

PLANNING MEETING held on January 12th 2021.

This virtual Meeting held during the Coronavirus COVID 19 restrictions was conducted via Zoom.

Present : Councillors –Mrs A Roberts (Chairman), L Allen, L Bazeley, Mrs J Burnhill, P Highland, 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 G Hooper

The Chairman welcomed everyone to the meeting

Minutes of the meeting held on December 15th had been circulated and accepted and will be formally signed at the next appropriate public meeting after the Coronavirus COVID-19 lockdown.

It was confirmed that there was one declaration of interest Cllr M Luke on application PA20/10681.

Planning applications for consideration

PA20/10431 Mr Julian Murch– Reserved matters application for landscaping following outline approval PA17/09784 for one dwelling at Bungalow 1, 20a Rosevear Road, Bugle ,St Austell.*County Councillor Mrs Sally-Anne Saunders was invited to give details of the conversation that she had with the applicant and with the Planning Officer on the complexities of this application. The Clerk advised councillors that the application is misleading as it is relevant to the land adjacent to the second bungalow application (PA20/07776) which is currently still live and awaiting an appeal decision from the Strategic Planning Committee and the trees referred to in the drawings for the new application have already been removed.*

It was agreed that the Council would object to the application but would wait until after there had been some dialogue between County Councillor Mrs S=A Saunders and the Cornwall Council Planning Department to clarify the situation. Proposed by Cllr M Luke , seconded by Cllr Mrs S-A Saunders. All in favour.

PA20/10780 Laura Viant, Project Manager, Cornwall Council– Temporary application for an overspill car park in association with the Enterprise Space for Advanced Manufacturing (ESAM) building at Carludon Technology Park, Carludon, St Austell. **Defer the Council would like more clarity as to the reasons for application and why it was only to be temporary.** Proposed by Cllr P Highland , seconded by Cllr Mrs A Wills . All in favour.

PA20/10328 Mr Lee Needham – Residential development of two 3 bedroom houses and one 4 bedroom house with detached garage/annexe, playroom at 20 Charles Street, Bugle, St Austell.**Object - Intrusion into the Countryside and does not represent rounding off. Over-development of the site and we refer to previous pre-app advice PA18/01388(Mr & Mrs Lintott) states and recommends ‘the lower end of development scale such as two additional’, does not reflect the surrounding character of the**

immediate vicinity' and PA20/00571 (Mr Lee Needham') states 'the number of units are reduced on the site' 'retention of mature landscaping and avoid visual dominance'. The Parish Council are very aware of current local traffic issues and are mindful of the impact further development would add to the Charles Street area. Proposed Cllr Mrs A Wills, seconded by Cllr M Luke. All in favour.

Cllr M Luke declared an interest on the next application.

PA20/10681 Mr & Mrs R D Preston – Proposed annexe at Chy An Gwyns, road from Carne Grey Cottage – A391 Carne Grey Roundabout, St Austell. **Object. This is essentially a separate self contained property and fails to recognise the recommendations of the Cornwall Council Planning Department's policy on annexes. Considerations state (a) Functional link with and be ancillary to the principal dwelling. The occupants of the annexe would rely on the facilities within the main dwelling.; (d) physical extension to the principal dwelling.; (e) have no boundary demarcation or subdivision. Also annexe proposals that include more than one bedroom will normally be refused.** Proposed by Cllr Mrs A Wills, seconded by Cllr M Shand. All in favour.

PA20/11189 EcoBos Ltd. Variation of Condition 1 (approved plans) of application PA19/11041 dated June 1st 2020. Application for reserved matters approval for sub-phase 1 of the development. The application seeks consent for the development of 169 residential units, associated landscaping and site infrastructure. The application covers all matters of design, layout, access, drainage and landscaping (outline application PA14/121186) at West Carclaze, Carludon, St Austell. **As there was sufficient time it was agreed to invite a representative to attend the next meeting (Jan 26th) to give some clarity to points of the application.**

Planning applications correspondence

In the recent weekly reports from the Planning Department showed there was notification of recent applications.

Approved PA20/09801 Bobbie Marie Morse – Ground floor bedroom and bathroom extension for a disabled occupant at Bay View Farm, Trenance Downs, St Austell (Parish Council decision – Support 24.11.20).

Approved – PA20/08888 Mrs Kerrie Vickery – Application for variation of Condition 2 of Decision PA14/07050 dated 22.09.14 to permit short term holiday let at White House, Hallaze Road, Penwithick. (Parish Council decision Object 24.11.20, agree to disagree).

Approved PA20/09347 Mr R Budkriss – Change of use of existing clay dry to 4 residential units (decision PA18/07505) with variation to Condition 1 at Former Trethowel clay Dry, Bodmin Road, St Austell (Parish Council decision Object 24.11.20 agree to disagree).

The Clerk stated that he had received an e-mail that afternoon requiring 5 day protocol on planning application PA20/07510 O'Mahoney Construction re three dwellings on land in front of Wesley Terrace which the Parish Council objected to November 24th. Following discussions it was agreed that the Clerk

should send the Planning Officer;s comments to all member and a decision to be made by Friday if the County Councillor should be requested to take this to appeal with the Strategic Planning committee.

Emergency Items

The Chairman asked Council to clarify the amount to donate to Children’s Hospice Care in lieu of T C ford, a founder member of the Parish Council. Cllr M Luke proposed £50 , seconded by Cllr Mrs A Wills. All in favour.

Cllr Mrs A Wills reported that a residential caravan had been situated in the garden of the cottage at the top of Drummers Hill / Scredda road. Cllr M Luke to report to Enforcement.

Cllr Mrs S-A Saunders enquired if members knew the ownership of the land that was surrounded by boulders at Carthew and the question of the area being adapted for commercial use.

There had been a report of fly=tipping at the top of Penhale Road, Penwithick / junction old A391. The Clerk praised the swiftness of clearance by Biffa, He also praised the Cornwall Council Countryside Officer, James Clapp and his team on their action on the flooding of Sandy Lane footpath,

The Clerk then gave details of the debacle in getting the telephone connection at the new office with several false attempts and it was hoped that Openreach will be attending on Tuesday 19th .

Cllr L Allen again reported that the footpath at the side of Trethowel cottages still had not been cut at the junction with the B3274. He also had received complaints from residents at the speed of traffic through the village.

Cllr Mrs M Rance=Matthews reported that the area between the wall/fence at Ruddlemoor Village Green was overgrown. It was explained that this was the responsibility of Imerys and the Clerk gave her the Imerys contact.

Cllr P Highland brought to everyone’s attention the recently published allowances of Cornwall Councillors and felt that our ward Councillors deserved special praise and thanks for the way they served our Parish.

Meeting closed at 8.37p.m.

..... (Chairman)(Date)

