

PLANNING MEETING held on January 31st 2023 held at Rockhill Business Park.

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

Apologies : Councillors L Allen and County Councillor P Guest

There were five members of the public present.

Chairman Cllr Mrs A Roberts welcomed everyone and commenced the meeting by asking Council to formally co-opt new councillors Paul Highland and Ken Stephens

Minutes of the meeting held on January 10th 2023 had been circulated and accepted. Proposed by Cllr M Shand, seconded by Cllr Mrs M Rance-Matthews . All in favour.

There were one declaration of interests – Cllr Mrs A Wills application PA22/11308

Cllr G Hooper was then invited to chair the Planning part of the meeting. Before going into committee the Clerk read correspondence relating to application PA22/11308 and members of the family answered relevant questions from councillors.

Planning applications for consideration

PA22/11308 Mr P Clemes – Proposed change of use of a dayroom to a dwelling by a Romany Gypsy at 1 Horseshoe Haven, Bowling Green, Bugle, St Austell. **Support – Councillors were fully supportive of this application following family’s evidence and their distressing reasons and need for the change, plus an assurance relating to paragraph 6.3 of the Planning Policy assessment and Explanatory Statement that the site will continue to be used as for gypsy accommodation.** Proposed by Cllr Mrs A Roberts, seconded by Cllr M Shand. One abstention (AW)

Mrs Clemes and her son-in-law thanked councillors and then left the meeting.

PA22/09195 Mr Neil Sandland (Cornwall Council) – Provision of a single carriageway road from Stenalees to Victoria designed to a 100 kph(60mph) standard: with associated footpaths, footways, bridleways and cycle paths for improved non-motorised user facilities. To include: a replacement roundabout at Stenalees, a new access road between Stannary Road (A391) and Roche Road (Existing B3274) in Stenalees; an improved access to the Blockworks site; two underbridges: and three new roundabouts without compliance to Condition 2 in relation to Decision notice PA18/11986 dated 05.04.2019 re the St Austell to A30 Link road. *The Clerk gave details of a meeting held on January 5th with Alun Griffiths Construction stating that there were to be amendments to this application and he recommended that the matter be deferred* **Defer until notification of amended plans but put note on PlanningPortal.**

PA22/11148 Mr Gregg Hooper (GPH Carpentry) – Application for approval of reserved matters following Outline approval PA20/03283 dated 23.07.2020 (appearance, layout, landscaping , scale for 9 dwellings at Thomas Storage land, Red Lane, Bugle, St Austell **Support in principle but as in previous applications for this site councillors have concerns about encroachment (note is made that the area marked on the proposed block plan encroaches across the lane) and the narrow site access onto the single track footpath that is known as Red Lane. Suggestion of obscure glazing on any windows on Plot 9 facing East.** Proposed by Cllr Mrs A Wills , seconded by Cllr Mrs J Burnhill . All in favour.

PA23/00493 Mr Hockaday – Single storey rear extension with a pitched slate roof at 7 Lamorna Park, St Austell. **Support** Proposed by Cllr M Luke, seconded by Cllr M Shand. All in favour.

Planning correspondence

Applications decisions from Planning Department:

Approved -PA22/09574 Mr P Larwood – Outline Planning permission with all matters reserved for proposed new dwelling, with garage and driveway, landscaping and associated works at Bugle Scout Hut, Bugle, St Austell. (Parish Council decision Support 29.11.22).

Refused – PA22/10207 Mr & Mrs S Healey – Application for permission in principle for the erection of two dwellings at Penton, Carbean, St Austell (Parish Council decision Object 20.12.22).

Applications for consideration at next meeting:

PA23/00687 Mr Craig Rowe, Harrowe homes Ltd - Non- material amendment inrelation to decision notice PA21/07713 dated 16.02.2022 for variation to condition 4 so each self-builder can put forward their own individual Construction Managemnt Plan at 33 Phernyssick Road, St Austell.

Correspondence from Planning Officer, Jack Bromley stating lengthy deliberations on recommending approval of application PA22/03394 at Providence Cottage ,St Austell and PA22/09830 Tony’s Interiors, 64 Fore Street, Bugle had been circulated to all members in advance of this meeting. Councillors wished to maintain their objections to both applications but were unable to find sufficient planning reasons on PA22/03394 to take to committee and agreed to disagree with the recommendations but emphasising the major traffic concerns in the area. Proposed by Cllr M Shand, seconded by Cllr Mrs A Roberts. All in favour. However voted that the application for two flats at Tony’s Interiors should be considered by Eastern Area Planning committee. Proposed by Cllr M Shand, seconded by Cllr M Luke. All in favour.

An appeal date has been set for PA22/07814 Mr & Mrs S Prophet . land west of Dunvilla, Scredda, St Austell will be on Monday February 13th at New County Hall, Truro at 10.00 a.m.

Any other business

The Clerk stated that he understood that further correspondence from Mr J Murch had been sent to members of the Parish Council relating to the Council's involvement with planning application PA22/06426 following a suitably worded response being sent to him on January 11th. He had then been in correspondence with the Deputy Chairman and an invitation was sent to Mr Murch to attend this Planning meeting. Sadly he was not in attendance and Cllr M Shand explained that he had received correspondence stating that he was unavailable but would like to attend in February.

The Clerk prompted councillors that he had circulated details of the consultation period for the changes to the National Planning Policy framework and the online training event on Wednesday February 8th 16.30 – 17.30 on Microsoft Teams meeting (meeting ID: 372 545 438 282 password XV9jh5)

He added that he had been contacted by Mr B Tonkin re a small development of affordable housing on the edge of Rescorla village and an invitation was sent for him to attend a forthcoming planning meeting.

There being no further business . Meeting closed at 8.10 p.m.

..... (Chairman)

..... (Date)

