

Week St. Mary Parish Council

Extraordinary Council Meeting – Thursday 2nd January 2020

1. To Note Councillors present

The Meeting was opened by the Chair Cllr Ward at 1930, with 5 Councillors present; Cllr Slade, Cllr Pearce, Cllr Johns, Cllr Stephens, Cllr Peters, Cllr May. CCllr Nicky Chopak. Beth Sachs – Clerk

4 members of the public were present. Issues were raised about rights of way and loss of rear access to properties bordering the site. The plans were also felt to show inaccuracies, with part of a resident's garden currently shown within the application site. Similarly there were concerns about how the park homes will be delivered to the site, given current access limitations.

2. To Receive Apologies for absence with reasons

Cllr Smith – personal

It was **resolved** to accept the apologies

Proposed: Cllr Pearce Seconded: Cllr May **unan** **19/055**

3. To discuss planning applications

PA19/10711 Change of use to 26 residential park homes and demolition of existing buildings at Treetops, Week St Mary

Several key issues were raised by Cllrs:

* **Previous application PA19/01556** – All of the conditions of the previous permission should remain in place, particularly Condition 4 and 6 (which must include delivery of caravans)

* **Construction Traffic Management Plan** – to avoid disturbance to neighbouring properties a Construction Traffic Management Plan must be a condition of any permission. Cllrs would request a banksman to ensure traffic flow is maintained.

* **Visual Impact** – Cllrs felt there would be a significant visual impact when viewed from the North West via Waxhill, given the proximity to the Grade 1 listed Church. Visual mitigation measures e.g wood clad or wood effect finishes, must be a condition of any permission as well as a long term landscaping and maintenance plan. Street lighting must also be considered.

* **Access and Transport** – Cllrs highlighted that there is no formal one way system around The Square as suggested in the Transport Plan. There are also no daily links to Holsworthy via the 480 bus service as stated in the Transport Plan. Therefore the connecting bus services table (4.2) is inaccurate. The previous permission also specified that an approved Highways Scheme should be fully implemented before development commences. Cllrs felt this should be a condition of the permission.

* **Affordable Housing** – Cllrs were concerned that no affordable housing has been specified in the application. The previous permission had 7 affordable houses, which would have been for local people on lower incomes.

* The plans do not show that a garage was demolished and an agreement was made with the home owner to rebuild the garage (which has not yet been done).

* Will the **road** be adopted by Cornwall Council?

* What will be the access arrangements for **refuse/recycling collections** and other services?

* **Members of the public** who attended the meeting raised concerns relating to rights of way and loss of rear access to properties bordering the site. The plans were also felt to show inaccuracies, with part of a resident's garden currently shown within the application site.

Proposed: Cllr Slade Seconded: Cllr May **unan** **19/056**

PA19/10078 | Change of use from coach house into a holiday let. | Kilbroney Week St Mary
Holsworthy Cornwall EX22 6UP

Cllrs resolved to make no comment.

Proposed: Cllr Stephens Seconded: Cllr Pearce unan 19/057

PA19/10830 | Works to trees in a conservation area namely: T1, Small Ash: Crown thin by 15% T2, Small Ash: 2m reduction all over T3, Small Ash: Directional prune away from property to achieve 2m clearance T4, Small Oak: dead wood throughout and reduce all over to achieve 2m clearance from property | 14 Ashbury Grove Week St Mary Holsworthy EX22 6XS

*Cllr Ward left the meeting

Cllrs resolved to make no comment

Proposed: Cllr Slade Seconded: Cllr Johns unan 19/058

4. To approve Accounts for Payment including:

Beth Sachs	Clerk Wages	Chq	£170.58
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Proposed: Cllr Ward Seconded: Cllr Pearce unan 19/059