

Response to questions from Parishioners regarding the potential 100% affordable housing development at the Former WAAF Site



Questions received 3rd July (Response published 18th July 2023)

1. It is our understanding that when this planning application is made, as the PC have an interest, you cannot comment on the planning portal - Is this your understanding. This may seem an obvious question but we would like it to be clarified.

Following the advice of Simon Mansell, Monitoring Officer at Cornwall Council, this council will make representations on planning applications they are consulted on where it is appropriate to do so.

2. We wonder if Cllr Hitchens should be declaring an interest when the WAFF site comes up- what are the PC views on this? We ask this as Cllr. Hitchen's property could benefit or suffer adversely because of this application.

It is each councillor's personal decision to make a declaration an interest or not. The council cannot insist on what a member elected by parishioners does in this respect. Councillors are encouraged to follow the council's code of conduct. Concerns relating to breached of the code of conduct and councillor's interests should be directed to the Monitoring Officer at Cornwall Council:

**Mr S Mansell
Cornwall Council
Treyew Road
TRURO
Cornwall
TR1 3AY**

Further information can be found on the Cornwall Council website:

[Cornwall Council](#)

3. We would like to know if there has been a valuation on the site by an independent valuer as per Sec 127 regulations of the Local Government Act 1972.

The land was valued by Lodge & Thomas: Chartered Surveyors, Estate Agents, Valuers and Auctioneers.

4. Is there the chance that the land could go on the open market to give local people the chance to purchase a green asset?

At present the council had entered into an option agreement with Classic Builders and Coastline housing. Until this option expires, the council cannot consider offering the site for sale on the open market.

5. As per its existing planning permission, have the PC considered applying to Natural England /English Heritage for the WAAF site to become a local nature reserve sitting as it does beside a World Heritage Tram Road. It is a valuable community asset for its wealth of wildlife. Has this been explored?

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No, prior to the consideration of the 100% affordable housing development there were no councillors who had a desire to see this project through to fruition. The Councillor who initially drove the project through the planning stage resigned from the council shortly after planning permission was granted. The planning permission gained in 2017 will have now lapsed as no work was done to commence the project.

6. Has more than one developer been approached regarding this asset?

The developers are Classic Builders (SW) Ltd and were chosen after Cornwall Housing withdrew due to the financial collapse of their main contractor Midas. Councillors also considered project managing this development in house.

7. We ask if anything has been signed with Classic Builders to date- if so, what are the terms, price and length of time that has been discussed, decided upon. As the land is not on the open market, it's disposal must be transparent as it is a public asset.

At present the council had entered into an option agreement with Classic Builders and Coastline housing. Details of such agreement would be exempt from a FOI request.

8. We request that it is agreed that no further clearance – alterations is done on the land until the planning application is decided upon/public have been genuinely consulted on regarding any future use should the application fail. Can we ask this via a Parish Council Motion.

This would need to be discussed by full council, any resolution would need to be included on the agenda for discussion, our next council meeting will be on the 4th September. Please note that the council has responsibility for maintaining access to the adjoining property, ensuring growth from the land does not impede the highway and maintenance of the boundary with the adjoining property.

9. At this juncture we are hoping to gather information without needed to ask for information under Freedom of Information but as Group, we are working to understand process and how decisions are made, where recorded and will be compiling a document to share as the planning process progresses. This will be a balanced document to capture the journey this far and the alternative ideas we have for the site.

We treat any request for information such as detailed in your questions as a Freedom of Information Act Request.

10. We would like to know when we are able to know the findings of the ecological survey.

The findings from the full ecological survey will be published when the survey is complete. We await details of this from the developers and Coastline housing.