



# PERRANARWORTHAL PARISH COUNCIL

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## MINUTES OF THE PLANNING MEETING HELD

ON 20<sup>th</sup> FEBRUARY 2017 IN

THE VILLAGE HALL At 7.30pm

Present: Councillor G Brown (Chairman), Councillors D Angwin, J Davey, P Fox, A Hewitt, L Marven, M Pryor

In attendance: Mrs A Pentecost (Clerk)  
Councillor P Williams (Cornwall Council),  
82 members of the public

### **PA17/00579 Land Off Station Road, Station Road, Perranwell Station**

Outline planning permission with some matters reserved:

Proposed residential development comprising a cross subsidy scheme for up to 30 dwellings (15 affordable)

During the time for public participation, the architect for the scheme spoke and took questions. the following issues were raised regarding the application.

Social housing, not affordable housing needed in the Parish. What exactly was affordable, it did not seem to be within the reach of most people living in Cornwall. Highways issues as part of the route into the centre of the village had no pavements. The sewage system was already overloaded and would not cope with additional houses. The proposed access was dangerous both when entering and existing on to the main road. It involved cutting across the Millennium Path which was a public right of way.

The extra traffic that would be generated would be unsustainable, there was already considerable congestion at school start and finish. Also the main road through the village was used as a detour when there was an accident or flooding down on the A39. Allowing this development would lead to urban sprawl and would spoil the character of the village. There would be a loss of privacy for the houses at Station Road as the proposed development was very close. At the moment it was a lovely valley which enhanced the entrance to the village, this development would spoil that and create a precedent for future building on the fields.

The school was already full as were the outlying schools, where would the children living in this proposed development attend?

The land in question was grade 3A agricultural land and should be preserved. . The applicants had not shown that there were no alternatives for building within the parish, therefore this could not be regarded as an exception site. Affordable housing figures suggested that there was insufficient need for a development of this size.

### **1. APOLOGIES FOR ABSENCE**

Councillors Freake and Hatch

### **2. DECLARATION OF MEMBER'S INTERESTS/DISPENSATION APPLICATIONS**

Councillor Kneebone declared an interest as the applicant and left the room before the public discussion took place

### 3. PLANNING APPLICATION

#### **PA17/00579 Land Off Station Road, Station Road, Perranwell Station**

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Proposed residential development comprising a cross subsidy scheme for up to 30 dwellings (15 affordable)

Councillors Pryor, Marven and Davey voted in favour of supporting the application  
Councillors Fox, Hewitt and Angwin voted against. The Chairman having the casting vote objected to the proposal. Therefore the Parish Council objected to the application by a majority vote

The Clerk would submit a full rationale for the objection to this application to Cornwall Council.

There being no further business the meeting concluded at 20.45hrs

Signed .....(Chairman)