

PLANNING MEETING held on September 29th 2020.

Meeting held during the Coronavirus COVID 19 PANDEMIC.

This virtual meeting was conducted via Zoom.

Present : Councillors –Mrs A Roberts (Chairman),L Bazeley, P Highland, G Hooper, M Luke Mrs M Rance-Matthews, Mrs S-A Saunders, M Shand, Miss K Sturtridge Mrs A Wills and the Parish Clerk D Stevens.

Apologies – Councillor D Hooper.

Before consideration of planning matters welcomed Lyndon Allen and Jane Burnhill who were co-opted as new members of the Parish Council.

The Chairman welcomed Steve Gudge, Project Director A30 Link Road who described the Side Road Orders relevant to the Parish and gave a brief update on the progress of the preparation of legal documents prior to commencement of the new road. He then listened to Councillor’s concerns and issues. The Chairman thanked Mr Gudge for his attendance and it was suggested that a further meeting be arranged when necessary.

Chairman Mrs A Roberts then welcomed Christopher Montagu(architect) and Mr & Mrs O’Mahoney (applicants) who provided further information on planning application PA20/07510. Mr Montagu then answered various questions from Councillors. They were also thanked for their attendance and were invited to listen to the debate on their application.

In making the comments to the Cornwall Council Planning Portal and to be legally correct the following statement preceded each application : Due to the restrictions placed on Treverbyn Parish Council as a result of the current pandemic Coronavirus COVID 19 this response represents the opinion of members of our Parish Council identified through a consultation process and will be ratified at the next appropriate meeting of the Parish Council.

Minutes of meeting of September 8th had been circulated and will be accepted at next appropriate meeting after the pandemic Coronavirus COVID 19 lockdown.

It was confirmed that there were no declarations of interest.

Planning applications for consideration

PA20/06610 Miss Letitia Ann & Beansie = Change of use from domestic garage to dog grooming business and associated works at 110 Penwithick Park , Penwithick, St Austell. **Support – Suggest**

conditions to ensure off-road parking and working hours. Proposed by Cllr M Luke, seconded by Cllr . Mrs A Wills.All in favour.

PA20/07150 O’Mahoney Construction – Proposed erection of 3 detached dwellings and the formation of a new vehicular access on land SE of 8 Wesley Terrace, Bugle, St Austell. *The Clerk gave details of an application PA19/06586 which was the adjoining property and reminded Councillors of the report from South West Water on this current application. He added that he had spoken to the Planning Officer and as yet no reports had been received from the Highways Department or the Flood Officer.* **After debate a vote was taken and a majority decision. Object- Overdevelopment of the site – the proposed position would create an out of line situation and would change the character and appearance of the current street scene and overlook the current properties. History of flooding, natural springs in the area, concerns of run off water. Another access is not wanted on a notoriously fast stretch of road of A391. Recommend a site visit by Planning Officer, Highways and Flood Officer.** Proposed by Cllr Mrs S-A Saunders, seconded by Cllr M Luke.

Mr Montagu and Mr & Mrs O’Mahoney left the virtual meeting.

PA20/06920 P C Tonkin & Son– Change of use sui generis (Car showroom) to Class D1 (Dental surgery) at 77 Fore Street, Bugle, St Austell. **After discussion it was agreed to defer a decision on this application until the next meeting on October 13th for the Clerk to contact the Planning Officer and explain that whilst Council is supportive of a new dental business in the Parish there were real concerns about the amount of parking suggested for this application.** All in favour.

PA20/06867 Mr Jonathan Knights – Listed Building Consent for reinstatement of rear window to historic doorway at The Mill, Carthew, St Austell. *The Clerk read details of comments made by Historic Environment Planning.***After discussion it was agreed to defer a decision on this application until further information was available on the comments made by Historic Environment.** All in favour.

PA20/07217 Mr & Mrs Cocks - Proposed demolition of existing conservatory and construction of new two-storey extension, porch and associated works including alterations to driveway at 59 Stannary Road, Stenalees, St Austell. **Support** Proposed by Cllr G Hooper seconded by Cllr M Shand. All in favour.

PA20/07157 Imerys Minerals – Submission to discharge Conditions 5 and 6 in respect of Decision notice PA20/01016 dated 27/07/20 at Goonbarrow China Clay works, Higher Bugle.*Before consideration the Clerk read the details of the relevant Conditions.* **Support endorsing comments made on application PA20/01016 to encourage continual liaison with nearby properties on working hours, traffic movements etc. and regular updates to be provided on dust, noise and vibration monitoring.** Proposed by Cllr Mrs A Wills seconded by Cllr. Mrs M Rance- Matthews

PA19/07131 Contec – Submission of details to discharge Conditions 4,5 and 6 in respect of Decision notice PA19/04810 at Contec Yard, Bojea Ind Estate, Trethowel, St Austell. *The Clerk read to the meeting details of the relevant Conditions.* **Object – Council felt that the reports did not provide conclusive evidence that remedial measures for eradicating contamination and pollution had been successful.**

Issues re the critical drainage area and run off need to be examined and receive remedial attention.

Proposed by Cllr Mrs A Roberts , seconded by Cllr G Hooper. All in favour.

PA20/07295 Clive Nicholas – Proposed residential development of 4 dwellings on land N of 33 Phernyssick Road, St Austell. *The Clerk gave details of a previous application PA18/04118 on this site which was opposed by the Parish Council on May 29 2018 and read comments of objections on that and the current application from neighbouring properties. Photographs of the current site and access were shown to Councillors.* **Object Overdevelopment of a limited site. Designated flood plain area (suggested siting of one of the properties is on the edge of river bank) and the natural gradient of the land will create risk to properties on Phernyssick Road and surrounding areas. The narrow single track access (Originally designated as a turning space for Pentillie Gardens) is totally unsuitable for an increased volume of traffic and has a history of issues since previous application PA18/04118. It is noted that the previous application for this site was addressed as adjacent to Pentillie Gardens not as land N of Phernyssick Road. Councillors questioned the argument of need when an application PA19/09225 Kernow Vean for up to 82 dwellings has been recently approved and is less than 1 mile away. The Parish Council strongly recommends visits by the Planning Officer, Highways and Flood Risk Officer.** Proposed by Cllr Mrs A Wills , seconded by Cllr M Luke. All in favour.

PA20/07021 Menear Engineering – Construction of a garage at 12 Rockhill, Higher Bugle, St Austell. **Support** Proposed by Cllr M Shand, seconded by Cllr G Hooper. All in favour.

PA20/07345 CleanEarth Energy – Retrospective planning permission for an underground HV cable at Lower Ninestones Mica Dam, Carbean, St Austell. **Support** Proposed by Cllr M Luke , seconded by Cllr G Hooper. All in favour .

PA20/06307 Mr & Mrs Kendall – Revised plans (dated Sept 1st) for proposed loft conversion including dormer extension to front and rear and recessed balcony at 2 Estella Terrace, Carclaze, St Austell. *The Clerk read details of the Parish Council decision on the initial application made on August 25 2020. It was agreed to maintain the Council's objection* **Overdevelopment the proposed extensions would change the shape and continuity of the street scene appearance of the adjoining properties.** Proposed by Cllr M Luke, seconded by Cllr Mrs A Roberts. All in favour.

Planning applications correspondence

The Clerk gave details that the revised designs for Mr T Crocker's application PA20/05746 on land at 101 Stannary Road, Stenalees had been finally approved. After discussions on the new design between the Planning Officer and the applicant's architect it was agreed to adhere to the Parish Council's recommendations that more granite be used in the East/South elevations and the area where cladding was proposed maybe rendering with granite coins would be more appropriate and be more in keeping with the original building that was demolished.

In the recent weekly reports from the Planning Department showed there was notification of only one recent applications:

Approved – PA20/05073 Mrs Caroline Gay – Change of use from a garage (detached) into a workspace for hairdressing services at The Stables, Trenance Downs, St Austell. (Parish Council decision Support 28.07.20)

Approved - PA19/05937 EcoBos – Approval reserved matters revision to local centre including creation of traffic free space, health facility, community centre, retail facilities and mix of residential units with 15 apartments and 8 houses at West Carclaze Garden Village. (Parish Council decision Support 10.09.19).

Approved- PA20/05451 Mr N Gawel – Construction of 3 port garage at Restormel Cottage, Ruddle Moor, St Austell. (Parish Council decision Support 28.07.20).

Approved – PA20/05788 Mrs Cheryl Carthew – Change of use from garage into hair salon at Headlyn House, Stannary Road, Stenalees. (Parish Council decision Support 25.08.20).

Two applications had been received since the current agenda had gone to print and will be considered at the next meeting on October 12th:

PA20/05883 Hepell and Bonetta – Proposed two-storey extension at 9 Singlerose, Stenalees.

PA20/07735 Mr Dexter Co-op Application for display of advertisement signs namely the siting of 2 internally illuminated fascia logo signs, 1 non-illuminated lettering sign, 1 internally illuminated replacement totem sign on land north of PC Tonkin & Son, 77 Fore Street, Bugle.

The Council has also received more correspondence on his request from the developer Mr Jon Wood for Council’s approval to name the area Mulberry at his Kernow Vean development at Carclaze. Whilst not convinced it was appropriate Councillors declined to press the matter further.

Councillors agreed that the response prepared by the Clerk to the Government’s White paper ‘ Planning for the Future’ should be accepted.

Emergency Items

Councillors need to register with the Clerk should they wish to attend Planning Conferences being set up by Cornwall Council on the remaining dates: Oct 21 and Nov 26. 4.30 -6.30pm Councils can nominate 2 delegates per session.

Meeting closed at 8.10 p.m.

..... (Chairman)

..... (Date)