

**PLANNING MEETING held on June 28<sup>th</sup> 2022 held at Rockhill Business Park.**

Present : Councillors –M Shand(Chairman), L Allen, Mrs J Burnhill, Mrs A Ellis, Mrs D Jennens, M Luke, Mrs M Rance-Matthews, Mrs J Tompsett, Mrs A Wills, County Councillor P Guest and Parish Clerk D Stevens.

Apologies : Councillors Mrs A Roberts, G Hooper and G Tregidga.

There were eight members of the public present.

The Chairman welcomed everyone and introduced Rebecca Edmondson, Public Liaison Officer for Alun Griffiths, engineers and contractors for the new St Austell to A31 Link Road who gave a presentation on the various zones and principally focusing on the Zones H (Stenalees roundabout ) and Zone I (Wheeler Higman Close and the nearby disused pit). She also spoke on the various future traffic management plans :

04/07/22 for 1 week , 2 way traffic lights Roche Road, Stenalees.

19/09/22 – 23/09/22 4 way traffic lights Stenalees roundabout.

26/09/22- 19/12/22 closure of Carthew Road – residents only access.

The public will be informed of the precise diversions by regular newsletters and stakeholder meetings with the local Councils and businesses, together with giving support to local community events and organisations. Rebecca then listened to comments from councillors and members of the public.

There are public consultations to be held on Thursday June 30<sup>th</sup> at Rockhill Business Park (13.00 -19.00) and at Roche Victory Hall on July 7<sup>th</sup> (12.00-20.00).

Rebecca was thanked for her presentation.

Minutes of the meeting held on June 15<sup>th</sup> 2022 had been circulated and accepted. Proposed by Cllr M Luke ,seconded by Cllr Mrs J Burnhill . All in favour.

There were two declarations of interests: Cllr L Allen on application PA22/05188 Mr B Clarke and Cllr Mrs A Wills on application PA22/05286 Mr D Crowley.

Cllr Mrs A Wills was then invited to chair the Planning part of the meeting.

Before considering the first application Mr C Montagu , Montagu Town Planning Ltd gave a short presentation on the application. A member of the public who had already made comments on the Planning Portal clarified the points that she had made. The Clerk gave councillors details on the history of the application and some relevant details from an Appeal decision made on January 13 2016 re a previous application PA14/08574 on this site. He emphasised that was different in that it was for a gypsy & traveller site but reference to the location was relevant.

## **Planning applications for consideration**

**PA22/05286 Mr D Crowley** – Proposed erection of three detached dwellings with integral garages, the installation of a sewage treatment plant serving each dwelling, the construction of a new Cornish hedge and the formation of a new vehicular access on land East of Hillcrest, Treverbyn Road, Stenalees, St Austell. **Object - Referral is made to appeal decision APP/D0840/W/15/3011498 dated January 13 2016 on application PA14/08574 by the same applicant there are significant comments that are relevant in this application also :**

**Para 10 – ‘The site adjoins an existing dwelling to the immediate west and lies opposite a row of three cottages’. The scale and size of the proposed developments will have a significant effect in terms of overbearing, overlooking and would dwarf those existing cottages in accordance with Policy 12 of the Cornwall Local Plan. The appearance and character of this land is of a naturally rural environment and Carloggas Downs is listed and recognised historically as a medieval field system with rare and protected species of Fauna and Flora. The impact of the proposed development on the existing cottages by the topography of the land is highlighted in the following:**

**Para 11 – ‘The land slopes upwards away from the road and the stone ‘hedges’ along the road frontage and separating the three fields within the site are relatively low allowing clear views into and across the site. Consequently the site is prominent and open when viewed in short, medium and long distance views which are available from many different directions’.**

**The position of the site is one of openness and tranquility enhanced by stunning views extending across Mid –Cornwall any development would be significantly harmful to the character of the area and this was recognised in:**

**Para 14 ‘ The amount of development proposed on the site, the required engineering works, the high visibility of the site and the extent of the frontage along Treverbyn road would all combine to result in a significant sub-urbanisation of this part of the open countryside. The development would appear out of character and appearance of the area. The harm caused would be significant’.**

**Para 30 Overall Planning Balance – ‘The proposed development would cause serious harm to the character and appearance of the surrounding area and conflict with Policy 6. In this way the proposal would be contrary to the development plan. It would also conflict with the provisions in the Framework that seek to recognise the intrinsic character and beauty in the countryside. Furthermore, the location of the site in the open countryside, away from existing settlements or outside areas allocated in the development plan ‘.**

**In their Planning Policy statement the applicant states that ‘ the site forms part of an established hamlet of dwellings’ The legal definition of a Hamlet is a small settlement that has no central place of worship and no meeting point’ . St Peter’s Church Treverbyn , Treverbyn Community Hall and Treverbyn Academy ( Infants school) are situated less than 800 metres from the site. All these buildings generate substantial traffic movement on Treverbyn road which is a narrow thorough-fare**

barely wide enough for two large vehicles to pass. It has no pavements for pedestrian access and a number of parents from Penwithick regularly walk their children to school. More traffic generated by this development with shopping and business trips will add substantially to the current traffic issues. Mention is made of making a new entrance which will constitute the removal of another section of ancient Cornish stone hedge. (A section has already been removed from an adjoining field without permission). Proposed by Cllr M Luke, seconded by Cllr Mrs J Burnhill. One declaration of interest (AW). All in favour.

**PA22/05188 Mr Brian Clarke** – Proposed single storey extension at 1 Ponds Avon, Bodmin Road, Trethowel, St Austell **Support**. Proposed by Cllr Mrs J Burnhill, seconded by Cllr M Shand. One declaration of interest (LA). All in favour.

**PA22/05460 P Krommendijk** – Rear extension and refurbishment to include a balcony on the North East elevation at 26 Treverbyn Road, St Austell. **Support-Following a site visit when note was taken of a neighbour's comments. It was remiss of the architect not to show the bathroom (opaque glazing) of the adjoining property.** Proposed by Cllr Mrs M Rance-Matthews, seconded by Cllr Mrs J Tompsett. All in favour.

**PA22/04846 Mr & Mrs Buckland**- Extend the existing affordable housing site to the South providing an additional sixteen units (four 4-beds, eight 2-beds and four 3-bed units) at Wheal Rose, Roche Road, Bugle, St Austell. **Support - This application is within Roche Parish but as it borders our boundary division. Treverbyn Parish Council are content with the well constructed site . The only concerns and comments raised following a site visit were that Highways need to be consulted re the proposed new alternative entrance, the area historically is known to have flooding issues and it would be a better mix of properties if there was a possibility in these difficult economic times of having extra 3 bed properties at low costs.** Proposed by Cllr Mrs M Rance- Matthews, seconded Cllr Mrs D Jennens. All in favour.

### **Planning applications correspondence**

Correspondence received approving a Tree Preservation Order (TPO) on land adjacent to Mulberry House, Bojea, St Austell.

Details available of the proposed planning reform through the Levelling Up and Regeneration Bill.

Further correspondence from Mr & Mrs Garfield re their complaints sent to Cornwall Council re the unauthorised developments in the Carbis Moor and Hallaze areas.

**Any other business**

There was no other business for discussion.

Meeting closed at 8.15 pm.

..... (Chairman)

..... (Date).

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