-registerable interest in respect of the following application:-	
The following application is for information only as it is for pre-application advice:-	
Application No: PA16/03300/ PREAPP	Vodafone Ltd – Pre-application advice for proposed base station installation, Land North East of Tregarrick Fields Farm, Edgcumbe Road, Roche
Application No: PA16/09983	Mr. T. Keveth – Construction of a managers dwelling, Coach Entrance, Old Coal Yard, Roche Next Agenda, requesting an extension of time

Results of Planning Applications:

Application No: PA16/02702/ PREAPP	Forest Crest Developments – Pre-application advice for construction of Distribution Centre (B8 use), Land East of Victoria Commercial Centre, Station Approach, Victoria Road – Closed – advice given
Application No: PA16/02841/ PREAPP	Ms. Laura Wright – Pre-application advice for change of use from commercial to residential use, 11 Edgcumbe Road, Roche - Closed – advice given
Application No: PA16/09828	Mr. Trewinnard – T1 Beech – fell due to excessive decay in above and below root flare, The Old Rectory, Fore Street, Roche - Approved

Planning Correspondence Received:

1. Cornwall Councillor J. Wood – Email received as follows - I have spoken with a Senior Planning Officer as requested regarding the two applications for the Buckland family. Yes, we can mention in our submission a reference to the emerging Neighbourhood Plan. However, the Chief Government Inspector is now saying that in refusing an application not only do we have to refer to policy we must also demonstrate harm. It is not enough to say too many numbers. Advice given. We accept the increase in numbers in the Bugle Road as the harm would be very difficult to demonstrate 6 units into 12 semi-detached homes is not a very large increase and will have very little or no impact on the surrounding area. Pressure on infrastructure is not an argument the Inspector would accept in this location. Regarding proposed development at Higher Trezaise we enter into further dialogue with Mr. Morcom to establish the impact on the community and try to establish as much gain as is possible if this is not forthcoming then we can look to our emerging plan for support but we cannot use it as a delaying tactic. I am more than happy to have an initial meeting with Mr. Morcom and find out what he has to offer. As was stated despite our emerging plan it may be easier to work with Mr. Morcom if the community gain meets expectations. the mood of Government is if in doubt approve, which makes life for communities like ours very difficult when inspectors are expected to carry out the Governments dictate.
2. Cornwall Council – PA16/09432 – Edwina Crocker – Email received as follows – Thank you for your email. This Deed of Modification should not have been included on the weekly planning list as it is not a matter that needs to be consulted, so I am not sure how it ended up on there. The Deed of Modification relates to bringing the Section 106 Agreement in line with lender requirements as the owner is looking to sell the property. These older style agreements are not accepted by lenders and this is the standard approach which would be applied to any sales on this particular development. The property remains as an affordable home with the relevant local connection and at a discount from the open market. I trust this assists but please feel free to give me a call if you wish to discuss this matter.
3. Cornwall Association of Local Councils – Planning Protocols – Join Pre-application process.
4. Pre-application details received from Vodafone which had been circulated to Councillors.

Any Other Planning Matters to be raised: None.

Meeting Closed: 7.23pm.