

4. SUPPORT SERVICES MANAGERS REPORT

To update on progress of items from the last meeting of the Planning Committee on Monday 1 April 2019

4.1 Pre-applications:

- PA19/00521/PREAPP – Laurence Munslow, Land East of Oak Tree Surgery, Clemo Road – Pre-application advice for amendments to approved layout, house type pack and associated engineering documents only of approval PA17/04823

The planning officer has issued extensive advice which includes the following points:

- The application states that it does not amend the net area, number of dwellings, or percentage and tenure of affordable housing.
- The submitted Housing Mix Schedule suggests the site will deliver 48 affordable dwellings, which is less than the 52 affordable units originally approved.
- The 2 x 4 bed dwellings no longer meet the space standards as the floor area has been reduced in size from 115m² to 104.6m² which is well below the required size.
- The original layout was closely aligned with the Manual for Streets / Home zone principles and endorsed by the Cornwall Design Review Panel. The new proposal is more conventional and has the potential to result in a significantly more car dominant development.
- Strong concerns regarding the loss of this amount of hedgerow.
- The revised layout appears to include considerably less low speed environment / Home zone design.
- Consideration should be given to providing a path/cycle path all the way through the development from north east to south west to increase connectivity to the open space and link to bridleway 16, and the provision of a cycleway/footpath along the A390.

The advice does not constitute a formal decision.

4.2 Community Network Area Highways Scheme

Councillor Cassidy's name has been put forward to sit on the Assessment Panel. The closing date is not until 17 May when we will know how many nominations have been received and whether the decision of who sits on the panel will be made by the Chair and Vice Chair. If they are oversubscribed and a decision required, the criteria by which the selection will be made has been requested to enable us to submit any additional information required for an informed decision.

In the meantime, the list of highways issues logged has been reviewed by Paul Allen, Highways and Environment Manager at Cormac, and advice given. A meeting takes place on 26 April to discuss this further.

4.3 Housing Supplementary Planning Document consultation

Following a consultation in October 2018 on the above document which explains how Cornwall Council will implement the policies in the Cornwall Local Plan, the responses received have now been published (113 pages), including some from developers and agents working in our area. A final consultation is now open from 8 April to 6 May. While the Town Council found the original document very informative, it did not return any comments in the last consultation.