

PLANNING MEETING held on December 15th 2020.

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 November 24th 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 were no declarations of interests.

Planning applications for consideration

PA20/08161 Mr J Meadon– Application for planning permission for proposed family dayroom on existing traveler site at Meaden Meadows, Little Hallaze ,St Austell.**Object This building by it's size and design is essentially living accommodation. Once again Government legislation re the sizing of dayrooms has been flaunted and the situation needs to be addressed in the Cornwall Local Plan (similar to Devon Council which sets out a maximum size.)** Proposed by Cllr Mrs A Wills, seconded by Cllr Mrs Rance-Matthews. All in favour.

PA20/07000 Mr S Crocker – Proposed change of use of the land to 8 gypsy pitches and associated works consisting of 4 gypsy pitches with associated works including 8 mobile homes, 8 touring caravans, hard standing and new entrance with variation/removal of Condition 2 of PA 14/10572 dated 22/04/15 on land S of Little Hallaze, Carbis Moor, St Austell.*The Clerk gave details and clarification of numerous planning applications including PA14/10572, PA17/10127, PA17/10129 and associated conditions of similar sites in the Parish.* **Object- Council strongly objects to this application as the Mid-Cornwall area and in particular our Parish has been saturated with similar requests. Quoting a recent document on Gypsy and Traveller statistics prepared by respected Cornwall Councillors , 'The Cornwall Local Plan includes a target of 318 gypsy and traveler pitches in the period to 2030 and this is based on the assessment 'Supporting an Assessment of the Accommodation needs of Gypsies and Travellers in Cornwall published in November 2015'.' In the Mid Cornwall area we can see current demand equating to 31 pitches , but future demand is considerably higher at 82. This is because of the high proportion of family formation, applied to a large base figure. This brings the total pitch requirement to 113 by 2030.**

On researching all planning decisions which have consented gypsy and traveller sites since 2016. Between April 1st 2006 and November 1st 2015 a total of 114 sites were consented in the Mid-Cornwall area and of these 85 (75%) were in the China Clay area and since November 1st 2015 a total of 80 gypsy and traveller pitches have been consented across Cornwall of which 72 (90%) have been in the Mid Cornwall area with 64 of them being in the China Clay area, together with a number of applications still live within the system.

The volume of sites within our Parish is past saturation point and already there are various sites that have vacancies i.e N Richards PA19/05457 10 sites within 2 miles at Bowling Green, Bugle, N. Crocker PA19/07827 also on Hallaze Road, Penwithick.

These sites are becoming an intrusion into the countryside and the reasons for refusal of a similar application PA17/10127 on this site states ‘ The proposed development would extend the built form into the countryside, thus eroding the character of the area and having an urbanising effect on the rural location. Poorly integrated with the wider settlement of Penwithick, the anamous cluster of mobile homes and day rooms would appear as a visually detached and unsympathetic extension into open countryside to the detriment of the character of the countryside and the surrounding area contrary to saved policy 23 of the Cornwall Local Plan 2016.’

The village of Penwithick is not sustainable to this continued demand on it’s limited facilities.

This application shows a total disregard of the Cornwall Local Plan and compliance with recommended conditions.

Object Proposed by Cllr M Luke , seconded by Cllr Mrs S-A Saunders . All in favour.

Cllr Mrs S-A Saunders stated that on Friday December 18th she and Cllr D Cole would be attending a meeting with members of Cornwall Council Planning Department to discuss the whole issue of gypsy traveller sites in Mid-Cornwall.

PA20/09975 Mr & Mrs Palmer – First floor extension over existing garage to provide improved facilities for disabled use at The Studio, Stannary Road, Stenalees **Support Proposed by Cllr Mrs A Roberts seconded by Cllr Mrs M Rance-Matthews. All in favour.**

Planning applications correspondence

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

Approved PA20/05883 Hepell and Bonetton – Proposed two store extension at 9 Singlerose Road, Stenalees (Parish Council decision – Support 12.10.20).

Withdrawn– PA20/07694 Mr & Mrs E Mahoney Construction of a dwelling house with integral garage on land adjacent to Telephone Lane, Stenalees. (Parish Council decision Object 27.10.20).

The Clerk stated that just prior to the meeting he had received correspondence from Sam Dunn, Planning Officer informing that approval was to be given to planning application PA20/08888 Kerrie

Vickery removal of Condition 2 permit short let holiday accommodation at White House, Hallaze Road, Penwithick which the Parish Council objected to November 10th 2020. After discussions it was 'agree to disagree' and question if will solely used as holiday accommodation and who will monitor and police this condition.

The Clerk gave details of conversations that he and Cllr Mrs S-A Saunders had with the Planning Officer re Trethewel Clay Dry who whilst appreciative of our objections stated that the current application was only in respect of a Condition re traffic management on the site.

No outstanding applications to be considered at next meeting .

Meeting closed at 7.25 p.m.

..... (Chairman)(Date)