

Minutes of the meeting of Mabe Parish Council held on Thursday 13<sup>th</sup> July 2017, at the Mabe WI Hall, at 7.00pm

Planning Application: Item 48.17 D PA17/ 05495

Land South Of Coronation Cottages Coronation Cottages Mabe

[Outline planning application for the erection of up to 60 new dwellings to include provision of access and other ancillary works.](#)

Members discussed the application and voted to **STRONGLY OBJECT** and include the following comments: There has been no demonstrated need within the village for more housing; either affordable or open market (Policies 6 & 8 – Cornwall Local Plan) evidenced with this application, or through estimation of local needs by the members of the parish. In fact there were noted issues with filling homes on the recently completed Kingston Way development on the opposite side of the village, surely making the provision of more housing in the parish unviable (Policy 10- Cornwall Local Plan). This land does not appear to be listed on the current DPD consultation document and would not be classed as a rural exception site (Policies 3 & 9– Cornwall Local Plan).

There are already significant traffic issues within the village – centring on Antron Hill specifically. There have been multiple accidents on or around the site of the planned access; many now do not even bother to report the odd minor accident as they feel nothing is being done to rectify the underlying traffic problem. The road already splits the village of Mabe and crossing is done at your own risk. The plan to remove the traffic island would make crossing this road harder, no matter what other features were put in.

Residents of Coronation Cottages are particularly concerned that the only safe way to extend the visibility up the hill would be to remove or restrict the lay-by where they park, since there is no other available parking space for them. Even residents in this terrace who have off street parking do not feel safe exiting their drives into the carriageway at present.

Without a proper Traffic Management Plan it is currently impossible to see what measures the developers would seek to install that have not already been addressed in the Traffic Feasibility Study undertaken by the parish council in 2013, which is still trying to get works to slow speeds within the village undertaken. Traffic regularly queues from the Asda roundabout back up to the entrance of Cunningham Park, especially in the morning “school run” hour. Adding yet more cars to this area (60 houses would equate to approx. 90 extra cars) at any time would be impossible.

Services and infrastructure within the village of Mabe Burnthouse itself are already stretched beyond capacity – the primary school is full, both local secondaries are at or near capacity, doctors surgeries are over subscribed and services in general are failing to cope. Apart from the addition of a small play area this housing development would bring nothing to the village or parish and would only tax our already limited services even more (Policy 4 – Cornwall Local Plan).

Mabe is not a part of Penryn nor is a satellite community – it is a distinct rural parish – and we would like to see this continue (Policy 2 – Cornwall Local Plan). This development could not be classed as infill, nor is it a ‘rounding off’ of the defined village. This development could only therefore be seen a building in the countryside (Policy 7 – Cornwall Local Plan) and is not something that we would support in any way.