

**Minutes of the Public Meeting in relation to the Appeal Decision Ref:
APP/D0840/W/21/3278233 - Land west of Dobwalls Primary School, Dobwalls, Liskeard,
Cornwall, PL14 4LU, held on Saturday 27th November 2021 in Dobwalls Memorial Hall,
Dobwalls, commencing at 6.30pm**

Present: John Dunn (JD), Chair, Tracey Kitto (TK) Vice Chair, Alisa Tween (AT), Brian Clarke (BC), Mike Taylor (MT), Matt Exall (ME), Morgan Ball (MB), Sean Jackson (SJ) and (Jane Pascoe (JP) – Cornwall Council)
AT and TK took notes of the meeting.

32 members of the public were present.

Item no	
1	<p>Welcome JD opened the meeting and explained how the meeting will proceed.</p>
2	<p>JD said that the Parish Council were very disappointed with the outcome of the Appeal as much as the people here tonight (and the ones that could not attend).</p> <p>JD explained that this wasn't the end and that the next step would be that a full planning application will come back to the CC and PC and that the developer will be looking at how cost effective it is and a viability study would need to be carried out. They will not be able to do 100% but the CC would probably accept 50%. There are other conditions within the appeal that will need to be met including:-</p> <p>Provision of Open Space Contribution towards Education They will have to prove how cost effective it is and resolve the road problem.</p> <p>The Neighbourhood Development Plan (NDP) is not quite ready to submit to Cornwall Council (CC) and the Inspector in the appeal unfortunately did not give it much weight.</p> <p>However, the land is outside the development boundary line set by the NDP.</p> <p>A Judicial Review route will cost a lot of money and it would involve a panel who will look at it and check if there is any reason that the Appeal is incorrect in its decision.</p> <p>JD - the other option is to wait and see how the developer will submit a new planning permission (detailed) when it is put to Cornwall Council.</p> <p>The Parish Council (PC) have worked hard for the last 3 to 4 years to try and stop it.</p> <p>Land Agent will at some stage need to find a developer to take the development forward – it is down to the CC, PC and the public to try and stop it.</p> <p>We did not expect the Appeal to be successful.</p>

JD then asked if JP had anything further to comment:-

JP thanked everyone for coming and does not understand why the Inspector agreed to let it go ahead when the first one said no. However, we can't question his opinion because he is appointed by the Secretary of State but we will fight to the end. The conditions that the inspector has set - we will hold them to.

JD then asked the general public (GP) if they have any questions?

GP - How do we know that the planning permission has not been passed already?

JD - We have only had an outline planning permission and not a detailed one. JD explained the process in that PC and CC refused the original application and the developer appealed, it then went to committee who refused it and then it went to appeal. This then goes to the inspector who makes the final decision.

GP - We could not stop the Twelvewoods Business site - JP said that's because there was no planning policy in place but there is now.

GP - Lots of people can't make tonight's meeting - please can we have minutes available on the website?

JD - AT and TK are taking notes and the minutes will be made available.

GP - Developer will make a contribution towards the school but its locked-in and therefore cannot expand!! - there is only 1 space left in the school. Accordingly to the inspector it is only 96% full. Does that mean that once again children are going to be shipped to other schools using taxis and more CC money?

GP - Why can't they offer another site for the school? - JP - very surprised that the Education Authority did not have anything to say - JP has put in a report to the Education Authority to ask why they did not respond? JP will keep pushing the point about lack of places.

GP - An accident happened yesterday outside the school - cars everywhere - concerns about children's safety.

JD - would like to see lots more people objecting on the planning site. When the NDP goes to referendum he wants everyone to vote.

GP - why is it taking so long for NDP? JD - because there is a system that it has to go through and certain processes. JP reiterated that everyone should make sure when the referendum comes to vote. She also explained that the it takes around 5 years but that St Cleer actually took 10 years.

GP - How will the Referendum be advertised? CC will organise that but you will get a polling card like an election.

GP – Did the inspector carry out a site visit? TK said that the Appeal Decision says he visited on Friday 8th October 2021. The GP then went on to say how can a person from Bristol!!! make a decision on something in our area and understand the consequences!! JD explained that the Inspector is appointed by the Secretary of State and explained the procedure.

GP – Why can he appeal twice? - he possibly changed the planning application slightly – on this application he has offered an open space/compensation habitat (which is in another field near the sewage treatment works).

JD mentions that when we get the full planning permission we need to go through it with a fine toothcomb.

GP – can he keep appealing? - JD – yes he can. JP - don't give up – she has another PC who have 5 appeals on another site.

GP – Can we protest? JP – cannot comment.

GP – Will the NDP stop it? - at the moment unfortunately it has limited weight. JP – however as the development boundary line is set – it is classified as a rural exception site and you can't keep developing on rural exception sites.

GP – If these are meant to be affordable how can he make it affordable for him? Possibly because he is expecting 50% affordable which will mean 12 would be open market value and 12 affordable.

GP – Report says there is demand? - how can you say there is demand if there is not affordable? How can they prove where the numbers are coming from?

JD says he has never heard of highways turning an application down.

GP – can we do a traffic feasibility study around the school time and also starting and leaving work time? JP – can see if we can request one? Also will it count the traffic? Can request a radar which counts the vehicles.

GP – We will get the houses. Can we request things like a traffic warden, lollipop person, etc.

JD – a developer in the past had offered to pay for 12 months lollipop person but the school would not support it.

JD says we can request that an Enforcement Office visit the site (school) regarding the public's concerns that a child could be knocked down and even worse.

'Prevention is better than cure'

Unfortunately, the traffic problem is happening outside lots of schools and it is partly down to bad parking and bad driving.

Police have acknowledged that there is a problem but Highways don't.

When estates were built in the past most premises only had one car nowadays houses have three to four cars.

GP – Anything else we can add to objections?

Congestion.

Loss of open space.

School full.

Roads.

Children at risk

Lack of doctors, dentists, etc.

But objections have to be specific to planning policy.

JP – have a look at access to the site – that is going to be in the middle of the traffic calming.

JD – he has got outline planning that needs to go to detailed planning – he will need to go through and conform to the conditions the inspector has stated – then it does to CC and then the PC. JD reiterated to make sure objections will need to go on the planning portal.

GP – commented that the agent/developer was related to someone that was an ex-parish councillor and knew which buttons to press.

GP – how do we find out when the planning permission comes in – JD explains that the clerk checks the planning site regularly and then it will be part of the next PC meeting. However, there is nothing stopping anyone registering or inspecting the planning portal on a regular basis.

SJ was requested to put a link on The Village Facebook page. (This has already been done).

GP – it's the younger generation that will missing out on the view and fields for the future if it is developed and future children.

It's not our future to protect – it's our children's and their children's.

JD- as soon as we know what is happening we will let the community know and, if necessary, call another public meeting.

The meeting closed at 19.33.