

**Follow-up Meeting - Philleigh Parish with Koha Architects relating to Pendower Beach Hotel
Redevelopment 111/4.01 on 20 June 2019 at 7.30pm in Philleigh Community Centre**

Present : Derek Jackson and Gary Wyatt for Koha Architects, a representative of Hydrock (dealing with access, transport and geology) plus Philleigh Parish Planning Committee and Philleigh parishioners.

Summary of the current (updated) plan :

- to demolish most of the existing buildings
- to retain the old farmhouse core
- to create a 14 bedroom hotel centred on the old farmhouse with wings added to the north and south, ie. the same number of hotel bedrooms as before in a “Boutique Hotel” style
- to add 25 residential units along the existing plateau at the back of the site, looping round at the far end – a combination of mostly 2 bedroom apartments with a couple of 3 bedroom
- to retain the established trees and hedges along the stream boundary together with the large central beech tree
- to remove some of the previous garden shrubs from former landscaping of the grounds
- to provide car parking at the northernmost end of the site (but a reduced number of spaces than before such that more of the wet woodland can be retained)
- following the arboricultural report to retain the wet woodland

Key questions/points of discussion/concerns (some remained unanswered at the meeting) :

- Does the same client own all of the land (shown as two parcels on the plans)? Confirmed
- How much parking will be provided? 1 space for each residential unit (outside that unit); 20 spaces for the hotel (for the 14 guest rooms plus staff spaces); overflow parking at the far end of the site for additional guests/residents/staff/diners at the restaurant
- Is the parking proposed adequate? Concern that for example restaurant diners will park in Rocky Lane in the existing car park as this will be much nearer; this will put pressure on parking for those coming to use the beach/coastal path rather than the hotel/restaurant. With 100% or near 100% occupancy there will be pressure on the site for parking
- Is a 14 bedroom hotel viable? Russell Dodge said “no” at the previous meeting. There were several discussions about the residential units being needed to support the hotel ...but then the proposal is to sell those units off to private individuals. If that happens will the hotel simply become absorbed and end up as more apartments for private sale (change of use application)? The revenue from the private apartments will be required to support the entire scheme due to the costs of purchasing the site, developing it and all of the ancillary costs.
- “It is the hotel which will be the amenity”
- What can be done to future proof the development? A change of use later to all residential would not necessarily be acceptable

- Is the scheme genuinely sustainable or is it doomed to failure? The Roseland already has a lot of expensive hotel rooms and enough of those rooms need to be full at peak times to carry the hotels through the quieter periods
- How is it envisaged that the site will be managed with a mix of hotel and private residential units? There will be a management company into which residents will have to pay a service charge for the upkeep of the common areas
- This is a sensitive site and is in the AONB and the best development outcome is needed
- Assuming the development goes ahead how could Philleigh Parish be involved in the ongoing management to preserve/enhance the site?
- What is the price point of the residential units? Will local/young people be able to afford them? Unlikely with the anticipated price being £450k+
- The project will, if it goes ahead, be required to make an offsite payment for the “affordability” element – how can we ensure that this payment stays at the very least on The Roseland if not in Philleigh Parish? Will it simply disappear into Cornwall?
- Does it remain that we do not want a new village?
- Who is it envisaged will actually buy properties in the development? Relatively wealthy retired couples who will live there permanently? Second homers who will be in residence for only a few weeks/weekends each year? Will the site end up empty for most of the time, a beautiful spot developed purely for investment?
- Has the Environmental Impact Assessment been carried out? Not completed yet.
- How will the scheme take account of wildlife/ecology as there will be habitat disruption both during construction and afterwards?
- How will light pollution be dealt with, eg. exterior lighting impacting on bats, moths etc?
- How will machinery/plant/materials be brought to site? Via Rocky Lane. Is this road “man enough”? Part of the planning application/permission will be that Rocky Lane will have to be stabilised and widened. It will have to be made suitable and the developer will have to consider the use of smaller than usual equipment and vehicles. This will obviously impact on the cost. Highways have confirmed that the road is adopted to the slipway. For widening beyond the dog bin, there is a strip of land the acquisition of which will need to be dealt with if the access is to be widened there
- How will waste water be dealt with? There will be an on-site sewage treatment plant with a clean water outfall. No emptying of the processing tank will be required – just routine maintenance
- How will the electricity supply be dealt with? As part of the scheme the current overhead cables will be buried underground
- Does the stabilising of Rocky Lane take account of global warming/sea level changes? Yes. What materials will be used? Piled concrete, faced with stone
- What is the build time scale? Years not months. Clearly there will be restrictions on public access to the beach from Rocky Lane during that time? Yes, with closures and/or traffic control
- What is the proposed staffing level for the hotel? 12-15 full time envisaged. No staff accommodation has been built into the scheme at the current time. The hotel may need to acquire some of the apartments for staff quarters

- There will also be a small shop but the details were not discussed; neither was the proposed restaurant
- Will there be provisions for wildlife incorporated within the new buildings? Yes, the intention is to work closely with Cornwall Wildlife Trust and other agencies to ensure that bird/bat boxes, special bricks etc are incorporated within the scheme

The meeting was closed at 9.15pm.

Reminder : the Open Day will take place on site on 3 July from noon to 8pm. The model of the site and drawings will be available for inspection, plus other materials, and there will be site tours. Other Consultants will also attend along with representatives of Cornwall Wildlife Trust.