

PLANNING MEETING held on October 12th 2021 held at Rockhill Business Park.

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

Apologies : Cllrs Mrs A Ellis , G Hooper, Mrs D Jennens and J Washington

There were seven members of the public present, including three re planning application PA21/08128, two re planning application PA21/08697.

The Chairman welcomed everyone to the meeting and invited representatives to give an update of the West Carclaze Garden Village (Dorian Beresford- Ecobos, Jack Woodward- LHC architects and the works foreman. They gave a detailed presentation on recent changes to the plans of properties plus information on the proposed open space and allotment sites. Councillors asked various questions and commented on the new proposals. The Chairman thanked them for their presentation and looked forward to taking up their invitation for councillors to have a site visit.

Minutes of the meeting held on September 28th had been circulated and accepted. Proposed by Cllr Mrs M Rance-Matthews ,seconded by Cllr Mrs J Burnhill . All in favour.

Declaration of interest : Cllr M Shand planning application PA21/08750

Cllr Mrs A Wills was then invited to chair the meeting

PA21/07857 Mr N Richards – to retain use of land as a private Romani gypsy/traveller site consisting of 14 pitches including 14 mobile homes on land North of Ballarat House, Red Lane, Bugle, St Austell.**Defer** *The Clerk referred to recent correspondence that County Cllr D Cole and he had sent to Gavin Smith, Head of Planning re the concerns of this site and Hallaze Road site. He then explained the complexities of this application, the lack of conclusion on the numerous enforcement actions taken since 2011 and dialogue with Cornwall Council and planning officers.***Object – Treverbyn Parish Council strongly objects to this unlawful site, which is situated on washed contaminated land from disused tin excavations. This application originated from 4 caravans being illegally placed on this piece of land which led to the first of numerous enforcement notices EN11/00622 which the applicant stated was for temporary use for family members, who would later be decamped to another site at Bowling Green, Bugle. The site gradually grew to the current size of 14 pitches. Enforcement notices EN12/00508, EN13/01184, EN13/02360, EN14/011222, EN15/00151, EN16/01197 sadly with no effect. In August 2015 the applicant applied for a site PA15/06796 for a proposed site of 10 pitches at Bowling Green, Bugle in which the Design & Access statement’s first paragraph clearly states ‘ the site is mainly to release family members of a Romani Gypsy family who are currently residing on an unlawful site on land at Red Lane, Bugle’. The Parish Council strongly objected but it was approved and in July 2019 it was granted a Certificate of Lawfulness under application PA19/05407 in spite of the Council’s explanation**

that the site remains an open space with a solitary abandoned caravan on site. In February 2017 the applicant attended a Parish Council meeting to discuss his application PREAPP PA17/00267 in which he proposed a residential development on this piece of land North of Ballarat House. The Policy Statement for the current application 1.7 states a need and the lack of additional gypsy/traveller sites and that the applicants and members of their family occupy the mobile homes. It would be advisable to obtain a register of occupancy as the site includes a number of multi-national European migrants. Addressing the subject of need the Mid-Cornwall area is saturated with similar sites and on researching planning decisions between April 2006 – November 2015 it shows 85 (75%) of the total sites in Cornwall were in the China Clay area. More recent figures show 72 (90%) consented are in the Mid-Cornwall area with 64 of these in the China Clay area plus a number of other applications live in the system. The volume of sites within our Parish is past saturation point and is enhanced not only because of the high proportion of family formations but the availability of employment for migrant workers. Proposed by Cllr M Luke, seconded by Cllr Mrs A Roberts. All in favour.

PA21/08371 Mr John Golding – Certificate of lawfulness for proposed use to return building into a dwelling at Farnaby House, Bugle. **Support** Proposed by Cllr Mrs M Rance- Matthews seconded by Cllr Mrs A Roberts. All in favour.

PA21/08128 Cornwall Executive Homes – Proposed extension to existing B1/B8 industrial warehouse building and formation of vehicle turning/parking area and boundary landscaping at Factory unit, rear of 75 Treverbyn Road, St Austell. *The Clerk stated that he had circulated to councillors a statement from Mr Roger Skinner giving details relating to this application. He then gave information of the previous applications on this site, Council's comments for an almost identical application PA20/09513 and the Planning Inspectorate's review at a previous appeal.* **Object** – As commented in previous similar application PA20/09513 **Intrusion into the countryside, this application will materially change a current green field site, bordered by a well used Parish footpath into an industrial site, (ref Planning appeal APP/D0840/W/20/3253410) where the Inspector concluded when dismissing the appeal states ' there are no material considerations to outweigh the identified harm and subsequent development plan conflict in relation to the suitability of the location of the appeal site and the resulting harm to the intrinsic character and beauty of the countryside.'** The access is totally inappropriate for constant use of Heavy Goods Vehicles as turning left on to the busy Treverbyn Road would require a dangerous manoeuvre of crossing the centre of the A391. The applicant comments that it is an expanding business and there is no reference or consideration given to noise disturbance or inconvenience to neighbouring properties. The potential increase in run-off surface water from the site will undoubtedly increase the potential risk of flooding to nearby lower level properties. The Parish council also recognises the potential of creating a residential hammerhead that relates back to previous planning application PA19/09675. Proposed by Cllr Mrs M Rance-Matthews , seconded by Cllr M Luke. (3 abstentions JB,MS, JT).

PA21/08697 Mr S & N Crocker & Richards – Proposed use of land as a private Romani gypsy site consisting of four pitches, including 4 mobile homes, 4 touring caravans and hard standing at Little Hallaze, Penwithick, St Austell. **Object – The Parish Council again strongly objects to this application as the Mid-Cornwall area and in particular our Parish has been saturated with similar requests. In 2017 a request on this site was refused stating ‘ 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 anomalous cluster of mobile homes and dayrooms 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.’ Several more applications have emanated from this site and surrounding land and all have been refused for the same reasons. There is no defined reason for need as recent research into planning decisions on consented gypsy and traveller sites confirms the volume of consented sites in Mid-Cornwall shows between April 2006 – November 2015 shows 85 (75%) of the total sites in Cornwall were in the China Clay area. More recent figures show 72 (90%) have been consented in the Mid-Cornwall area with 64 being in the China Clay area. This Parish is past saturation point and the problem is enhanced not only because of the high proportion of family formations but the vast number of migrant workers.** Proposed by Cllr M Luke , seconded by Cllr Mrs J Burnhill. All in favour

PA21/08750 Mr & Mrs O’Mahoney – Extension of curtilage to form a larger garden at Homeleigh Red Lane, Bugle, St Austell.**Support** Proposed by Cllr Mrs M Rance-Matthews , seconded by Cllr Mrs A Roberts. One declaration of interest MS.

PA21/06620 Miss Karis Harrington – Proposed two-storey extension and construction of a vehicular access at 2 Roche Road, Stenalees, St Austell.**Support subject to conditions that the revised, amended plans are used and that a separate consent is obtained from the Streetworks team for access on to the main highway.** Proposed by Cllr M Shand, seconded by Cllr Mrs A Roberts. All in favour.

Planning applications correspondence

Approved PA21/00394 Mr Thurgate/ Miss Birnie proposed extension at Woodside Cottage, Trethowel (Parish Council decision 31.08.21 object agree to disagree)

Planning applications to be included in next meeting:

PA21/09249 Dr Jonathan Knights – Tree works subject to a TPo namely Sycamore (T1) fell or coppice at The Mill, Carthew, St Austell

Any Other Business

The Clerk gave details of some virtual planning training to be held on Monday November 22nd and November 29th (6.30 – 8.00pm) Councillors who expressed an interest in attending should notify the Clerk.

A preliminary announcement regarding beacons to commemorate the Platinum Jubilee celebrations of Queen Elizabeth II on June 2nd 2022.

Cllr L Allen reported further excavation work being undertaken at Bojea Farm.

Cllr Mrs J Burnhill stated that members of the community had met with CleanEarth Energy to express their concerns on the proposed wind turbine at Wheal Martyn.

Cllr M Luke had attended the memorial concert for the late John Hodkin at Eden Project.

Councillors were asked for any possible new sites for dog and/or litter bins which will be considered by the Staffing/ Finance & General Purposes Committee.

The Chairman closed the meeting at 9.25 pm.

..... (Chairman)

..... (Date).

..... (Chairman)(Date)