

Christina Martin
Clerk to
Chacewater Parish Council
Tel: 01872 561387
Mob: 07425 056577
parish.clerk@chacewater.org



Minutes of Meeting of the Parish Council on Wednesday 20th January 2021 at 7pm

Due to the Government's current restrictions on meetings during the COVID19 outbreak, this meeting was held remotely via Zoom.

MINUTES

Councillors Present: Cllr S Leech (Chairman), Cllr P Chesworth (Vice-Chairman), Cllr B Bailey, Cllr P Bearham, Cllr A Beckham, Cllr J Carley, Cllr P Dyer, Cllr S Gribble, Cllr R Knill, Cllr M Stephens

In Attendance: Mrs C Martin (Clerk), Cllr John Dyer,

Apologies: Cllr A Crocker

1. **To receive declarations of interest**

- a. Councillors to declare any disclosable pecuniary interest in any items on the agenda
None
- b. Councillors to declare any non-registerable interest in any items on the agenda
None

2. **Planning Applications received**

PA20/09631

Proposal Hybrid planning application for Langarth Garden Village

Chacewater Parish Council have concerns and questions with many aspects of this application.

Firstly, the size and scale of the development is comparable to the likes of Liskeard or Wadebridge.

The demands on Treliske hospital, GP surgeries, dentists and the Emergency Services are already having a severe impact now, and services are continuing to be cut so how with this impact them and what improvements/reassurances are in place to ensure that the pressure on them is minimal? We would expect a multi service hub within the town with at least a fire station, minor injuries clinic, police station and crematorium.

Chacewater PC has grave concerns about the impact the Langarth Development will have on the surrounding road infrastructure and the fact that both Chacewater Village itself and Kea Downs Road are heavily used commuter "Rat Runs" already and are therefore likely to increase as a direct result of this development. We would therefore want a clear assurance that the Chacewater Streetscape research plan (undertaken by Arup on behalf of Highways England and recently presented to Cornwall Council), will be enacted and that works are undertaken along Kea Downs Road to actively encourage greater use of the A30/A390 corridor in future. Kea Downs Road has even greater significance now as we understand it will be used as the interim route for the Saints Trail between St Agnes and Threemilestone. In short, Chacewater PC would only support this application if measures are taken to prevent an increase in traffic flow in the ways identified above.

As a Parish Council that has completed its Neighbourhood Development Plan (NDP), we have become increasingly concerned about boundary encroachment and building creep, which is already clearly happening along the A390. We would wish to know exactly where the Kenwyn existing settlement boundary and infrastructure is now drawn and whether it accords with the Cornwall Local Plan (CLP)? We therefore seek assurance that no more expansion is planned beyond that identified through this Planning Application/Development that will never even attempt to close that all important demarcation between this Parish and our capital city of Truro. The World Heritage Site boundary runs North/South through Greenbottom.

It is our understanding that, in compliance with the CLP, the Langarth Development promises to deliver at least 35% of affordable housing, much of which is to be Cornwall Council owned/managed. So, we wish to seek assurance that this is definitely the case and that new residents will be chosen from The Cornwall Housing Register and satisfy a local need? A significant strand of each and every NDP produced across Cornwall. We would only support this Planning Application were this assurance provided together with further confirmation that the social housing element is not then sold off to the open market as has happened so often in the past? Use s21 conditions to maintain stock for use of local people.

We have extreme concerns about the impact of such an increased residential footfall will have on the what is left by way of existing green and open spaces. The negative impact on PRoW footpaths, litter, fly-tipping and use by illegal off-road vehicle users has become extreme but very low on the Police priority list. This is hugely significant to Chacewater, given its position at the heart of the World Heritage Site (WHS) and fact that it has to manage 17.5 miles of PRoW. We would expect a large increase in LMP in order to cope with this and so question whether such funds will ever be forthcoming?

We would like to know what additional measures have been put in place in terms of managing sewerage, waste/refuse and recycling?

We would expect to see an increase in the number of cycleways and walking routes from Chacewater to Threemilestone well as connectivity in all directions. This should happen before construction takes place.

We fully support a Renewable Energy Park and the use of by product heat produced from Geo thermal project. As an off-gas community, we would thoroughly welcome any benefits to us in Chacewater. We would expect to see that every house is completely self-sufficient with solar panels and other renewable energy sources.

We support an increase in local retail and eating experiences for surrounding parishioners, however, these would need to be accessible to all surrounding communities and need to be better than mere fast-food outlets and more quality venues.

This Development will potentially strengthen Truro College as well as the University of Cornwall and so provide more prospects for the "local" student population; it should allow these academic outlets to offer more courses etc. and therefore more choice for local people to gain higher qualifications. As a consequence, we would therefore expect to see a proportionate increase in the number of long-term well-paid jobs in the area.

This is a chance to redevelop the education facilities and by so doing reduce student travel to/from schools with 2 new primary schools and 1 new secondary on the North Coast (as we believe to be the case?) and is welcomed and would give parents more choice. It would also take pressure off an already full to capacity number of surrounding schools.

This Development will need a supermarket and other suitable food retailers in order to sustain a small town and so reduce the need for extensive periods of queuing traffic. It is our belief that it simply cannot happen without these facilities being available.

Langarth "Village" will probably (and needs to!) lead to an increase in local public transportation due to the larger numbers of people wanting to use it - especially north and south – as it would enable greater flexibility across the middle of the county and should see Threemilestone act as something of a hub to increase use of public transport.

Finally, we would like to add that the above observations should not be interpreted as necessarily supporting this Planning Development because we have always, as a Parish objected to its size, scale and siting. Therefore, these comments are provided as suggestions to mitigate its negative impact on the rural landscape and its population. To confirm our thinking, were this a brand-new planning application, we would strongly object to it.

Close of Meeting 21:25

SignedChairman