

ST AGNES PARISH COUNCIL

PLANNING APPENDIX 2

CHAIRMAN'S DISCRETION -

2 ADDITIONAL PLANNING RE-CONSIDERATIONS AS REQUESTED BY CORNWALL COUNCIL:



- i) Application for outline planning permission with all matters reserved for erection of 55 dwellings of mixed tenure.

PA15/00455 – Land North East of Grove Farm, East Hill, Blackwater, Cornwall.

This application came before the Parish Council on 27th April 2015, minuted as follows:

The Clerk left the room.

Mr Dawes, of CAD Architects Ltd, attended the meeting and spoke for the application, noting that a public consultation had taken place last week and any concerns highlighted by local residents would be addressed.

Application supported. Cllrs Lovering/Forbes.

11 in favour and 4 against.

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- ii) Proposed residential development for 36 dwellings at land adjacent to Holly Grove, Blackwater (outline application with all matters reserved).

PA15/03285 – Holly Grove, East Hill, Blackwater, Cornwall.

This application came before the Parish Council on 6th July 2015, minuted as follows:

Members strongly objected to the proposal as follows:

1. The scheme would have an adverse impact on neighbours in terms of increased flooding to the houses below the site near the Post Office/store. The risk is identified in the contaminated land desk survey. Local residents have

experienced real flooding for many years from run-off from the fields above. Would suggest that 'soakaways' are not acceptable drainage.

2. This proposal is NOT sustainable in context of the limited facilities of the village [as noted in the 2013 preapp]. Given the fact that 2 developments [22 houses by Red Lion and 26 above the school] already have permission, and the 55 [currently in planning] another 36 would mean 139 houses in a village of about 600 - this is not sustainable.

3. Overdevelopment of the site - 36 is far too many on the land and the layout is ugly - more suburban than rural. The police report noted 'mere alleyways' which could be prone to crime. No rear space for numbers 17 - 20. Large on-street parking courts will lead to parking onto the highway [as has already occurred in St. Agnes village]. All houses should have a garage plus a parking space in front. The gardens are cramped/very small. All in all - too many houses. The local bus service is poor and houses need 2 parking spaces per unit in rural areas.

4. Insufficient affordable homes. 42% affordable is not acceptable.

5. Identified soil contamination - worryingly, Arsenic.

6. Neighbours at bottom end have identified dormice - recommend the environmental surveys need to include dormice as well as the others identified by the environmental report online.

7. It will destroy the currently aesthetically pleasing entrance to the village if the mature trees are cut down which would alter detrimentally the character of the entrance to the village.

CIllrs Doble/Aston.

11 in favour and 1 against.

1st February 2016 meeting.

The Clerk left the meeting room during consideration of the above applications.

CIllr Doble, as ward member, carried out a presentation to the Council regarding the two proposed developments in Blackwater. Cornwall Councillor Dyer for Chacewater attended the meeting and noted his concerns regarding the flooding which occurs in Chacewater village (i.e proposal could further increase the pressure on the drainage capacity in Blackwater).

Following some debate, members objected to both applications for reasons as follows:

- Well outside village boundary and therefore not well related to the village.
- Not an exception scheme and limited housing requests for Blackwater village. Affordable housing has already been accommodated within two previous applications [land behind Red Lion and land above school].
- Unacceptable visual impact on the landscape and the rural character of the area
- It will change the character of the village to urban sprawl, poor design/layout of PA15/00455 in particular [eg, no garages/large en-masse car parking]. Over development.
- Adverse and negative impacts will be difficult to be adequately mitigated or reduced
- Land is agricultural, possibly class3A. Has this been independently assessed?
- No archaeological report for PA15/00455
- No mining reports for either site.
- Lack of infrastructure, extremely limited facilities and services [no doctor, dentist, chemist, butcher, etc]. Insufficient open space within the village for this type of growth.
- Given the planner's comments on PA15/01786/Preapp – a more recent app for Hawkins garage – concerns have been expressed by SWW about the ability of sewerage system to cope.
- There is a need to protect hedges [see Archeological report] under Hedgerow Regulations [1979].
- Insufficient open space on PA15/00455.
- Conclusion: Strong objections to both applications caused by a cumulative negative impact. The size, nature and scale is not appropriate to the character, services and facilities of Blackwater.

PA15/03285 – Cllrs Doble/Aston. 11 in favour and 4 against.

PA15/00455 – Cllrs Forbes/Child. 14 in favour and 1 abstention. Cllr Forbes noted that he did not agree with all of the objection reasons stated.

