**Present -:**

Cllrs. B Dobson (Chairman), S Robinson (SR), E Seward-Adams (ESA), A Ross (AR) & D Hawkey (DH)

Mrs K Rees (Clerk), Cllr. A Harvey & 33 Members of the Public

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| 17/200 | **Apologies:** Cllrs. N Eustice, K England, W Bampfield & K MacKinnon |
| 17/201 | **Recordable/Non-Recordable Interests & Dispensations:**NE had declared an interest in application PA17/09559 and was not in attendance.Prior to the commencement of the agenda, the Chair reminded everyone of the rules of the debate and asked people to be polite and courteous. He advised that this is the first application where the Neighbourhood Plan has come into effect. The Plan has been signed off by Cornwall Council cabinet as ready for public consultation. The 8- week consultation will begin this week. |
| 17/202 | **Presentation by Kingsley Developments:**Mr John Marshall and Mr Abe Simpson gave a presentation on behalf of Kingsley Developments regarding their outline application for 22 dwellings on Land North of Winstowe Terrace. The submitted application is broadly the same as the one presented at the pre-application presentation in September. An indicative layout was displayed. 35% of the units will be affordable with a split of 5 rented and 2 affordable units, although this may change with following from the affordable housing team. Various technical reports have been submitted with the application and a footpath link from the development onto Halwyn Hill has been included. As the site is not a rural exception site, the application has been submitted under Policy 3 of the Cornwall Local Plan, rounding off & infill. The development is not in open countryside, is relatively small in size & scale and is not dominant on the landscape. |
| 17/202 | **Public Participation:**Mr B Blackford made a statement on behalf of the Neighbourhood Plan Committee. It is their belief that the proposed development in is not in accordance with the Crantock Neighbourhood Plan specifically policies H1 & H2 as the housing need has now been met and I1 & I2 sewerage and highway and pedestrian safety. As Cornwall Cabinet has approved the plan for final public consultation, areas of conflict can be pointed out and quoted in any planning application. In response, Kingsley Developments stated that they disagreed with the NP Committee’s view on infill and rounding off. This development is appropriate in size and 80% of the perimeter of the site borders other developments.The following comments/queries were made by Members of the Public (Kingsley response in bold):* The pre-application (PA16/03127/PREAPP) advice for the same piece of land in 2016 states that the land is not considered rounding off. Nothing has changed since this pre-application was submitted.
* Why a S106 payment is made to Penhale Sands? ***Any development within a certain radius has to make a statutory contribution***.
* There is no affordable homes requirement following the recent approvals on other sites in the village.
* The affordable homes are not ‘affordable’ for people in the Parish and do not get allocated to local residents. ***The developer does not decide the price of an affordable home, this is set by central Government & the Local Authority. The affordable homes for sale are discounted by approximately 30 – 40%. The rent level is set by Cornwall Council***.
* Assurances were given when PA15/11981 was submitted that no further applications would be submitted. ***This was disputed by Kingsley***.
* The proposed pedestrian link to the Village via a staircase onto Halwyn Hill is dangerous. It is directly on to a road and visibility is poor. The character of the village will be changed by putting in this path. In addition, the developer does not own this land. ***This piece of land is classed as public highway and so an access can be built even if the land is not owned. There is a slight indent where the footpath joins the road and the breakthrough will be 2m wide. Highways are a statutory consultee and if they consider that his is not the right place for the access then it will be changed***. It was stated that the new access would improve safety for pedestrians from the Halwyn Road development wishing to enter the village as it would remove them from the hazardous Halwyn hill/West Pentire junction.
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| 17/203 | **Planning:**Application PA17/09559 for outline permission for 22 houses was discussed at length and every Councillor gave their view:* The application does not satisfy policies in the Neighbourhood Plan or Cornwall Local Plan.
* The affordable housing need has now been met and the size and scale of the development does not meet clause 1.68 of the Cornwall Council Local Plan regarding infill and rounding off.
* Nothing has changed since the pre-application was submitted in 2016.
* It does not meet the requirements for sustainable development in terms economic, social or environmental benefits to the village.
* There is little or no support for this development in the Village.
* The size and scale of the development will be overbearing on the Conservation Area and there will be a loss of light & privacy on the surrounding properties.
* There is a lack of infrastructure to support further development and SWW have stated that no further development can take place until the sewerage system is improved.
* Kingsley do not own the land of the proposed footpath.
* The impact on the Highway of the increased traffic and the danger associated with pedestrians emerging directly down the steps onto Halwyn Hill.

In addition, the Chair pointed a number of inaccuracies in the Design & Access Statement submitted with the application. It was felt that this application and the application for 59 houses on Land of Halwyn Hill were always intended as one single development submitted under two different applications in an attempt to circumvent planning policies.***RESOLVED: Crantock Parish Council unanimously objects to application PA17/09559 for the reasons stated above.*** |
| 17/204 | **Any Other Business:**The Chair advised that he has not yet received any volunteers to join a Sub-Committee to improve Community Engagement. ***NOTED***. |
| 17/205 | **Date of Next Meeting:** The Chairman thanked members for their attendance. He advised that the **next Full Council Meeting will be on 13th December at 7.30pm in the Memorial Hall, Crantock.** The meeting closed at 20.00 hours. |