

**Public Meeting for Presentation by SRG Parks Ltd  
relating to development at Jolly Park  
Held on the 30<sup>th</sup> March at 7pm in the Village Hall.**

**Summary of Meeting**

**Present:-**

**Cllr K Wakeham  
Cllr J R Philp  
Cllr A Whitehead  
Cllr A Taylor  
Cllr C Beall  
Cllr E Hannaford**

**Cllr P Wright  
Cllr S Smith  
Cllr M Boxall  
Cllr B Garrott**

**Representatives from SRG Parks Ltd:- Mr N Laister and Mr Silvano Geranio.**

Approximately 50+ members of the public were in attendance.

**Summary of the previous presentation, held on the 27<sup>th</sup> October 2022, can be viewed on the Parish Council website under the heading Minutes.**

The representatives of SRG Parks Ltd were asked by the Chairman to give a brief summary of their previous presentation regarding the proposed development at Jolly Park. It was confirmed by Mr Laister that SRG Parks Ltd own the entire field whereas previously it had been stated by Mr McGhee that ownership was held for the upper section of field only. The upper field holds an extant licence and Established Use Certificate for 48 caravans. It was stated that Park Homes are single storey and privately owned making them popular with the older age group, specifically over 55's. SRG Parks would also consider lodges or bricks and mortar options. A pre application to develop the whole site has been submitted to ascertain the advice of the Planning Department and dialogue has been held with Cllr P Wright regarding the emerging Neighbourhood Plan. The pre application submitted details the larger, lower section of the field populated with holiday or secondary ownership lodges the latter for use as second homes easing the strain on available housing for locals, reinstatement of the original right of way through the site with a nature corridor and an area of open space to be possibly maintained by the Parish.

The Chairman then opened the meeting for residents questions the following objections/points were raised:-

- The company was not being open and transparent about their plans.
- The initial presentation given on the 27<sup>th</sup> October 2022 proposed development to the uppermost part of the site only.
- Amenity spaces are too small and will not benefit the Parish as they will only be used by residents/visitors on the site.
- The amount of extra traffic and people accessing the village will be detrimental to residents daily life.
- Egress and ingress from the site with visibility an issue.
- Overflow of vehicles from the site using Beacon Park and other residential areas.
- Visitors and contractors using the site would create further problems with limited parking opportunities in the village.
- Alternative access should be considered possibly from Casey Lane.
- The village is too small to cope with the extra traffic movement and people.

- The Surgery is unable to cope now as are Veterinary Practices.
- Possible negative effect on neighbouring properties being devalued due to the size and location of the development.
- The size of the development is inappropriate for the area.
- There are a large number of established holiday parks in the Parish.
- Further holiday units will damage the existing sites and take business away when they are already struggling.
- There are no benefits to the Parish.
- A development of this size would negatively change the character of the village particularly if it is holiday letting units.
- Other holiday businesses are not based within the village curtilage generating less effect on neighbouring housing and road congestion.
- No details of parking provision have been shown on the development plan.
- Maximum disruption with heavy lorries delivering units and a construction plan would be required.
- The emerging Neighbourhood Plan states that we have had our allocation of housing fulfilled.
- Lodges sold as second homes would be abused and become first residences.
- The Public Right of Way is not in the original place.
- Development in the Parish should be decided by need.
- As SRG Parks has purchased the whole site the pre application submitted is being driven by profit and not to benefit the Parish and its residents.
- Comments made by the representatives suggested that non compliance with SRG Parks plans would not be to the Parish's advantage.

Mr Laister and Mr Geranio responded as follows:-

- SRG Parks favour non residential development for use as second homes to include a small number of Park homes for sale.
- The initial statement made at the October 2022 meeting that only part of the land was owned was wrong.
- Cornwall Council's Planning Department prefer holiday accommodation.
- The Public Right of Way location was confirmed by using Cornwall Council's definitive map.
- If the entire field is not developed there will not be any S106 Agreement benefits as there is an extant licence on the upper area for 48 caravans including an EUC.
- If development was limited to the land covered by the licence the Parish would be unable to use the additional land adjacent to the developed area.
- The existing licence held would allow 48 caravans delivered to site immediately and therefore it would be beneficial for all concerned to work together.

Cllr E Hannaford also made several comments relating to Policy 5 of the Cornwall Local Plan, raised comments of objection made by Historic England, health provision stating difficulties that the Surgery are experiencing and the dismissed appeal relating to the 2017 outline planning application for the site. Cllr Hannaford stated that she will continue to liaise with the Planning Department.

SRG Parks will also hold further dialogue with Cllr P Wright relating to the emerging NDP.

Cllr K Wakeham thanked everyone for attending.

**The meeting closed at 8.05pm.**