

## Pelynt Parish Council

### Summary of the Public Meeting held on the 4<sup>th</sup> January 2024 in the Village Hall at 7.00pm.

Cllr Wakeham opened the meeting stating that the Parish Council are trying to be as transparent as possible and want to include residents in the future development of the Jolly Park site, he then gave a short history of the site including planning permissions previously approved. The site has a permitted use certificate for 48 caravans dating back to 1972 with a subsequent approved outline planning application in 2012 for 130 dwellings including business units, the latter approval lapsed in 2017. The new owner SRG Parks Ltd hold the permitted use certificate for 48 caravans and want to build Park Homes totalling 95 units enabling them to recover the financial outlay of purchasing the site. The first public meeting with the Parish Council and SRG Parks Ltd was not received well by residents and was hostile after which the developers asked for a referendum to ascertain what type of dwellings would be preferred. The result of the poll sent out to the Parish resulted in a preference for residential Park Homes. The Parish Council met with representatives of SRG Parks and Cllr Hannaford to discuss the proposed application, members were consulted on what benefits the Parish required, it was noted that a dog walking area/cycle route and green space had been raised as important to residents. It was also suggested by SRG Parks Ltd at this meeting that the Park Homes could be for over 55's and first residency. Revised sketches of possible development have been received from the developer and include a dog walking/cycling route, green space, multi use games and children's area. Cllr Wakeham reiterated on several occasions that the sketches are not planning applications and only ideas for discussion. He also mentioned other developments that have been built in the Parish that have been taken out of the control of the Parish Council and have not delivered what was expected. Cllr Wakeham suggested that not engaging with the developer could result in the site being sold on for development of houses, which would undoubtedly be approved by Cornwall Council and could result in another large development which may not have any Parish input as has happened in the past.

#### Questions from the public were invited and included:-

Why is the Parish Council discussing the proposals when there is only permission for 48 caravans and Cornwall Council turned down the pre application.

The developer has purchased the entire field, development of some kind will take place to allow the developer to recover the financial outlay they have made. As some form of development will take place discussion to obtain the best result for the Parish seems sensible.

Not sufficient parking for each dwelling as only one space has been allocated.

No visitor parking allocated.

The issue of lack of parking can be raised with the developer.

First residency will be hard to police.

The developer has confirmed a manager will be on site.

Volume of traffic from the site is a concern.

Before any planning is passed Highways must be confident that there are no issues of safety.

How does this development fit with the Neighbourhood Plan.

The field is privately owned and therefore cannot be classed as green space. This reply was challenged and a member of the public stated that Looe Town Council have a 'no further development' policy in their NDP, this will be investigated.

Bricks and mortar dwellings would have a S106 agreement giving more control.

Possible legal agreements could be applied.

The Parish Council should resist any development and contest the application taking legal action.

The Parish Council has, in the past, challenged development on the site resulting in large sums of Parish money being spent without a satisfactory conclusion.

A second referendum should be taken.

This will be discussed at the next Parish Council meeting.

**The meeting closed at 8.02pm.**