



# Grampound with Creed Parish Council

## MINUTES OF THE PLANNING COMMITTEE MEETING

### HELD IN GRAMPOUND TOWN HALL

### ON TUESDAY, 12<sup>th</sup> JULY 2022 @ 6.30pm

Minute	AGENDA ITEMS	Action
PL19/22	<b>Planning Committee Chair</b> – Cllr. McGuinness was appointed as Chair for 2022/23.	
	<b>Present</b> – McGuinness, Turner and James; Cllrs. Jones and Taylor were also present. Members of the public: A & B Egerton, Alex Hewitt and Kay Chapman.	
	<b>Chairman's Welcome / Public Forum</b> – the Chair opened the meeting and welcomed those present.	
PL20/22	<b>Apologies</b> – the Clerk.	
PL21/22	<b>Members' Declarations</b> <ol style="list-style-type: none"> <li><i>Pecuniary Declarations of Interests</i> – none.</li> <li><i>Non-registerable Interests</i> – none</li> <li><i>Declaration of Gifts</i> – Members were reminded they must declare any gift or hospitality with a value in excess of fifty pounds</li> <li><i>Dispensations</i> – none.</li> </ol>	
PL22/22	<b>Planning Applications</b> – Members to consider: <ol style="list-style-type: none"> <li>PA22/05854, <i>Land Adj to Brenoweth New Hill Estate Grampound</i> – works to trees in a conservation area (CA), works include T1 Horse Chestnut, crown lift, thin canopy interior reduce reduce canopy by 15-20%; T2 Turkey, Oak: Lower limb removal to balance tree; T3 Horse Chestnut: removal or alternatively 70% reduction T3 Other potential option of T3 is 70% reduction without pollarding to allow more light to garden and room for Turkey Oak whilst retaining the tree.  Members <b>AGREED</b> to follow the advice and decision of the Planning Officer but would prefer the Horse Chestnut is retained whilst crown reducing to improve the growing space for the Turkey Oak.</li> </ol>	Clerk
PL23/22	<b>Riverside Development</b> – Members met with Ms Sally Jones, CAD Architects.  This section of the meeting was divided between the ongoing works at the Riverside site that has been carried out by the developer and the design work that has been carried out by Sally Jones of CAD Architects. Although obviously related the design work has been carried out independently of the engineering work undertaken on site. Although Sally Jones had no knowledge of the works and was surprised at their extent, she kindly volunteered to relay Parish Council and the community's concerns regarding the work to the developer.  Mrs Annette Egerton voiced her concerns at the extent of the works and her 'disappointment' with the lack of public consultation and indeed the developer's lack of professionalism in not communicating with the community and then to send the architect, without support, to answer to the meeting.  Mr Bob Egerton briefly set out the extent of, to our knowledge, unregulated and potentially illegal works including: <ul style="list-style-type: none"> <li>The felling of trees in the Conservation Area; extensive engineering in the Conservation Area;</li> <li>Extensive engineering to the river bank without any ecological surveys or liaison with either the Environment Agency or Cornwall Council;</li> </ul>	Ms Jones

	<ul style="list-style-type: none"> <li>• Demolition of a building without planning permission and without the necessary ecological surveys (bat and owl);</li> <li>• Removal of potentially dangerous fuel tanks without the correct safety procedures in place (adjacent to the highway and school).</li> </ul> <p>Mr Egerton explained that the community had been shocked by the extent of the works and as a consequence of the works both the Local Authority and the Environment Agency had been formally notified and an Enforcement Case had now begun.</p> <p>It was <b>AGREED</b> in the meeting that this was a 'disgraceful way to behave' and that this approach is totally unnecessary as the community generally support the development of the site but it is one of the most important locations in the village and as a consequence is of interest to all.</p> <p>Local resident Mr Alex Hewitt explained his concern regarding the lack of health and safety procedures at the site and was treated disrespectfully by a contractor when raising the issue. Mr Hewitt queried the responsibilities of all involved in the works regarding the CDM regulations. As far as we can ascertain, a CDM file had not been set up to date.</p> <p>As a neighbour to the site Ms Kay Chapman had a number of concerns, which she felt strongly about:</p> <ul style="list-style-type: none"> <li>• Hydrocarbon release and danger of pollution and worse during the removal of the tanks whilst the school was in session,</li> <li>• Tree removal and the lack of procedure for removal of invasive (and notifiable) plants along the riverbank (seen on the initial site visit);</li> <li>• Extensive works carried out pre-planning and therefore without a Heritage Statement or Ecological Surveys.</li> </ul> <p>Of particular concern were the lack of plans to show how the proposed works will impact on flood management in this area. We would like to see a full engineering specification for what is proposed along the riverbank. The PC <b>AGREED</b> that this should not be seen as a 'fait accompli' and that no further work should be carried out until such time as Planning Permission had been granted.</p> <p>It was <b>AGREED</b> at the end of this section of the meeting that the PC should formally write to the developer Stephens and Stephens setting out our concerns and disappointment and request that a public meeting by way of consultation be set up. Sally Jones was thanked for agreeing to pass on the concerns of the Parish Council and the community.</p> <p>Architect Sally Jones went on to describe her preliminary ideas for the site. It was understood the ideas were at an early stage. Nine dwellings are proposed with two access points one opposite the school and the other on Mill Lane opposite the Chinese Restaurant. Dwellings fronting Fore Street would be traditional in style and appropriate to their setting within the Conservation Area. Four detached dwellings would be located along a lane running parallel with Mill Lane these would be of a contemporary style referencing a 'wharf style' aesthetic appropriate to the river location and slightly removed from Fore Street. A small public garden adjacent to the bridge and riverbank is also proposed and was welcomed by attendees. It appears from the plans that the remaining trees (between the site and Mill Lane) will be retained and these will help to provide an attractive setting for the new builds.</p> <p>It was generally agreed that the proposals represented a sympathetic approach to this sensitive site and the PC look forward to seeing the proposals develop. We hope to see the proposals displayed at a public consultation prior to an application so that the wider community can comment.</p> <p>Sally Jones was thanked for her work and for sharing her initial ideas with the PC.</p>	Clerk
PL24/22	<b>Meeting Closed – 19.30pm.</b>	

Signature: ..... (Cllr. Mark Taylor)  
Parish Council Chair

Date: 21<sup>st</sup> July 2022