

PLANNING MEETING held on November 28th 2017.

Rockhill Business Park

Present : Councillors – L Bazeley, P Clemo, D Doyle, J Hanlon, P Highland , G Hooper, M Luke, Mrs M Rance-Matthews, Mrs S-A Saunders, M Shand, Mrs A Wills and the Parish Clerk D Stevens.

Apologies : Cllr Mrs A Roberts and Mrs S Potter.

Non-apologies : None

There were a number of members of the public present.

In the absence of Chairman Mrs A Roberts, the Vice-Chairman took the chair and commenced the meeting by welcoming everyone and he invited the members of the public to speak. Firstly, Mrs R Tector explained to the Parish Council about her application PA17/09695 and she was advised on the reason that it was not considered at the meeting on November 14th. Mr & Mrs Street were in attendance for planning application PA17/09867. They also answered various questions from councillors.

It was confirmed that there were no declaration of interests .

The minutes of the Planning Meeting held on November 14th 2017 had been circulated and were accepted as a true and accurate record, proposed by Cllr Mrs M Rance-Matthews, seconded by Cllr Mrs A Wills.

Cllr Mrs A Wills then commenced to chair the planning debate.

Planning applications for consideration:

PA17/10491 Ocean Housing – Non-material amendment for reduction to height of acoustic fencing (PA16/04030) residential development of 34 dwellings including 76%affordable units on land adjacent West Carclaze Cottage, Mount Stamper, Scredda, St Austell. **Support** Proposed by Cllr D Doyle ,seconded by Cllr G Hooper. All in favour.

PA17/10868 Mr & Mrs T Pepper – Proposed rear extension, replacement garage and associated works at Brackendale, Bowling Green,Bugle, St Austell. **Support Council however had concerns on the proportional scale size of the garage relative to the footprint of the bungalow.** Proposed by Cllr M Luke, seconded by Cllr Mrs m Rance-Matthews All in favour.

PA17/09867 Mr & Mrs David Street – New 3 bedroom detached dwelling with carport at Fox Wood land, Silver Springs, Trethurgy, St Austell.**Support.**Proposed by Cllr P Highland , seconded by Cllr L Bazeley . All in favour.

PA17/10575 Wheal Martyn Trust– Conversion and extension of existing building to create a pottery for Cornish ware at Wheal Martyn Heritage Centre, Carthew, St Austell. **Support** Proposed by Cllr D Doyle, seconded by Cllr M Luke. All in favour.

PA17/10649 Premier Inn Hotels Ltd – Restaurant extension to the rear of existing restaurant to provide net increase of 22 covers at Premier Inn, St Austell Business Park, Carclaze, , St Austell. **Support.**
Proposed by Cllr P Highland , seconded by Cllr M Shand. All in favour.

PA17/10650 Mr & Mrs Nathaniel & Laura Nash – Proposed detached split-level dwelling within the residential curtilage of 75 Bodmin Road on land South of 75 Bodmin Road, St Austell. **Object Similar to application 07/01232 which was refused on appeal. Outside building development as provided for by the viaduct. Out of character and appearance with the area. Detached parcel of land on a steeply sloping back garden development. Extremely dangerous access on to very busy B3274 approaching town centre , which could be verified by an inspection by the Highways Officer.**

Planning correspondence

Notification from Enforcement Officer, Chris Cooper-Young made comments on EN17/02071 re access and lapse of planning permission on land at B3274 Roche Road, Stenalees – no planning breach found.

Applications approved:

PA17/08385 Mr & Mrs Kakhaber Tatelshvili – Constuction of a tractor shed on land S of Bridon, Bowling Green Bugle, St Austell. (Parish Council decision Support 10.10.17).

PA17/09903 Mr J Julian – Demolish rear extension and rebuild 1.5 m wider at Bracken Vale, Penhale Road, Penwithick (Parish Council decision Support 14.11.17)

PA17/09986 Mr Andrew Pearce – Proposed conservatory at Melmar, Drummers Hill, St Austell (Parish Council decision Support 14.11.17)

PA17/08463 Mr C Jago – construction of annexe with associated works at land NW of Caudledown Lane, Stenalees. (Parish Council decision Object 26.09.17)

Application refused :

PA17/06832 Mr PJ Finegan – erection of a house on land NE of 1 Sea View Terrace, Penwithick (Parish Council decision Object 29.08.17)

Enforcement

EN17/02071 Alleged works being carried out not in accordance with approved plans PA09/00987 play area being constructed in different location and EN17/02174 Alleged works not in accordance with approved plans PA10/06783 at Golphin Farm ,Carclaze, St Austell. Case closed not expedient

EN17/02259 Alleged works to public footway not included in appropriate plans PA17/01019 at 65 Hallane Road, St Austell. Following visit by Officer the case is closed .

EN17/ 02017 Alleged creation of road within an agricultural field on land South of Laburnum, Rescorla, St Austell.

EN/02242 Construction of fencing and gates on land rear of 20 Roche Road, Bugle, St Austell.

Comments confirming the summary of closure from enforcement officers were read and made available on all enforcement cases.

Emergency Items

Councillors were informed of two new planning applications that will be considered at the next meeting on December 12th.

PA17/11131 Mr Gibbs Extension to side over garage and extending to the rear at 7 Trenarren View, St Austell.

PA17/10127 Mr S Crocker Erection of 4 dayrooms and static vans and touring van for travelers on land off Hallaze Road, Penwithick, St Austell.

There being no further business the meeting closed at 8.05pm.

..... Chairman Date