

Week St. Mary Parish Council

DRAFT MINUTES – extra ordinary meeting November 24

1. To note councillors present

Cllrs S May (chair), C Slade (vice chair), M Johns, S Gubbin, I Richardson, R Bolt, T Hamlyn. Also in attendance: N Chopak, county councillor; S Cleave, clerk and 17 members of the public. 22/141

2. To receive apologies for absence with reasons

Cllr L Stephens – work emergency; Cllr R Shipton – prior engagement; Cllr S Peters – away. 22/142

3. To receive Declarations of Interest and approve Dispensations

None. 22/143

4. Public question time (15 minutes allowed for this)

Members of the public (MoP) spoke about the Treetops application. One noted that he thought six objections from parishioners guaranteed a committee objection. He said an objection from the parish council only counted as one of six objections, so it was worth anyone giving their views in writing. He said objections from the public carry weight, but it has to be on genuine planning reasons.

Another MoP said something needs to be done on that site. However, he said with this scheme there was nothing to help young people who might want to stay locally. He noted that the over 45s element would put more pressure on services.

Another MoP spoke about the access which she believed would be widened, and there would be 103 two-way daily vehicle movements from the site. She raised concern about possible damage or changes to the green. Another resident said it was the only green space in the square which has been used for a number of things over the years.

One MoP said they were concerned about the tree with the vehicles turning, and noted that when the original plan was put in, the parish council planned to put bollards along the side of the green.

Access and parking space concerns were raised by another MoP. He asked whether the extra vehicle movements would be a danger to people accessing their properties, going in the church or shop. He also noted that they are only proposing to provide three visitor spaces on site.

Another MoP said the parish council has a measured plan of the current road, so in construction if they drive over the green, it has to be reinstated. He felt the parish council should request some conditions for access. He also said the transport plan mentioned in the planning application is a work of fiction and should be flagged as such. He felt the development was unacceptable. With regards to time frames, caravans would be there for approximately 50 years, whereas houses would be there for 100 years-plus. He said Week St Mary did not need a 'gated community.' He also raised concern at the view from the Grade I Listed church and said, if granted permission, any caravans needed to be in keeping with the local environment.

One MoP spoke about the needs assessment for the park homes. She said any park home has four to five steps going up to it, and some people as they get older cannot use steps.

A resident of Church Mews said she would be able to see the site from her window. She had no objection to the overall plan, but a caravan is proposed to be sited next to her fence. She said trees are proposed in between but she was concerned about the roots.

Another resident said park homes don't have the same quality of building regulations as houses. They are also not as energy efficient. He also said there was not much leeway for the size of the access and the size of the park home. He said why should Week St Mary have a drop kerb for someone else's advantage? He said the green had been a public open space for 1,000 years.

Other concerns raised included the actual siting of the caravans; parking spaces for visitors; safety issues; trees; rats; refuse collections; the possibility of over 45s buying one and letting them out to a younger family; sewage and waste water and width of the access.

It was also noted that Week St Mary is one of the most remote communities in Cornwall. They asked why would they want an increased population in an area so far from doctors and hospitals?

One MoP said the other side of the coin was that the more people in the village, the more people that would help sustain other things, such as the village shop. 22/144

5. Planning

Any late applications received will be discussed under this section

5a. To discuss and make a consultee comment on application:

PA22/09243 – Proposed triple garage, Lambley Park, Week St Mary.

Cllr Richardson said he did not see a problem with it. He said it was relatively discrete and in keeping with the rest of the building.

Councillors proposed no comment.

Proposed: T Hamlyn Seconded: S Gubbin Votes: Unanimous 22/145

PA22/07929 – Change of use to residential caravan site with 22 residential caravans proposed, together with associated landscaping and infrastructure, and the demolition of existing buildings. Treetops, The Square. Week St Mary.

In discussing the application, Cllr Richardson said he was opposed to the application, with Cllr May saying the parish council was the voice of Week St Mary, and this would not provide any asset to the village. Concern was raised by Cllr Hamlyn about the applicant changing what they want to put on the site if permission is granted. Cllr Slade noted the amount that would possibly be given to Jacobstow Primary School and asked why Week St Mary wouldn't get that as well. She also spoke about an open space contribution. Cllr Richardson spoke about the affordable housing element that came with the previous application and said this was nowhere near that. Cllr May said it would be a drain on resources, especially as WSM is recognised as one of the most remote villages. He also said there was no affordable housing provision for people of Week St Mary. Cllr Richardson said the development would not enhance the Conservation area at all, with Cllr Slade highlighting the visibility from the Grade I Listed church. Councillors discussed the many concerns that were raised during the meeting, and proposed to object to the application, as it does not support the village needs. The council also object on the following grounds: no affordable housing; Conservation area; access; impact on Grade I Listed church; extremely remote location; poor transport links; goes against Cornwall Council's housing policy; climate change / environmental issue with the design of the units; significant impact on Church Mews; congestion concerns; concerns over the adoption of the road; not a suitable location; it will affect a bigger area than just Week St Mary. The parish council also asked as a minimum requirement that Cornwall Council's conservation officer, CPRE and English Heritage be consulted on the plans.

Proposed: S Gubbin Seconded: I Richardson Votes: Unanimous 22/146

6. Any other business

Any business to be discussed since the publishing of the agenda.

None.

22/147