

DOBWALLS AND TREWIDLAND PARISH COUNCIL

Minutes of the Extraordinary Parish Council Meeting of Dobwalls and Trewidland Parish Council held in Dobwalls United Church Schoolroom, Dobwalls on Friday 27th April 2018 commencing at 7.00pm

Present: Councillors J Dunn (Chairman), M Mackie (Vice Chair), T Kitto, D Finch, M Morford, A Tween, H Blee and J Collis

In Attendance: Mrs L Coles (Parish Clerk) and Councillor Jane Pascoe (Cornwall Council)

There were 50 members of the public present.

The Chairman welcomed everyone to the meeting and explained the function of the Parish Council as a Consultee for planning applications. He urged the members of the public present to complete Neighbourhood Plan surveys when they receive them and highlighted the poor response to the recent Housing Needs Survey. Fifty per cent of the members of the public present said that they had not received this survey and the Clerk will contact Cornwall Council on Monday to find out what has happened and why. **Clerk**

Item 1. Apologies: Apologies were accepted from Cllr H Francis.

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. Chairman's Address

The Chairman read out an address, copies of which had been distributed, detailed as follows:

This meeting has been called because the Parish Council must decide on its response to planning application PA18/01438 tonight to meet the deadline for Consultee comments. Cornwall Council is not able to extend the consultation for a second time. The Parish Council is only a Consultee, and as such tries to present measured comments to Cornwall Council Planning whilst representing its parishioners. To be very clear, it does not have the power to make the planning decision. That responsibility lies solely with the Planning Authority.

Item 5, Public Participation, will allow a fifteen-minute time frame for the public to make known to the Council **any other significant comments to the application that have not already been received.** The Council is aware that the following issues are of concern to you all, namely:

- The impact of the proximity of some of the units on the site plan to nearby dwellings.
- Potentially, increased volumes of traffic through the village
- Access to and from the site and village for delivery vehicles
- Light pollution from the security lights
- The potential increase in criminal activity
- How the site will be secured, policed
- Times of business activity, if storage units, will there be restricted access times?
- Noise impact from the site for nearby dwellings
- Significantly, what type of business will be allowed. Led to believe that it will be white collar businesses and some storage facilities.
- The aesthetics of the site, i.e. that the larger, more unsightly buildings are fronting the nearby residential dwellings whilst the more aesthetically pleasing office spaces are fronting the roundabout.

- Sewerage and run off, additional strain on sewerage system and run off problems to nearby properties. There are concerns that some gardens will be flooded.
- There are a number of industrial estates/business parks within a 4 to 5 mile radius of Dobwalls

The above bullet points are not listed in order of importance.

During the fifteen minutes people who wish to speak will have a maximum of 3 minutes each to do so. I would ask that some respect is shown for the Parish Council and other people in the room, which was lacking at last week's meeting. Heckling and shouting will not be tolerated nor, will I tolerate people speaking over each other. In view of the 15-minute time frame I would suggest that, if possible, a spokesperson is nominated or, at the very least, you do not use the time to reiterate comments that have already been voiced, as listed above.

Item 5. Public Participation

A member of the public quoted the Cornwall Local Plan to illustrate why it was felt that this development is not viable for the village and how the planning application contravenes policies. A copy of this document was handed to the Clerk and has already been put on the Planning Portal. There is a concern about the Ecology Plan because residents have found crested newts in their gardens and this is not reflected in the report. There was a concern that Cornwall Council is saying that it is open season for developers to use Dobwalls before the Neighbourhood Plan is in place and that an Industrial Estate will lead to more housing development.

Item 6. Planning:

a) To **RESOLVE** the Parish Council's response to:

PA18/01438 Business Park at Twelwewoods. The Parish Council had listened to the concerns raised (see item 5 above) and a discussion ensued between the Members. **A motion to Object** to the application was **proposed by Cllr Collis and seconded by Cllr Blee, two votes in support, two votes against with four abstentions.** Motion not carried. **A second motion was proposed by Cllr Tween to neither support nor object to the application but to make the Case Officer aware of the concerns raised by the public, this was seconded by Cllr Kitto, five votes for, two against with one abstention.** This motion was carried, and the Clerk will put the following Consultee comment on the Planning Portal:

Dobwalls and Trewidland Parish Council has had its attention brought to the following concerns raised by its Parishioners:

1. The impact of the proximity of some of the units on the site plan to nearby dwellings.
2. Potentially, increased volumes of traffic through the village and Policy 16 of the Local Plan, section 2.101, it is felt that an assessment of the air quality is required to consider and test this area. The A38 by-pass runs adjacent to the village and the main road through Dobwalls is heavily used by vehicles as a result of the mass development that it has been subjected to as well as heavy vehicles using it as a cut through to Moorswater Industrial Estate. This development will further increase the impact of traffic and could lead to unacceptably poor air quality from vehicle emissions. The development itself will require access to and from the site and the village for larger delivery vehicles.
3. Light pollution from the security lights proposed at the development. Dobwalls is in the Dark Night Sky Park buffer zone and this should be considered.
4. Noise impact from the site for nearby dwellings and its effect on the health and wellbeing of nearby residents.
5. Significantly, what types of business will be allowed. Led to believe that it will be white collar businesses and storage facilities. What will be the times of business activity, especially for the storage facilities which may require access at all times?
6. How will the site, once developed, be secured and policed? It is felt that there is potential for an increase in criminal activity.
7. The aesthetics of the development i.e. that the larger, more unsightly buildings are fronting the nearby residential dwellings, whilst the more aesthetically pleasing office spaces are fronting the roundabout. Policy 21: delivering a balance of development, meeting community needs and seeking protection of the environment and

- NPPF Section 3, in which it states that in supporting growth and expansion of all types of business consideration should be given to "well designed new buildings" and "respect for the character of the countryside".
8. There is concern about the sewerage system for the site, specifically the increased strain on the sewerage system and run-off problems to nearby properties. There are concerns that some gardens that already experience excess water problems will be flooded because of the angle of the land to the proposed development site.
9. It is felt that this proposal is overdevelopment of the space. There are already a number of established industrial estates/business parks within a 4 to 5-mile radius of Dobwalls. It is felt that this development will not generate new economy and jobs for the area but rather a relocation/displacement of existing businesses from these nearby sites.
10. In relation to the Ecology Plan, it was pointed out that some residents have found crested newts in their gardens, adjacent to the site, and asked that this is investigated further before any plan progresses.
11. There is also a concern around loss of garden space for some of the nearby dwellings. Some residents have received letters stating that they could lose part of their gardens on the boundary side of the development.

Furthermore, the Parish Council would like to draw the case Officer's attention to Policy 5 of The Cornwall Local Plan which states that a development should "in the countryside and smaller rural settlements be of a scale appropriate to its location or demonstrate an overriding locational and business need to be in that location". It is not felt that this business development demonstrates either of the above needs.

A motion to object to the application was not carried and, in conclusion, Dobwalls and Trewidland Parish Council felt that it could neither support nor object to this planning application, motion carried by a vote of 5 for, two against and one abstention.

Item 7. Meeting Close

There being no further business the Chairman closed the meeting at 8.20pm.

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

Contact: Mrs Linda Coles, Clerk, Dobwalls and Trewidland Parish Council
The Firs, Lower Metherell, Callington, Cornwall PL17 8BJ.
Telephone: 01579 350962: Mobile 07977416812: email: dobwallstrewpc@btinternet.com.
Website: www.dobwallsandtrewidland.org.uk

NB. A copy of the above Minutes and those of previous meetings can be found on the Parish Council Website: www.dobwallsandtrewidland.org.uk