

PLANNING MEETING held on January 25th 2022 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, G Tregidga, Mrs A Wills ,County Councillor P Guest and Parish Clerk D Stevens.

Apologies : Cllr Mrs A Ellis, G Hooper and Mrs D Jennens.

There were 9 members of the public present.

The Chairman welcomed everyone to the meeting and invited representatives of Balance Power Projects Ltd to give a virtual presentation on the proposed development of a Battery storage scheme at Mount Stamper, Scredda . Questions and enquiries from councillors and members of the public were answered and they were thanked for their presentation.

The Chairman then invited representatives from Consensus Ltd and Gilbert & Goode to give a presentation on their application PA21/12757 a proposed residential development of 48 homes on land West of Treverbyn Road, St Austell. Numerous questions and issues were raised by councillors and members of the public.

Minutes of the meeting held on January 25th 2022 had been circulated and accepted. Proposed by Cllr Mrs A Wills ,seconded by Cllr M Shand . All in favour.

Declaration of interest : Cllr J Tompsett – Mr Steve Rundle PA22/00480

Prior to the commencement of planning the Clerk informed everyone of procedure and the process of any planning application.

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

PA21/12757 Gilbert & Goode – Residential development of 48 affordable dwellings, the formation of an access from Treverbyn Road and other associated works (including the demolition of an existing building) on land West of Evergreen Cottages, Treverbyn Road, St Austell. *The Clerk informed the meeting of the history of applications on this site, outcome of various appeals and a condensed version of all the comments from members of the public and other consultees on the Planning Portal.* **Object - see attached notes.** Proposed by Cllr L Allen, seconded by Cllr M Luke . All In favour.

PA21/12295 Mr Furse – Proposed construction of office/storage building and associated works on land adjacent to former clay dries, Trethewel, St Austell **Object – Narrow entrance lane with dangerous access on to the busy B3274. (Recommend site visit by Highways Officer). Insufficient parking and turning area, no mention of drainage or sewerage, no provisions for surface water run-off accentuating already major flooding issues in the village of Trethewel. A requirement of an engineer’s structural report re stability of the land as with the topography of the land any excavations could**

endanger the adjoining Sustrans Trail and potential collapse onto the B3274.- Proposed by Cllr M Luke , seconded by Cllr L Allen . All in favour.

PA22/00659 Mr & Mr D & E Beckerleg – Proposed farm shop and café plus associated works on land N of Trebal Refinery, Resugga Farm, Penwithick , St Austell. **Support a local business enterprise by young people.** Proposed by Cllr M. Shand,seconded by Cllr M Luke. All in favour.

PA22/00480 Mr Steve Rundle – Proposed lounge and dining room extension at Crane Cottage, Drummers Hill, St Austell **Support** Proposed by Cllr Mrs A Roberts, seconded by Cllr M Shand. One abstension (JT).

PA22/00407 Mr Michael Orchard – Proposed dayroom at 2 Trenisson, Bowling Green, Bugle, St Austell. **Object – This is a dwelling house with all facilities for living accommodation. It is a distance away from the applicant’s caravan. No provisions for drainage or sewage. This is another application that exposes the omission in the Cornwall Local Plan of nationally recognised details of size and requirements for a dayroom.** Proposed by by Cllr Mrs M Rance-Matthews, seconded by Cllr Mrs J Burnhill. All in favour.

PA22/00668 Vanessa Swanton – Amendments to PA19/08672 for the renovation and extension of former cottages to provide a dwelling, conversion of outbuilding to form an annexe, construction of a garage and associated landscaping works on land South of Biscovellet Clay works, Trenance Downs, St Austell. **Support – recommend installation bat and bird boxes.** Proposed by Cllr L Allen, seconded by Cllr Mrs A Roberts. All in favour.

Planning applications correspondence

The Clerk referred to two applications PA21/07713 Mr C Nicholas four detached dwellings on land N of 33 Phernyssick Road, St Austell and PA21/08697 Crocker/Richards proposed use of land for a gypsy site on land S of Little Hallaze, Penwithick. Both to be determined by the Cornwall Council Planning Committee on February 14th. – Cllr Mrs A Wills to recommend refusal on behalf of the Parish Council.

Planning applications to be included in next meeting:

PA22/00839 Mr & Mrs T Richards – Extension of curtilage to form a larger garden at Rivendell, Red Lane, Bugle,St Austell.

PA22/00198 Mr Jordan - Outline permission with all matters reserved for up to 6 new dwellings at Little Acre Cottage, Penhale Road, Penwithick, St Austell

PA21/12439 Ms Rebecca Barnsdale – Works to trees subject to a Tree Preservation Order (TPO) to include cutting back remaining tree at 23 Meadow Rise, Penwithick, St Austell.

Correspondence received from Cornish Lithium who will be giving a presentation to one of the forthcoming meetings of Council.

Any Other Business

The Chairman informed councillors that the Boundary Review issues with St Austell Town Council had been resurrected and that any further comments were to be lodged by the end of March. After some discussion it was agreed that this should be an agenda item for the next meeting.

Meeting closed at 8.50pm

..... (Chairman)

..... (Date).

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..... (Chairman)(Date)