

PLANNING MEETING held on July 13th 2021.

Meeting 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 Luke, S Marsh, M Shand, Mrs J Tompsett, J Washington, Mrs A Wills and the Parish Clerk D Stevens.

Apologies : County Councillor P Guest Non apology : Cllr P Highland

There were 10 members of the public present.

The Chairman welcomed everyone to the meeting and introduced Sahran Higgins , Research Fellow of Exeter University and Matthew Healey, Project Manager Westcountry Rivers Trust. Sahran gave an informative presentation on the project to restore areas of Lower Mollinis Moor, it's habitat, bird species and invertebrates. She looked to encourage community involvement and working together in improving the area's conservation status. Although her role was only until March 2022 she was hoping for assistance in improving the SSSI site not only as a nature site but an area for the local Community. She endeavoured to answer a series of searching questions from the floor in particular from the 3 land owners present, namely Mr Coad, Mr Donson and Mr Parr, who challenged the removal of evasive species, insurance responsibility of people visiting and working on the site, responsibility of the management plan and Imerys role and involvement.

Matthew Healey then spoke of his work in conjunction with StARR project to try to assist the 160 land owners with the control of the river flow and flooding issues for the total length of the river and it's tributaries from Hensbarrow to Par and St Blazey. Similarly further questions were asked by councillors and members of the public.

After lengthy discussion the Chairman thanked them for their presentation and they together with Messrs Coad, Donson and Parr left the meeting.

Before starting the Planning meeting the Chairman introduced Mr & Mrs Morton from Carthew Farm and the Clerk gave details of their recent conversations with Cllr Mrs J Burnhill and then at their request he read correspondence detailing their experiences at the property. After some discussion it was agreed that further information was required on the status of the nearby footpaths and it be progresses as an agenda item at the July 27th meeting. Again the couple were thanked for their attendance and were assured that they will be kept informed of any progress made.

The Chairman then invited Mr & Mrs Beckerleg to speak further on their application PA21/05516 before the Council went into committee.

Minutes of the meeting held on June 29th had been circulated and accepted, Proposed by Cllr Mrs M Rance-Matthews , seconded by Cllr L Allen . All in favour.

There was no declaration of interest from Councillors.

Cllr Mrs A Wills was then invited to chair the Planning Agenda:

PA21/05516 Mr & Mrs Darren & Emma Beckerleg – Proposed conversion of existing barn and extension to form a farm shop and café and associated works at Resugga Farm, Carbis Moor, Penwithick. *The Clerk gave details of further consultations with the Planning Department on the possibility of creating an exception site for a purpose built business development and further correspondence that he had with the applicants.* **Support concerns about parking and traffic dispersal on the surrounding lanes but with the knowledge that the applicants would be presenting an application of a more suitable exception site location that would overcome the traffic issues and meet the requirements of this rapidly expanding business in the local community .**Proposed by Cllr Mrs A Wills, seconded by Cllr Mrs A Roberts. All in favour.

PA21/04966 Mr Julian Murch- Outline permission for one dwelling with variation of Condition 4 in respect of Decision PA17/09784 at bungalow 1, 20a Rosevear Road, Bugle. *The Clerk again reported on the history of applications on this property and then gave details of the latest complexity of this application. He spoke of a recent telephone conversation that he and the Chairman had with Haley Jewells, Head of Development Management, Cornwall Council re County Cllr P Guest’s request for a meeting with Louise Wood, Head of Cornwall Council Planning Department.***Object – Treverbyn Parish Council maintain their consistent objections. Whilst accepting there had only been outline permission granted on this site with conditions (County Councillor Saunders did not take this to strategic Planning committee after agreeing these conditions with the Planning Officer). Condition 5 had not been adhered re the protection of the mature deciduous trees that surrounded the site (8 have been removed with stumps clearly visible plus 3 others marked for removal). Condition 7 the proposed soakaway would be inadequate with the nearby sewer line crossing the site and no permission granted to amend the water course. The land is historically known to have a flood risk problem enhanced by the drainage of surface water from Fore Street. The matters of reserved matters had not been mentioned until a recent landscaping application PA20/10431 was introduced together with an alternative application PA20/07776 for one dwelling. The Parish Council again objected to the landscaping application and under 5 day protocol County Councillor Saunders expressed her intention to take this to Strategic Planning however matters were delayed and subsequently there was a change of County Councillor and it was unfair to expect an inexperienced councillor to take such a complex matter to committee. Once this was approved the alternative application was removed immediately. The Parish Council have a responsibility to members of the community in particular neighbouring properties and their major concerns and impact of the location of the proposed dwelling. There are issues of boundary encroachment, subsidence, distinct variations of land levels that question the suitability of a retaining wall to protect the earth banking and gardens of properties on Fore Street. There is an obvious lack of amenity space and insufficient parking/turning areas together with**

concerns of accessibility for emergency vehicles through a very narrow single track lane that is privately owned and the entrance onto the busy B3374 has a poor visual splay dangerously accentuated by parked vehicles on both sides.

It was proposed by Cllr Mrs A Roberts, seconded by Cllr M Luke All in favour.

Before considering the next application the Clerk read correspondence from Mr M Roberts who was present and invited him to speak on the applications. It was noted that the Heritage Impact statement raised no concerns.

PA21/04170 Mr Dan James (Eden Project) – Works and rebuilding to the Grade II listed buildings at Restineas and change of use to training and research purposes at Restineas Farm, Garker, St Austell. **Support** . Proposed by Cllr Mrs J Burnhill, seconded by Cllr M Luke. All in favour.

PA21/04171 Mr Dan James (Eden Project) – Application for listed building consent for works and rebuilding to the Grade II listed buildings at Restineas and change of use for training and research purposes at Restineas Farm, Garker, St Austell. **Support** Proposed by Cllr Mrs J Burnhill, seconded by Cllr M Luke. All in favour.

Member of the public Mr M Roberts then thanked the Council in allowing to observe and left the meeting.

Planning applications correspondence

In the recent weekly reports from the Planning Department showed any notifications relevant to recent applications.

Approved – PA21/03151 Mr E Bolton demolish single garage, rebuild to enlarge inclusive of a pitched roof profile at Brindlewood, Trethurgy, St Austell. Parish Council decision 25.05.21 Support.

Approved – PA21/03329 Miss Julia Nadaud – Construction of a greenhouse at 81 Stannary Road, Stenalees, St Austell. Parish Council decision 18.08.21 Support.

Approved – PA21/03692 Mr Rob Philp – Proposed kitchen dining room extension with additional bedrooms at Oakville, Bodmin Road, Trethowel, St Austell. Parish Council decision 25.05.21 Support.

Approved – PA21/05863 Mr Steve Gudge – Non material amendment to PA18/11986 for provision of single carriageway from Stenalees – Victoria. Parish Council decision 29.06.21 Support.

The Clerk then read correspondence from the Planning Officer determining the refusal of planning application PA21/03743 Mr P Dunn at Silvertrees, Rescorla, St Austell which the Parish Council had raised objections on June 11th.

Correspondence from Vivek Kodige, Project manager, CleanEarth Energy reporting on the public consultation for a proposed wind turbine at Wheal Martyn and confirming that a planning application would be submitted on July 12th.

A recent application for consideration at the next meeting on July 27th is PA21/05818 Dean/Thomas new driveway giving access to a parking area at the side of the house enabling the use of an electric car charging point at 1 Bass Terrace, Treverbyn Road, St Austell.

Emergency Items

The Clerk explained that he had received the approved accounts back from the Internal Auditor, explained that they are now forwarded for External audit and asked Council for permission to put them on to the Parish Council's website. Proposed by Cllr M Luke, seconded by Cllr J Washington. All in favour.

Action taken.

The Clerk added that there were some matters within the Parish that Councillors should be made aware:

- Correspondence from Jane Brown on traffic issues caused by the construction site for the Garden Village. The speed and size of vehicles using Hallaze Road, Penhale Road, Innis and Starrick Moor is creating danger to all road users and wildlife. She quoted a number of incidents with wandering deer being injured and having to be destroyed. The Clerk reported that he had been in conversation with representatives of Ecobos and the matter would be raised at a forthcoming meeting which they have agreed to attend.
- The Clerk reported on some illegal road markings appearing overnight on the lane that leads to Resugga Green Caravan site. He had replied to a complaint and also met up with another resident, reported the matter to the Police but explained that there was very little that could be done as it was privately owned thoroughfare.
- Correspondence had been received from Meadow Rise complaining about anti-social behaviour in the wooded area off Hallaze Road Penwithick. He had replied to the complainant and discussed matters with PCSO Tibbles.
- Correspondence from Mr Roberts, Trethurgy about the 20's plenty for us campaign, as he had left the meeting it was agreed that the Clerk liaise with him and Mr Thomas, who had contacted Cllr Mrs J Tomsett on the same matter, to arrange a consultation meeting with residents at Trethurgy Village Hall.

The Chairman, Cllr Mrs A Roberts then informed councillors that the Finance & General Purposes committee on the previous afternoon had to be abandoned and would now be held on Monday July 26th at 1.00pm prior to the Planning sub-committee. She then asked Deputy Chairman, Cllr M Shand who had been present at the meeting to briefly explain the disruption that had caused the abandonment. He stated that the discussion was centred around the review of the Clerk's salary as the current contract was now overdue. He then listed the 2 other options that were introduced to the meeting and added that the Clerk was not present during these discussions and matters become quite personal.

Following on Cllr J Washington ,who was asked by the Clerk to remove his baseball cap as a matter of courtesy to the meeting, then stated that there is a public right to challenge matters and indicated to the meeting that he would leave. He was reminded by the Chairman that the meeting had not finished so he remained in the doorway of the meeting room.

The Clerk then reminded Councillors of the Council’s Code of Conduct and quoted from the Local Council Administration reference:

H Councillors Conduct (Page41)

7.10 Localism Act 2011 requires every council to promote and maintain high standards of conduct by members and co-opted members of the local council. In discharging that duty a council must adopt a code of conduct.

A local council can only discipline a councillor by reporting them to the monitoring officer of the principal council who has limited powers to enforce any action which they consider necessary. It is not possible for a local council to take action itself against an errant councillor.

Following remarks that had been at the Finance & General Purposes meeting on June 12th he then referred to and reminded councillors on Defamation (Page 50).

Defamation Act 1952

7.36 A person disparages the good name of another when he/she publishes to some third party words or matter which are false and which injures the reputation of that person, such disparagement if embodied in some permanent form is called libel.

The Clerk was handed a letter of complaint from a councillor and asked that it be read to the meeting.

There followed heated exchanges between councillors , culminating in Cllr S Marsh tendering her resignation and issuing threats to expose the Parish Council. The Clerk asked for her to put the resignation in writing which she agreed.

The Chairman closed the meeting at 9.10pm

..... (Chairman)

..... (Date).

..... (Chairman)(Date)