

**21/04284/FUL Cornhill School**  
**Cornhill Parish Council response to proposed conditions**

It is noted that two consultee comments have been received, from Highways and Ecology, both of which propose conditions on planning approval.

Highways response includes:

*Prior to occupation details of Electric Vehicle Charging shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging points shall be implemented before the development is occupied. Thereafter, the electric vehicle charging points shall be retained in accordance with the approved details and shall be kept available for the parking of electric vehicles at all times.*

This is not in accordance with government guidelines which refer only to commercial parking areas of 20 spaces or more, therefore cannot be demanded in this context.

For all the following reasons Cornhill Parish Council cannot accept the above condition at this time.

The provision of a vehicle servicing facility is considered inappropriate in this location-

The relevant site would be within the area of the registered Village Green which will be closed to vehicular traffic from time to time.

The relevant site would be situated beyond the end of St Helen's Gardens which is a fairly narrow, residential cul-de-sac. The Parish Council does not intend traffic other than in connection with the Village Green and associated premises to be directed via this route.

The Parish Council does not intend the Village Green parking area to be available for random public parking overnight.

The Parish Council does not provide commercial services of any kind and has no intention of doing so.

The Parish Council does not have, and will not have, staff able to supervise and maintain the installation.

Charging points are currently either type 2 or type 3 and there are considerations specific to each type.

*Type 2 is the normal domestic charging point, intended for use on off-peak electricity for around ten hours overnight.*

While it should be in theory possible to install one charger of this type, in practice it would be of negligible value. It would be limited to one vehicle only in a 10-hour period during the working day and would have to be priced at a premium over day-time electricity prices.

*Type 3 is the high-power, commercial installation. This presents serious difficulties.*

Information from SP Energy Networks indicates that the network capacity in the Cornhill area is not sufficient to support such an installation.

A typical installation cost is £20,000. Any such installation would be wholly dependent on a 100% grant being forthcoming.

Cornhill Parish Council is nevertheless open to future reconsideration as circumstances may require and allow.

The Ecology response includes the following:

*Within 12 months of the consent being granted, the applicant shall submit a landscape planting plan including the planting of locally native trees, shrubs and wildflowers of local provenance to be agreed in writing with the LPA and to be fully implemented during the first full planting season (November – March inclusive) following the approval of that plan.  
Cornhill Parish Council intends to enhance the Village Green on a long-term, year-by-year*

incremental basis. Funds to do so will be derived from annual rentals of the former school building which is to be administered independently by Cornhill Community Action, a Charitable Incorporated Organisation. The first declaration will take place after April 2023 and the first planting season thereafter will be November 2023 to March 2024 and planting will continue in subsequent years. The stated periods are therefore not possible.

The Parish Council has taken note of numerous suggestions from members of the community as to the use and planting of the Village Green. The existing areas of native species will be augmented; however, in improving and enhancing the Village Green, the Parish Council will not be limited in any way whatsoever.