

## DOBWALLS AND TREWIDLAND PARISH COUNCIL

**Minutes of the Extraordinary meeting of Dobwalls and Trewidland Parish Council held in Dobwalls United Church Chapel, Dobwalls on Wednesday 29<sup>th</sup> March 2017, commencing at 6.30pm.**

**Present:** Councillors P Scott, Chairman, J Dunn, Vice Chairman, T Kitto, M Morford, M Mackie and H Francis

**In Attendance:** Mrs L Coles (Clerk), Ian Roach (WainHomes Ltd) and Ben Pearce, Chris Pearce and Mick Roberts (Pearce Fine Homes Ltd)

There were 39 members of the public present.

**Item 1. Apologies:** Apologies were accepted from Cllr Finch and Cllr Mills.

**Item 2. Declarations of Interest a) Agenda items.** None b) **Gifts.** None were declared.

**Item 3. Consideration of Written Dispensations.** None were received.

**Item 4. Public Participation re PA17/01564, Beneathway Site.**

A member of the public asked that since this application reflected a reduced number of dwellings, from 67 to 30, will there be a phase 2? Mick Roberts said that the submitted application follows advice received from Cornwall Council during the pre-application consultation. No phase 2 is proposed; this is the only land available for the application and Ben Pearce said they will not be developing the site further. A member of the public asked if the houses could be built further down the site and not in people's back yards. Ben Pearce said that the levels of the land had been taken into consideration and the site will not block views. It was said that the village is being decimated by all this development. Chris Pearce said he has lived and worked here all his life and this development is responding to a local need for more housing. Beneathway is a perfect position, people want to live in Dobwalls and it has easy access to A390 and A38. Cllr Dunn asked what benefits the development will bring to the village. Ben Pearce said there will be a dog walking area, a play area, a rest and picnic area and a fitness area, which will be maintained by a Management Company and so will not be a burden to the tax payer. Cllr Mackie asked what the allocation of affordable housing is for Dobwalls, as identified by Cornwall Council. Mick Roberts said that as of July 2016 the number was 151 and this site will provide 15 of those (10%).

**Item 5. Response on behalf of Pearce Fine Homes Ltd**

Partly responded as above but Mick Roberts pointed out that the advice given by Cornwall Council on the PREAPP is in the public domain. It is a suitable scheme as a small-scale exception site, with 50/50 open market and affordable dwellings.

**Item 6. Public Participation re PA17/02126, WainHomes Ltd, Phase 2, Highwood.**

Ian Roach introduced himself and showed slides as a presentation of the phase 2 site. It is proposed to have 48 dwellings, 24 open market, 24 affordable, 17 of the affordable will be rentals and 7 will be intermediate/shared ownership. There will be a drop off/pick up area for the local school, a new footpath to the school, a retained right of way, a play area, and a kick about area. WainHomes is in discussion with the school about the gated-off right of way through the school and it is proposed to have this reopened to allow access. The site is in flood zone 1, lowest risk zone. Soakaways will be put in and this will reduce the flood risk further. It is Grade 3b agricultural land, so not compromising agricultural production. Most trees and hedges will be retained, there will be the loss of two trees to facilitate access to the main road and a small section of

hedge will come down to link phase 1 with phase 2. Noise is sufficiently low as to not need mitigation. There is negligible traffic emission impact on Dobwalls and negligible impact on traffic and transport.

An S106 Agreement will provide £29,208 to improve sports pitches either at the school or the football club, £65,664 for the provision of additional spaces at the local school and a £TBC contribution for other considerations. The floor was opened to the public for questions:

Ailsa Tween asked whether the 17 houses for rent will be for local people, Ian Roach said they will be for the 1<sup>st</sup> tier. Ian Tween asked about the drop and pick up zone, concerned that it will become a rat-run through the estate. Discussion followed regarding the traffic problems associated with the school. A member of the public asked for clarification on the £65,664 for the school. Ian Roach explained that this contribution has been set by Cornwall Council and could be used towards new facilities or to enhance what is already there. Ian Roach was asked how confident he was that the affordable housing allocation will not be reduced, as it was with phase 1, he explained that this application adheres to the Cornwall Local Plan, which was not in place for the first phase.

It was said that people want to live in a village and there are concerns that Dobwalls, with all this development is becoming a small town. Ian Roach said that people wanting to live in Dobwalls impacts on the success of the local shops and businesses. WainHomes Ltd will provide new access for Lantoom Cottages if they develop over the existing lane, on which they have an option. Cllr Dunn asked about the development and when Phase 1 will be completed. Ian Roach replied that there is a mix of property still to be completed but no date could be given. There was a lot of discussion about retaining Dobwalls as a village and it was felt that further development is not sustainable. There are no health facilities and this will put additional burden on Liskeard, which is poorly served by amenities. Cllr Scott reminded the public that they can make individual comments on planning applications, either through the Cornwall Council website or by writing a letter to the Planning Department.

#### **Item 7. Response on behalf of WainHomes Ltd.**

Responded as above

**Item 8.** To **RESOLVE** the Parish Council's response to the following:

**PA17/01564** Mr Ben Pearce, Pearce Havett Ltd, Barn at Beneathway Farm, Beneathway, Dobwalls.

Construction of thirty dwellings (including fifteen affordable dwellings (50%)) with estate road and all associated works. Cllr Dunn said that whilst maintaining a nice village to live in is important, development could be beneficial for its future. Access to the site is good. Cllr Francis said that more infrastructure is needed to sustain these developments, more school and sports facilities and a need for health facilities. Cllr Mackie said that this application is an improvement to the pre-application, the number of dwellings has been reduced and 50% of them are to be affordable and it is a more sympathetic to the area.

It was **RESOLVED** to support this application, **proposed by Cllr Morford, seconded by Cllr Kitto, four votes for and two abstentions.**

**PA17/02126**, Mr Ian Roach Wainhomes (South West) Holdings Ltd. Land Pt OS 2264 Adj Highwood, Dobwalls, Cornwall. Construction of 48 residential dwellings, associated highway and landscaping works and provision of an area of open space.

Cllr Mackie said that it was encouraging to see the number of affordable houses increased in this application but she is still concerned about the road access and the accumulation of vehicles for the school drop off/pick up area. Cllr Kitto is very concerned about the congestion on Duloe Road and about the traffic coming on to the main road. It was felt that this problem will be made worse by an increase in numbers of children at the school. The Parish Council felt that it needs more understanding of how beneficial the S106 money will be to the school in developing its future. Cllr Dunn pointed out that there is more proposed open space in this application. After discussion, it was agreed that the Parish Council would like to see the number of dwellings reduced for this site and more parking facilities introduced. The road through the site could become a rat-run, and there were concerns around this and the management of the drop off/pick up area and resultant impact on Duloe Road. The Parish Council would prefer an alternative traffic flow and traffic management scheme. It

was **RESOLVED to object to this planning application in its current format for the reasons outlined above.**  
**Proposed by Cllr Dunn, seconded by Cllr Kitto with all in favour.**

There being no further business the Chairman closed the meeting at 8.00pm.

Signed.....Chairman, Dobwalls and Trewidland Parish Council

Date.....

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NB A copy of these Minutes can be found on the Parish Council Website: [www.dobwallsandtrewidland.org.uk](http://www.dobwallsandtrewidland.org.uk)

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