

PLANNING MEETING held on July 12th 2022 held at Rockhill Business Park.

Present : Councillors –M Shand(Deputy Chairman), L Allen, Mrs J Burnhill, Mrs A Ellis, Mrs D Jennens, G Hooper, M Luke, Mrs M Rance-Matthews, G. Tregidga, Mrs A Wills and Parish Clerk D Stevens.

Apologies : Councillors Mrs A Roberts, Mrs J Tompsett and County Councillor P Guest.

There were no members of the public present.

In the absence of the Chairman Cllr Mrs A Roberts, Deputy Chairman Cllr M Shand welcomed everyone.

Minutes of the meeting held on June 28th 2022 had been circulated and accepted. Proposed by Cllr Mrs A Wills ,seconded by Cllr Mrs M Rance-Matthews . All in favour.

There were two declarations of interests

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

Planning applications for consideration

PA22/05876 Mr Andrew Gower – Outline application for development of a dormer bungalow including scale (all other matters reserved) on land North of Tel Star, Bowling Green, Bugle, St Austell. **Support – limited information on drawings but on a site visit the applicants were made aware of concerns re off road parking and a nearby water course.** Proposed by Cllr G Hooper , seconded by Cllr L Allen . All in favour.

PA22/05132 Mr Dan Levy – Proposed development for the construction of a battery storage facility and associated infrastructure on land West of Mount Stamper, St Austell **Object - Visual impact, intrusion into the countryside , inappropriate use of good agricultural land surely a brown field site could be found in the area. Concerns that the flood risk assessment does not take into account the historical flooding issues in nearby Trethowel and the White river area (Flood zone 1). Poor access onto a narrow track thoroughfare (Drummers Hill), which could become one-way during the nearby A30 Link road improvements. Noise impact of air conditioning units. Intrusion into popular historical local footpaths, walks and cycle trails.** Proposed by Cllr L Allen , seconded by Cllr Mrs M Rance-Matthews. All in favour.

Planning applications correspondence

Applications Approved:

PA22/4061 A Collins – Erection of a general purpose agricultural building for the purposes of agricultural storage on land NE of Rowntrees, Molinnis, Bugle (Parish Council decision – support 31.05.22).

PA22/04291 Mr & Mrs Stephens – Proposed porch and WC extension at 4 Chynoweth, Stenalees, St Austell. (Parish Council decision – support 31.05.22).

The Clerk then asked councillors to reconsider various previous applications:

PA21/12295 Mr Furse - Proposed construction of office/storage building on land adjacent to former clay dries at Trethowel. Correspondence was read from the Planning Officer recommending approval. It was agreed that the Parish Council wished this to be taken for determination by the Eastern Area Planning Committee.

PA22/03794 Bojea Industrial site – A lengthy explanation on all the Parish Council’s objections was given by the applicant’s architect Ivan Tomlin. After discussion it was agreed to maintain our objections stating many of the statements made by the architect could be challenged. The reports do not provide conclusive evidence that the remedial measures taken for eradicating contamination and addressing the critical drainage issues in the area have been fully addressed.

PA22/02586 West Carclaze Garden Village- Reserved matters for the approval of sub-phase (Area A) seeking the development of 87 residential units. Councillors wished to defer their comments on this application quoting there is limited information re the practicality of room sizes, insufficient parking facilities and lack of affordable housing. All items that the developers assured in their briefings at previous Council meetings.

PA22/03000 Mr M Bird – Change of use of existing static caravan currently used ancillary to Rowan Cottage to a holiday let at Butts Lane, Trethurgy. Correspondence and photographic evidence from the applicant with details to explain the concerns raised in the Council’s objections. Agreed letter of thanks be sent to applicant and Planning Officer.

PA22/04831 Eden Project - Proposed temporary school in overflow car park. The Clerk read detailed information from the Planning Officer on the criteria for recruitment and admission to the new school.

Any other business

Councillors were shown a list of suggested street names for Area D of the West Carclaze Garden Village. After some discussion it was agreed that as most of the ideas were utilising Cornish connections that Cllr G Tregidga, a Cornish Bard and respected local historian, should contact Ecobos and discuss possible alternatives.

Cllr Mrs A Ellis gave details of Time2Move programme of activities that the Hall are arranging using free outside activities for children during the school holidays and expressed a wish to use Trethurgy playing fields. Cllr M Luke stated that he would make the necessary arrangements.

Road closure: Stannary road, Stenalees from Sept 12 -16th (19.00-07.00).

Cllr L Allen notified Council of the unsightly intrusion to residents being created by Heltor parking their HGV vehicles on an area that was designated as a turning area. It was agreed that a letter be sent to Head Office.

Cllr G Hooper reported that he had received complaints that some headstones in the new section of Treverbyn Cemetery had become unstable. Advice was given to contact Cornwall Council Estates Department.

He added that complaints had been received re the overflowing dog-bin at the top of Century Close. The Clerk stated that he had received a couple of complaints also and he had reported the matter to Wainhomes , the owners of the land.

Cllr Mrs J Burnhill reported that she had contacted Police 101 re an issue of cars using the Carbean road as a race track in the early hours of the morning. In further discussion re the traffic situation through the White River Valley it was mentioned that there had been a serious collision on Drummers Hill and the shrine re the recent fatal accident at Ruddlemoor is still creating traffic issues. It was agreed that the appropriate authorities should be contacted re a public meeting be called and a traffic survey be undertaken in thses villages.

There was no other business for discussion.

Meeting closed at 8.27 pm.

..... (Chairman)

..... (Date).

