

PLANNING MEETING held on January 8th 2019.

Rockhill Business Park

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

Apologies : Councillor Mrs M Rance-Matthews (leave of absence).

There was 4 representative of the public present.

There were no declarations of interest.

Chairman Mrs A Roberts welcomed everyone to the meeting and wished all a very Happy New Year. She asked Cllr D Knight to give an update on his discussions with CALC re the Clerk's salary. He explained because of his recent move for work that he had not contacted Sara Mason for some time re the required process. It was agreed that the Staffing Committee (Cllrs Roberts, Hooper, Knight, Saunders and Wills) would meet on Monday January 21st at 1.00pm to move matters forward.

She then invited a resident of Penwithick, Nancy Jayne to speak on the Japanese Knotweed issues around her property at Eden Way and Penwithick Park. It was explained that the Parish Council are fully aware of the problem and it was agreed that the Clerk would contact Tim Bird (Cormac), Imerys and Moorsolve (owners of the Land) about the ongoing issues.

Mr A Tregaskes then spoke on planning application PA18/09657 emphasising in particular that the main reason for extra space in the dayroom was to care for the 4 grandchildren plus 3 more on the way, whilst their parents were at work.

The minutes of the Planning Meeting held on Dec 11th 2018 had been circulated and were accepted as a true and accurate record, proposed by Cllr Mrs A Wills ,seconded by Cllr M Luke .

Councillor Mrs A Wills then commenced to chair the planning meeting and invited Council to go into committee:

Planning Applications

PA18/11397 Mr Derek Thomas – Demolition of a conservatory and replacing with a garden room at Argel, road from junction with Eden access road to Trethurgy St Austell **Support** - Proposed by Cllr P Highland , seconded by Cllr M Shand . All in favour.

PA18/11592 Mr Barton – Proposed first floor extension and associated works at Palace Close Farm access road to Boskell Riding School, Trenance Downs, St Austell. **Support** Proposed by Cllr D Doyle , seconded by Cllr D Knight. All in favour.

PA18/09691 Ecobos – Application for the reserved matters application for phase I of the development. The application seeks consent for the development of 338 residential units plus local centre, health and retail facilities. The application covers all matters of design , scale, layout, access, drainage and landscaping. The outline application was accompanied by an environmental statement which has been submitted to the Local Planning Authority and been used in the determination of the proposal on land at West Carclaze and Baal, Carluddon, St Austell.**Support. Concerns expressed that no mention is made on the timing of completion of the school and the Parish Council would like some condition that a timeline is set that opening of the school will be guaranteed to coincide with the completion of the first houses in Phase I of the development.** Proposed Cllr Mrs A Wills, seconded Cllr L Bazeley. One objection (DD).

PA18/09657 Mr & Mrs J Orchard and Tregaskes – Removal of conditions 6 & 7 and variation of condition 10 in respect of planning application PA14/06276 (change of use of land to 1 x Romani Gypsy pitch and associated works including 1 x mobile home, 1 x touring caravan, 1 day room and hard standing) to change the size of the dayroom on land North of Mount Stamper Cottage, Scredda, St Austell **Object An original application (PA14/06276) was approved with various conditions as an exception site but has been adapted so much over the years that it is now totally alien to the spirit of the Gypsy & Traveller Policy 11 in the Cornwall Local Plan. The increased size of the proposed ‘dayroom’ from originally 29 x 19 to 26 x 47 is neither appropriate or proportionate in scale to the nearby settled community and could easily be adapted in to permanent accommodation. The arguments canvassed for the amendments in size are not conclusive and no evidence can be found to substantiate the architect’s comments referring to similar type properties in the County. This again emphasises a flaw and omission in the Local Plan that would define the size of dayrooms. There is no mention of Condition 3 of the original planning application PA14/06276 which clearly states ‘No caravan shall be stationed on the land other than within the area outlined in red on approved drawing No:5 received 04/12/14.’ This current application shows that red line area has been amended and extended and the proposed new siting for the ‘dayroom’ and touring caravan are not within the designated boundaries shown on the original application.Treverbyn Parish Council strongly object to this application and have major concerns that a precedent would be set if this is approved.** Proposed by Cllr D Doyle , seconded by Cllr G Hooper. One abstension (PH).

PA18/ 11997 Mrs Judi Lawry – Proposed first floor extension over garage and new sun room in place of existing conservatory. Extension to porch at 23 Meadow Rise, Penwithick , St Austell.**Support** Proposed by Cllr D Doyle,seconded by Cllr M Shand. All in favour.

PA18/12002 Mr Gareth Davies, Clean Earth Energy Ltd – Non material amendment to vary location of substation and reduce number of panels in respect of decision PA15/03935 at Lower Ninestones mica dam, Carbean, St Austell. **Support-** Proposed by Cllr P Highland, seconded by Cllr M Luke. All in favour.

Planning applications decision

Approved PA18/08840 – Mr Ali – conversion of existing dwelling into 2 x flats and extension at 11 Fore Street, Bugle, St Austell (Parish Council decision support 09.10.18)

Approved PA18/09631 – Mr Williams – Reserved matters for appearance, landscaping, layout and scale following outline approval PA15/09218 for erection of dwelling to replace existing garage and workshop at Carclaze House, Carclaze Road, St Austell. (Parish Council decision support 13.11.18).

Approved PA18/09057 - Mr Eric Russell – change of use from shop to residential at 73 Fore Street, Bugle, St Austell (Parish Council decision support 13.11.18)

Approved after appeal PA18/06548 -Mr Matthew Carveth – erection of four bedroom dwelling on land adj to Treehouse, Carbean, St Austell. (Parish Council decision – object 13.11.18). Cllrs Hooper and Saunders were thanked for their work on the appeal held on December 17th.

Emergency Items

The Clerk read correspondence that had been received re new signage/ road workings for road safety at the entrance to Menacuddle Well. A letter of thanks plus a picture of the new dry-stone wall erected at the Well had been received from the committee.

It was agreed to become involved in the possible formation of a China Clay Cluster Group for Parish councils suggested by St Stephen in Brannel Council.

Various correspondence was read from Mr R Villis, a resident of Stannary Road complaining at the dismantling of scrapped vehicles on land adjoining his property. It was agreed that provided that there were no environmental health issues forthcoming, all that could be done is a watching brief continues and enforcement department are informed.

CALC training on being a good employer on January 16th at Lanivet.

Confirmation to Cormac that it was acceptable to remove the old bus shelter at Carnsmerry, Bugle. Proposed by Cllr M Shand, seconded by Cllr M Luke.

Information was circulated re the Planning conference at Liskeard Town Hall on Thursday Feb 28th at 4.30pm Councillors Bazeley, Hooper, Knight, Roberts, Shand and Wills had agreed to attend and the workshop groups allocated.

A letter from Tintagel County Councillor Barry Jordan requesting for support for a new NHS Trust unit (Sowenna) being built in Bodmin for the care of people between the ages of 16-18.

Cllr Mrs A Roberts reported on the dangerous amount of surface water running across the road from Tregarth estate in Penwithick towards Meadow Rise.

She also requested permission for our maintenance man to repair the wooden bench opposite the Working Men’s Club in Bugle Square. Proposed by Cllr M Luke, seconded by Cllr Mrs A Wills.

Cllr Mrs A Wills then mentioned that the notice board at Rescorla is in need of some repair.

Next meeting Tuesday January 22nd Rockhill Business Park.

There being no further business the meeting closed at 8.35 pm.

..... Chairman Date