

## **PLANNING MEETING held on May 8<sup>th</sup> 2018.**

### **Rockhill Business Park**

Present : Councillors – Mrs A Roberts (Chairman), L Bazeley, D Doyle, J Hanlon, P Highland, M Luke, Mrs S-A Saunders, M Shand, Mrs A Wills and the Parish Clerk D Stevens.

Apologies : Cllr G Hooper and Mrs M Rance-Matthews.

Non-apologies : None

There were 5 members of the public present.

Chairman Mrs A Roberts commenced the meeting by welcoming everyone and introduced Leyton Allen-Scholey and Nick Truscott, Transport & Infrastructure, Cornwall Council who gave details of an interesting new project to promote One Public Transport System for Cornwall. After listening to Councillor's comments and answering their questions they were thanked for their presentation.

There were no declaration of interests on planning applications

The minutes of the Planning Meeting held on April 24<sup>th</sup> 2018 had been circulated and were accepted as a true and accurate record, proposed by Cllr Mrs A Wills seconded by Cllr M Luke.

Mr Erin Hassett, TBS Cornwall Planning then gave details on planning application PA18/02240. Unfortunately it soon became apparent that the application did not concur with the owner/applicant's original wishes and Mr Lee was adamant that he wanted a residential site for over 55's not a holiday let development. Councillors suggested that a new application be prepared.

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

### **Planning applications for consideration:**

**PA18/02240 Mr D Lee**– Outline planning with all matters reserved for static caravan holiday let development on land SE of Rose Meadow, Molinnis road, St Austell. **Suggest a new application be prepared and the Clerk to contact planning officer on this application** Proposed by Cllr M Luke, seconded by Cllr D Doyle. All in favour.

**PA18/03673 Mr Weake** – Single storey rear flat roof extension of 4 Hallane Road, St Austell. **Support** Proposed by Cllr M Luke, seconded by Cllr D. Doyle. All in favour.

**PA18/03036 Mr & Mrs James Egan** – Outline planning with all matters reserved for one dwelling at Landview B3374 from Penwithick road to A391 junction Carludon, St Austell. **Object – as a result of the**

siting and layout of the proposed dwelling , the small size of the plot and enclosed nature of the site the proposed development would appear cramped and therefore would not contribute positively to the character of the area. Concerns also about the visual splay for access on to the B3374 at a point that is frequently narrowed and restricted by parked vehicles from neighbouring properties. It is also close to a recognised 'buffer zone' as agreed from the proposed Garden Village development and Penwithick. Proposed by Cllr D Doyle, seconded by Cllr Mrs A Roberts. All in favour.

**PA17/09784 Mr P Scott** – Outline planning permission for one dwelling at Bungalow 1, 20a Rosevear Road, Bugle, St Austell. **Object Similar concerns as to the original application for two properties on this site. Back garden development in the most sensitive part of the garden leaving insufficient space and major impact for neighbouring properties. The removal of mature deciduous trees would harm the character and appearance of the area and fail to respect the natural environment. Together with the area having a tendency and history of flooding. Consideration need also to be given to the limited access lane on to the busy B3374 with poor visual splay.** Proposed by Cllr M Luke, seconded by Cllr Mrs S-A Saunders. All in favour.

### **Planning correspondence**

Applications refused

PA18/01161 Mr & Mrs Miles Outline residential development on land W of Clayton Terrace, Carluddon, St Austell .(Parish Council decision object)

Letter from Mr M Roberts re planning application PA18/01046.

Notice of appeals to Inspectorate on applications PA17/06832 Mr P Finegan on land NE of 1 Sea View Terrace, Penhale Road, Penwithick and PA17/03474 Mr J Lewis on land N of 88 Bodmin Road, St Austell. It was agreed that the Parish Council had nothing further to add to the original comments.

The Clerk read the decision letter from the Planning Department of application PA17/08776 Mr S Commons, Trenance Farm, St Austell. After discussion the Council agreed to remain with 'agree to disagree' comment but instructed the Clerk to add in comments that ' Councillors wished to express their disappointment at the Officer's decision and convey their concerns of future potential problems in that no action has been taken on all the subsidiary work on the surrounds of the site. **Action taken.**

### **Enforcement**

EN18/00742 Alleged siting of oil tank next to garden wall at 119 Stannary Road, Stenalees, St Austell.

EN 18/00755 Alleged removal of hedge and change of ground levels for 2 new football all weather pitches at Starrick Moor, Carne Cross, St Blazey. The Clerk reported that he had spoken to the enforcement officer, Emma Milnes and explained the position. It would appear that retrospective planning would be required.

**Forthcoming Application**

PA18/04131 Mr I Pithie - Conversion of garage into study/photography studio at 9 Lamorna Park, St Austell

PA18/03741 Mr J Kent - Variation of conditions 2 and 3 in respect of decision PA16/06134 to allow enlargement of the dwelling house by providing additional accommodation in the roof with associated roof windows at Barn W of Bojea Mill, Bojea, St Austell.

PA18/04180 Ms Maria Campbell – Demolition of existing outbuilding to rear of property and construction of single storey extension to consist of a bedroom, wetroom and family bathroom. Conversion of existing bedroom to kitchen at 3 Penwithick Road, Penwithick, St Austell.

**Emergency Items**

The Clerk stated that there were no emergency items to discuss.

There being no further business the meeting closed at 7.40pm.

..... Chairman ..... Date