

PLANNING MEETING held on August 27th 2019.

Rockhill Business Park

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

Apologies : Cllrs G Hooper, M Luke and M Shand.

There were no members of the public present.

Chairman Mrs A Roberts welcomed everyone to the meeting.

The minutes of the Planning Meeting held on August 13th had been circulated and were accepted as a true and accurate record, proposed by Cllr Mrs A Wills seconded by Cllr Mrs M Rance-Matthews .

The Chairman confirmed that there were no declarations of interest and Cllr Mrs A Wills commenced to chair the planning meeting.

Planning Applications

PA19/05937 EcoBos – Application of approval of reserved matters in relation to revision to the local centre, including the creation of traffic free space, health facility, community centre, retail facilities and mix of residential units with 15 apartments and 8 houses. The creation of an experience centre to include café, restaurant and creche in the heart of the Local centre on land at west Carclaze, Carluddon, St Austell. **The Chairman advised that she and the Clerk had attended a meeting with the applicants earlier in the day and they had given a presentation of their new intended plans. After some discussions on the application it was decided that more information was required and it was agreed to invite representatives attend our next meeting September 10th and answer any queries.**

PA19/07043 Mr Orchard – Expansion of existing garage to accommodate D6 Class 7 vehicle testing on Plot 1, Bugle Ind Estate, Bugle, St Austell. **Support** Proposed by Cllr P Highland , seconded by Cllr D Doyle . All in favour.

PA19/07054 Mr & Mrs Pollard – Construction of two detached dwellings on land SE of Rosevear Terrace Bugle , St Austell. **Before any discussion on this application the Clerk read comments from a neighbour and gave full details of the grant of outline planning permission granted to Miss Squires PA18/09548. With reference to comments that application which the Parish Council did not support Councillors came to the following conclusions:**

Overdevelopment of site.

- The original outline planning permission was for ONE dwelling and the Officer's report states in the Appraisal/key issues conclusion 'the site itself is of appropriate size and shape to provide a dwelling'.
- The same conclusion refers to a condition requiring drainage details. That condition has not been sufficiently adhered to in the new application. The insufficient information provided on the foul Drainage Assessment Form is vague and building regulations must be challenged. It is not practically possible to put a soakaway in the curtilage of the property. There is no indication of any amenity area, parking or turning space for vehicles.

Object Proposed by Cllr D Doyle , seconded by Cllr Mrs A Roberts . All in favour.

PA19/06857 Ivill Properties Ltd - Proposed extension to industrial unit at ETB Tyres, Unit 20 rockhill Business Park, Bugle St Austell .**Support** Proposed by Cllr P Highland, seconded by Cllr L Bazeley All in favour.

Planning applications decision

PA19/03350 Mr Gary Varcoe Outline planning permission for construction of a single dwelling at Fernleigh, Treverbyn Road, St Austell,Refused (Parish Council decision object on 28.05.19).

PA19/04203 Mrs Lynda Walker– Change of use of existing disused studio into holiday let at Whiskers Cottage, Molinnis, Bugle,St Austell.Approved (Parish Council decision support on 25.06.19)

PA19/05416 Mr Nick Gay – Proposed games room and bedroom rear exyension at The Stables, Trenance Downs, St Austell Approved (Parish Council decision support on 12.08.19).

Emergency Items

There were no emergency items for consideration

There being no further business the meeting closed at 7.35 pm.

..... (Chairman) (Date)