

## PLANNING MEETING held on September 8<sup>th</sup> 2020.

### Meeting held during the Coronavirus COVID 19 PANDEMIC.

#### This virtual meeting was conducted via Zoom.

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

Apologies – Councillors: L Bazeley, D Hooper, Mrs S-A Saunders and Mrs A Wills.

Before consideration of planning matters welcomed Lyndon Allen and Jane Burnhill who were observing as prospective new co-opted councillors.

The Chairman welcomed representatives of Ecobos who gave a presentation on the latest proposed project and phase of the West Carclaze Garden Village, St Austell which will be discussed under planning application PA20/06276 later in the meeting. They then answered councillors questions and were thanked for their attendance.

In making the comments to the Cornwall Council Planning Portal and to be legally correct the following statement preceeded 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 August 25<sup>th</sup> had been circulated and will be accepted at next appropriate meeting after the pandemic Coroavirus COVID 19 lockdown.

It was confirmed that there were no declarations of interest.

#### **Planning applications for consideration**

**PA20/06276 Mr John Hodkin, Ecobos** – Application of reserved matters approval for sub-phase 2 of the development. The application seeks consent for the development of 127 residential units, associated landscaping and site infrastructure. The application covers all matters of design, scale, layout, access, drainage and landscaping. The outline application was accompanied by an Environment Statement which was submitted to the Local Planning Authority and used in the determination of the proposal. (Details following outline application PA14/12186 dated 21/09/18 on land North of West Carclaze solar Farm Carluddon , St Austell. **Support although Councillors wished to register their concerns on the slow progress in securing starting dates for the proposed school and medical centre to service the**

**development. There were also issues on adequate safety measures for crossing the notoriously speedy section of the A391.** Proposed by Cllr M Shand , seconded by Cllr G Hooper. All in favour.

**PA20/05673 Lisa Pagin, Kernowek Kert Ltd** – Reserved matters of appearance, landscaping and layout Decision Notice PA18/11664 dated 15/05/19 at 36 Rosevear Road, Bugle, St Austell. *The Clerk gave more details on Condition 1 of the Decision notice.* **Support** Proposed by Cllr M Luke , seconded by Cllr P Highland . All in favour.

**PA20/06707 Mr David Crowley** – Erection of a detached dwelling at 10 The Sidings, Bugle, St Austell. *The Clerk gave details of previous planning history on the site in 2019.* **Object – Over-development of a postage stamp sized plot with no room for amenity space in a limited site. Access and parking arrangements would be an intrusion into neighbouring properties.** Proposed by Cllr M Luke seconded by Cllr Mrs M Rance-Matthews. All in favour.

### **Planning applications correspondence**

Details had been circulated on the revised designs for Mr T Crocker’s application PA20/05746 on land at 101 Stannary Road, Stenalees. After discussion on the new design it was recommended 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 in keeping with the original building that was demolished. Proposed by Cllr G Hooper, seconded by Cllr M Luke. All in favour.

The Clerk confirmed that he had received the report from the Planning Inspectorate on the refusal of application PA19/09675 Mr D Penhall outline planning 10 self build plots at 75 Treverbyn Road, St Austell.

The Clerk reported that following receipt of a 5 day protocol letter and subsequent conversations with the Planning Officer she has now changed her decision to refuse permission on application PA20/05703 Mrs C Gay change of use from a garage to hairdressing salon and is now recommending approval.

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

PA20/02902 Pippa Newton, 7 Sea View Terrace, Penwithick - Approved the applicant had sought to remove the annexe part of the application and approval only on the extension of the house. Councillors agreed that they would be supportive of this part of the application.

Two applications had been received since the current agenda had gone to print and will be considered at the next meeting on September 29<sup>th</sup>:

PA20/06610 Miss Letitia Annand Beanse – Change of use from domestic garage to dog grooming business and associated works at 110 Penwithick Park, Penwithick.

PA20/06920 PC Tonkin & Son – Change of use sui generis (Car showroom) to D1 (Dental practice) at 77 Fore Street, Bugle.

Correspondence has been received from the associate developers of the West Carclaze Garden Village giving the bi-lingual (English and Cornish) translations of the names of the streets on the Site.

The Council has also received a request from the developer Mr Jon Wood for Council's approval to name the new estate at Carclaze on application PA19/09225 as Mulberry Gardens. Councillors were not impressed by the suggested name and felt something Cornish or relating to the area would be more appropriate.

Councillors need to register with the Clerk should they wish to attend Planning Conferences being set up by Cornwall Council on any of 3 forthcoming dates: Sept 22, Oct 21 and Nov 26. 4.30 -6.30pm Councils can nominate 2 delegates per session.

### **Emergency items**

Cllr M Luke gave a brief update on the happenings at the Old Carclaze School stating that it had not been possible for the survey on the current condition of the building because it was unsafe to enter the property. More clearance work is necessary before any further action. The Rural Housing Association are in talks with Cornwall Council on the format for the new development.

The Clerk requested Councillors to study the suggested Planning Reforms document recently issued by the Government and had been circulated. Any thoughts from members should be forwarded to the Clerk prior to the next Planning Sub-Committee meeting on September 28<sup>th</sup>. These comments from the Parish will be assist in making a formal statement that will need to be submitted by the end of the month.

The Clerk reported on a recent Small Council's meeting that included debate on the following matters:

Website Accessibility – new legislation has been introduced that Council websites need to be compliant accessible to all people including those who require special. needs and assisted technology. This will be an enormous technical requirement and accessibility tests need to be done to ensure compliance. An accessibility statement needs to be inserted on the website by September 23<sup>rd</sup>. He also made Councillors aware at the charges some website operators were charging other Councils in the County and thanked Cllr Shand for the work he does for our council.

Remembrance Sunday – It was emphasised that serious consideration be given to this year's event with the current maximum restricted to only 30 people to adhere to current Covid-19 social distancing regulations. Concerns expressed on the control of numbers attending if personal invitations were issued how can an allowance or control be made for children and casual attenders. After some discussion it was agreed to hold a more informal meeting with no service but the usual musical recognition of the day. It was hoped some directive will come from Government but in the meantime the Clerk will liaise with the local schools and Bugle Youth Club on their involvement.

Agendas and minutes – if a councillor prefers to have hard copies sent to them they have the right to receive them. Cllrs Luke,Rance-Matthews, Roberts and Wills indicate they would prefer hard copies.

CALC now recommend Councils to bring in Interent banking. Cornwall council is now cashless.

Sara Mason is setting up virtual Code of Conduct training.

Parish matters

Correspondence received from Mr R Coad requesting information on the current enforcement situation on the caravan site at Ballarat, Red Lane, Bugle and progress on the land that the old Molinnis Institute stood.

The Clerk reported that he had received calls that another caravan and lorry both inhabited at Merry Meadows, Bowling Green plus incessant noise from generators coming from the site. He had visited the site to confirm the issues and a check was needed on current enforcement action.

A recent complaint had been received that the grass in the area and play park at Teddar Road, Penwithick needs cutting and attention.

Prospective Councillor Jane Burnhill expressed her concerns at the speed and lack of sheet coverings on heavy goods vehicle travelling past her property at Carbean taking aggregates to and from Gunheath Pit.

Cllr M Shand stated that he had been asked by a resident to thank the Council for the new dog-bin at Carluddon roundabout.

Meeting closed at 9.00 p.m.

..... (Chairman)

..... (Date)