

TINTAGEL PARISH COUNCIL



'Tintagel's Great Seal'

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**Lincoln House,
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29th August 2013

Minutes of the Extraordinary Meeting of Tintagel Parish Council held on Wednesday 28th August 2013

Present: Cllrs. Wickett, Flower, Dyer, Hodge, Dorman, Spurdens, Brooks, Roberts & Goward

Apologies: none, all present

Ten members of the public attended

Declarations of Interest

Cllr. Goward declared an interest in application no. PA13/05989 as the property is near to his own.

Invitation to members of the public to speak prior to meeting regarding items on the Agenda (10 minutes allowed for this item)

Mrs. Hassell, Cobwebs, Fosters Lane:

If application is approved, she is concerned that the remaining land will be developed. She understands there are already plans for further bungalows and 3 executive-style houses. She wonders where the new building line would be.

Cllr. Wickett confirmed he had spoken with Victoria Regan who could not confirm where the new building line would be.

Cllr. Hodge also wondered why there were access roads shown into the remainder of the site, although shown as turning areas on the plans.

Mr. Fry was concerned about the provision for surface water drainage. He knew the stream would not be capable of taking any further water as often now in the winter the area is prone to flooding. He felt the lowest point was behind the bungalows and that this water would run into the stream which would subsequently flood and find its way to his properties in Treammett.

Cllr. Wickett advised that this was a further point he had spoken to Victoria Regan about and she was unable to provide any further information about the proposed drainage to the site.

Mr. Hawkins was concerned that the plans do not show the impact on his and the other bungalows in Fosters Lane and was also concerned about the surface water issue.

Mr. Sandercock spoke about the hinterland being moorland. The land heights from the cliffs drop back to the site and there is a further climb up to Condolden.

He felt Cornwall Council was under political pressure to approve the scheme which suits a political agenda.

Details are given for the “need”, but this “ need” has not been established. Definitive information should be requested as to why the development is needed for the parish.

There is already approval for 11 affordable homes on a site at the rear of Fore Street, 4 sites at Boscastle remain available and it is understood a number of homes in Delabole for affordable rent remain empty and may have to be sold.

He feels there is a conflict within Cornwall Council being the planning authority but who will also be giving a subsidy of £25k per site to the Housing Association.

Whatever the merits are as a planning application, the Parish Council should not be ambushed by Cornwall Council.

Mr. Hawkins commented about the “need” which is not clear.

Mr. Curtis felt the planning application appears incomplete and that the Parish Council are being held in contempt.

Cllr. Wickett referred to the draft Housing Needs Survey which showed that 83% of respondents support a small development, 70% agreed that small sites should be scattered around the village, and 73% that the houses should not be available to anyone who has never lived in Tintagel.

Mr. Curtis wondered whether Mr. O’Brien ever checked the validity of the applicants.

Mr. Sandercock felt the Parish should not be rushed into making a decision and should seek authority to defer the application pending receipt of further information. The Parish Council has been lied to by Cornwall Council regarding the Visitor Centre and by South West Water regarding the sewage works. He urged the Parish Council not to make a decision until they were satisfied they had all the background information. Cornwall Council is not above the law . Without denying anyone an affordable home, where is the money coming from to subsidise these properties.

Cllr. Wickett asked Cllr. Brown about the application. He felt it may way go to Committee sometime around October/November. He asked that constructive objections be made in order that he could give them support.

There being no other members of the public who wished to speak, the Chairman opened the meeting.

Planning Applications

PA13/07039 E. Chignell, Toms Cabin, Treknow, Tintagel - Extension to existing dwelling

Cllr. Brooks proposed that an objection be raised on the basis that the proposal was an overdevelopment of the site, seconded by Cllr. Dorman. All in favour.

PA13/05989 Mrs. Jennifer Metters, Sunnydene, Bossiney Road, Tintagel

Erection of a single storey extension to the rear, re-roof existing extension, install velux windows – extend front driveway opening, change windows to double glazing and replace front door

It was proposed by Cllr. Dorman, seconded by Cllr. Dyer that no objection is made to this application. One abstention. Remainder in favour.

PA13/07156 Westward Housing, Mandalay Farm, Fosters Lane, Tintagel - Residential development to provide 24 affordable dwellings

Cllr. Goward had attended the recent presentation at the Masonic Hall. He has asked about the gaps which he had been advised were turning spaces. He had asked about the drainage and had been advised that soakaways would be provided in the middle and bottom of the site. Regarding the development plan, he recalls that a previous Parish Council had advised of areas where development was not wanted and this was one of them. He was concerned that if building was permitted on this site that it would also be permitted on the opposite side of the road.

Cllr. Dyer felt that it would not stop at this development and approval would lead to further development.

Cllr. Hodge felt that the Parish Council should look at things in perspective. The original idea had been for 48 houses and following the survey this was reduced to 24. He felt that negotiation needed to take place and that the Parish Council should have some control over it.

Cllr. Brooks felt a lot of good points had been raised. He was concerned about the access on the brow of the hill, and whether the local services, e.g. school, doctors etc. have the capacity for the additional housing.

Cllr. Wickett advised he had phoned the school and they only had room in three year groups. He felt the information presented to the Parish Council is not acceptable.

Cllr. Hodge felt that the other sites suggested should be looked at in more details. Cornwall Council has a 20 year development plan which shows that 3650 homes will be built in North Cornwall with 800 around the Camelford area, but the creation of only 300 jobs. What sort of society will this create?

He felt there are strong arguments against this application and felt the Parish Council should engage with the new cabinet member for Localism.

Cllr. Brooks proposed that the Parish Council should refuse the application based on all the points raised, i.e.

Drainage

Access

Schools

Height of dwellings

Overlooking of neighbouring properties

Design

Layout

Housing “Need”

No garages

Insufficient parking

Spurious Housing list

Incompliant with housing survey

Information is scant and the Parish Council is unable to make as sensible decision. Cornwall Council should be encouraged to work with the Parish Council. Perhaps a meeting should be arranged to explain the Parish Council’s concerns.

Cllr Brooks’ proposal was seconded by Cllr. Hodge.

Cllr. Spurdens felt that Westward Housings promotion of the second open day was very poor.

Cllr. Hodge felt that enthusiasm was needed from the parish to fight this application.

Cllr. Wickett urged all those against the proposal to send their objections to Cornwall Council and ask that it be called to the Planning Committee.

A vote was taken on Cllr. Brooks proposal. All in favour.

Cllr. Wickett proposed that the Clerk request an extension of time for the Parish Council to prepare its response, seconded by Cllr. Dyer. All in favour.

The Clerk would prepare a draft response which would be circulated to members for comment.

There being no further business the Chairman closed the meeting at 8.35 p.m.

Chairman