

PLANNING MEETING held on October 26th 2021 held at Rockhill Business Park.

Present : Councillors – Mrs A Roberts (Chairman), L Allen, Mrs J Burnhill, Mrs A Ellis, G Hooper, Mrs D Jennens, Mrs M Rance-Matthews, M.Shand, J Washington, Mrs A Wills , County Councillor P Guest and Parish Clerk D Stevens.

Apologies : Cllrs M Luke and Mrs J Tompsett.

There were two members of the public present re planning application PA21/10249.

The Chairman welcomed everyone to the meeting and invited Mr & Mrs Austin to speak on their application PA21/10249.

Minutes of the meeting held on October 12th had been circulated and accepted. Proposed by Cllr Mrs M Rance-Matthews ,seconded by Cllr Mrs J Burnhill . All in favour.

Declaration of interest : Cllr M Shand planning application PA21/08863 and PA21/07504, Cllr Mrs A Wills on planning applications PA21/08863 and PA21/07504, Cllr Mrs A Ellis PA21/10249.

Cllr Mrs A Wills was then invited to chair the meeting

PA21/10249 Mr & Mrs Tim and Clare Austin – Conversion and extension of garage and room in roof to create two additional bedrooms at 2 Tor View, Bugle, St Austell. **Object – Overdevelopment of site, overbearing and out of concept to neighbouring properties. Lack of adequate amenity space and limited parking facilities.** Proposed by Cllr M Luke, seconded by Cllr Mrs A Roberts. (1declaration of interest AE).

PA21/09249 Dr Jonathan Knights – Tree works subject to a TPO namely: Sycamore (T1) fell or coppice at The Mill, Carthew, St Austell. **Support recommend coppice.** Proposed by Cllr Mrs M Rance-Matthews seconded by Cllr Mrs A Roberts. All in favour.

PA21/07504 Mr Pollard – Construction of a new dwelling at 19 Higher Bugle, St Austell. *The Clerk gave information and Council's comments for an almost identical application considered on 28/09/21.* **Object – maintain original objections to this revised design. Lack of amenity space and insufficient off-road parking facilities for 4 vehicles as per application. This will accentuate the current issues on this busy stretch of the A391. New windows design overlooks neighbouring property.** Proposed by Cllr Mrs M Rance-Matthews , seconded by Cllr L Allen. (2 declarations of interest AW,MS).

PA21/09883 Mr Derek Baines – Application for Planning in Principle for construction of a new dwelling on land South of Wilben Cottage, Carloggas, Penwithick, St Austell. **Object – Over-development of site that is outside the settlement area and would create an intrusion into the countryside. No application form submitted** Proposed by Cllr Mrs A Roberts , seconded by Cllr Mrs J Burnhill. All in favour

PA21/08863 Mr Byron Pollard – Development of a one-bed flat over garages with associated parking at 4 Rosevear Terrace Bugle, St Austell. *The Clerk read two lengthy objections from neighbouring properties and the Chairman of Planning expanded on details after a site visit by the Planning sub-committee.* **Object – Significant issues of no amenity space as the proposed garden area is currently an outside toilet with insufficient room to house any sewerage plants. The current package treatment plant is situated in the proposed land for development and if moved there are real concerns of Health & Safety on how will this be serviced and maintained. Concerns about traffic manoeuvres to access the proposed garages, already an established Cornish stone hedge has been removed. No consideration given to historic rights of way of access to neighbouring properties.** Proposed by Cllr A Roberts, seconded by Cllr L Allen. (Two declaration of interest MS, AW.)

Planning applications correspondence

Withdrawn PA21/07031 Kelly Cooper – Non- compliance Condition 3 in respect of Decision PA10/05363 dated 09/03/11. (Parish Council decision 31.08.21 object)

Application PA20/10681 Mr & Mrs R Preston , proposed annexe to Chy An Gwyns, Carne Grey, St Austell is to be appealed to the Planning Inspectorate.

Details were provided of on-going correspondence with Gavin Smith, (Group leader of Planning), Jonathan Drew (Group leader of Enforcement) and County Councillors Cole, Guest and Luke to set a meeting re Gypsy & Traveller sites in Mid-Cornwall

Planning applications to be included in next meeting:

PA21/08206 Benjamin Crocker – Lawful Development Certificate for existing use of land for a family residential caravan site for 3 residential caravans at The Nook, Bowling Green, Bugle, St Austell.

PA21/08954 Niles Bakery – Bakery with café and proposed office building at Unit 3, St Austell Enterprise Park, Treverbyn Road, St Austell.

Any Other Business

The Clerk gave further details of virtual planning training arranged by CALV to be held on Monday November 22nd and November 29th (6.30 – 8.00pm) where the demand far exceeded expectation and further dates to be confirmed on a two per council basis. Councillors who expressed an interest in attending would be notified by CALC with Cllrs Allen and Shand first to attend on Monday December 6th

Cllr J Washington gave his apologies and asked to leave the meeting at this time.

The Chairman closed the meeting at 7.45 pm.

..... (Chairman)

..... (Date).

..... (Chairman)(Date)