

Councillor Comments: Dated 2nd September 2020

PA20/04923

Proposed development of twenty lodges

Notter Bridge Park Notter Saltash Cornwall PL12 4RW

Councillor Richard Bickford:

Happy to support approval, subject to any conditions suggested by Pete and/or David.

Councillor Gloria Challen:

I wish to abstain. Non-pecuniary.

Councillor Jean Dent:

I would recommend approval, providing all the concerns in David's response are given to Cornwall planners in our response. No DOI.

Councillor Mark Fox:

Councillor Sarah Gillies:

I would agree with both Councillors Samuels and Yates, and happy to approve based on their comments being taken into account. No DOI.

Councillor Sheila Lennox-Boyd:

Councillor Sarah Martin:

Councillor Steve Miller:

Councillor Mike Parker:

Councillor Julia Peggs:

Approval. No DOI.

Councillor Bill Phillips:

I have no problem with this, no DOI.

Councillor Averil Pinckney:

Councillor Julie Rance:

Approval. No DOI.

Councillor Brenda Samuels:

Approval subject to current conditions of Holiday occupation clause. No DOI.

Councillor Pete Samuels:

There is much information to digest on this application and to be frank there is, to me, a thin dividing line between being minded to approve or to recommend refusal.

One thing I have not found in the application, but perhaps have missed, is any confirmation that these lodges will be used only as holiday lets and not permanent residential accommodation.

Subject to the proviso that these would be used only as holiday lets, I would go for approval.

This is an extension to an existing holiday park and we are aware of a trend for holidays to be taken in the UK rather than abroad, although there may be no real indication of how this trend will continue over the next few years, but if this development contributes to the local economy, then I must be in favour. No DOI.

Councillor David Yates:

I have no interest to declare for this application. I have no objections to this application and would be happy for Saltash Town Council to recommend approval provided the following comments are taken into account.

Comments:

Access

The Design & Access Statement says that "Access into the site will be by way of existing main entrance drive and therefore highway safety and visibility accessing or egressing the Park will remain unchanged. And "4.1 Access over the Site and into the Lodge Access into the site will be by way of existing drive as previously stated and therefore highway safety is clearly accepted through the linear alignment of the road, this giving good visibility in both directions when accessing or egressing the site".

It seems likely that this application will roughly double number of vehicle movements into and out of the site.

Cornwall Highways should confirm that they are happy with the increase in traffic flows directly from the site.

In addition, Highways England should confirm that they are happy for the A38 junction to cope with this increase, particularly at peak tourist flows along the A38.

As well as the existing access the Flood Risk Assessment (in 7.0 MITIGATION MEASURES) says (for an emergency evacuation access) “The proposed access/egress route would lead to an existing track which leads along the eastern boundary of the site towards the A38, as indicated on the proposed site plan in Appendix A”.

The assessment later says “Given the above, it is fair to conclude that access to and from the site is safe for all events. Any development proposals should seek to reuse the existing track as an emergency access route and ensure that the development has a direct access on to the track leading in a northerly direction towards the A38.”

Highways England should confirm that they are happy for this A38 junction to be created at this location.

Usage

The Design & Access Statement says that “Units proposed are for holiday use and not residential.” This should be specified in any approval.

Sewage

The Application Form para 13 says Foul Sewage “Unknown”.

The Foul Drainage Assessment, although it does not give the EA Permit Number, says it will use the existing system. The EA needs to confirm that this the proposed method is satisfactory given that the system will be in a flooding area (not as given in the document).

Flooding

The Flooding authority should confirm that the flooding attenuation proposals will prevent any additional flooding effects “down slope” including the existing development.