



DRAFT MINUTES OF A MEETING OF MAWNAN PARISH COUNCIL HELD ON THURSDAY, 1ST JULY 2010 IN MAWNAN MEMORIAL HALL

PRESENT: Cllrs Gartside (Chairman), Gibbons, Gilmore, Miss King, Mrs Lawry, Dearnley, O'Dell, Loomes and Sadler

IN ATTENDANCE: Cllr Hatton, Cornwall Council; Mr J Dodge, CSA Architects and 50 members of the public.

Cllr Gartside said explained the reason for calling this extraordinary meeting to allow members of the public to voice their views on the planning applications listed below. He said that he has spoken to the planning department at Cornwall Council who have agreed due to the controversial nature of the planning application for Castle View Park that the application will be taken to a planning committee and not decided under delegated powers. He said that Mawnan Parish Council are a statutory consultee to Cornwall Council.

613/05 TO ACCEPT APOLOGIES FOR ABSENCE

Apologies were received from Cllr Barlow.

614/05 DECLARATIONS OF INTEREST

a) In Items on the Agenda

Cllr Sadler declared a personal code of conduct interest in the planning application relating to Castle View Park as he owns land on the edge of the village. He said that he reserved the right to speak on the planning application but he will not participate in the voting process.

b) Of gifts of a value of more than £25

There were no declarations of gifts of a value of more than £25.

It was agreed that the agenda item relating to the planning application for 23 Shute Hill be brought forward to the next item. The Chairman said that the architect for Castle View Park will present the planning application to those present. The Council will then receive comments from members of the parish that are present. The Parish Council will then debate the planning application and resolve the comments that will be made to Cornwall Council.

AGENDA ITEMS

a) **To consider planning application - PA10/03198 – Mr & Mrs N Wiley, 23 Shute Hill, Mawnan Smith, Falmouth – Extension to dwelling**

It was proposed by Cllr Sadler, and seconded by Cllr Gilmore and

RESOLVED that this item be deferred to the next meeting and that the Clerk organises a site visit.

b) **To consider planning application - PA10/03294 – Smash Developments, Castle View Park, Mawnan Smith, Falmouth – Erection of 12 dwellings**

Cllr Gartside introduced Mr J Dodge from CSA Architects who explained the history of the site and the legal work completed to remove some covenants that applied to the site. He said that Tree Preservation Orders have been applied to all of the trees bordering the site. Prior to the planning application being submitted a tree surveyor visited the site and drew up tree protection zones to enable the architect to place properties on the site without causing damage to any of the trees. The current gateway will be opened up to become the access for the development. The knowledge of specialised highways consultants was utilised to design the traffic calming measures at the site entrance. He said that there are a total of 12 dwellings proposed for the site include the following:

- 8 - affordable dwellings – 2 x 1 bed apartments, 2 x 2 bed apartments, 2 x 2bed semi-detached houses and 2 x 3 bed detached houses
- 4 x open market 4 bed houses

The open market properties have been included in the application to ensure that the plans are financially viable. He said that there is an amenity area surrounding the apartments for the use of residents. There will be a turning head at the end of Castle View Park to ensure that all vehicles can enter and leave the site in a forward gear. The properties will be built using locally distinctive materials. There are a total of 22 parking spaces included within the scheme with each dwelling having their own allocated parking space. He explained that the building containing the four apartments has been designed to look like a semi detached house.

He then answered questions from members relating to the style of the apartments, the style of housing in the area, bedroom sizes, pricing of the completed dwellings, local needs restrictions, eligibility of persons who qualify for affordable housing, cascading process if there are not enough local residents interested in the affordable houses, sewerage arrangements, data used to establish level of affordable housing need in the parish and signposting for interested parties to the register for affordable housing.

615/05 PUBLIC COMMENTS ON ITEMS ON THE AGENDA

Members of the public raised the following points:

- Whether the affordable dwellings will be sold or rented
- The service charge for the amenity area around the apartments
- Concerns that the open market dwellings may not sell
- Location of the site being in an AONB, by a bungalow estate and open green space
- Density of the proposed housing
- Possible overdevelopment of the site
- Loss of privacy for neighbouring properties to the apartment block
- Archaeological site investigations
- Order the dwellings will be built
- County Plan Structure
- Level of need in the village for affordable housing and associated evidence
- Quality of the proposed housing
- Local young people who would like to remain living in the village being priced out of the market
- Other sites that people considered more suitable if available
- Environmental issues and possible risk of flooding
- Increased traffic and associated dangers
- Possible congestion at the entrance to the site
- Possible obstruction to current driveways of existing properties near the entrance to the site
- Future expansion of development
- Visual constraints exiting adjacent driveways to the site entrance
- Possible modifications required to the site entrance if the development is extended
- Pavements
- Car parking provision

Cllr Gartside said that the Parish Council will advertise how to apply to register to go on the affordable housing register on the website and the notice board.

ii) PA10/03294 – Smash Developments, Castle View Park, Mawnan Smith, Falmouth – Erection of 12 dwellings

It was proposed by Cllr Gartside, and seconded by Cllr Mrs Lawry and

RESOLVED that Mawnan Parish Council support the application subject to the following considerations, that the apartment block is repositioned at the Eastern end of the site, that the proposed entrance to the site be reviewed. Mawnan Parish Council also request that clarification of the sewerage provision be provided. Mawnan Parish Council request that this application be considered at planning committee and not under delegated powers.

On a vote being taken on the matter there were 6 votes FOR with 0 votes AGAINST.

Cllr Sadler requested that it be recorded that he did not vote.

Cllrs Mrs Loomes and Miss King abstained from voting.

616/05 DATE AND TIME OF NEXT MEETING

The next meeting of Mawnan Parish Council will be held on Thursday 15th July 2010, commencing at 7.30pm in the Memorial Hall.

COMMENTS FROM THE PUBLIC

There being no further business the Chairman closed the meeting at 9.15pm.

Signed: 15th July 2010
Chairman

DRAFT