

PLANNING MEETING held on March 28th 2023 held at Rockhill Business Park.

Present : Councillors – Mrs A Roberts (Chairman), L Allen, Mrs J Burnhill, P Highland, G Hooper, M Luke, Mrs M Rance-Matthews, M Shand, K Stephens, G Tregidga, Mrs A Wills ,Parish Clerk D Stevens and Deputy Clerk D Hawken.

Apologies : County Councillor P Guest.

There were four members of the public present.

Chairman Cllr Mrs A Roberts welcomed everyone and invited Mr Matthew Clifford to give a presentation on their new project Cornish Geothermal Distillery Company Ltd. He was accompanied by Mr Ashley Shopland and Mr Steve Mabbott. After answering questions and listening to comments from interested Councillors, they were thanked by the Chairman for their presentation.

Minutes of the meeting held on March 14th 2023 had been circulated and accepted. Proposed by Cllr Mrs A Wills, seconded by Cllr Mrs M Rance-Matthews. All in favour.

There were two declaration of interests – Cllr Mrs A Wills on application PA23/01464 and Cllr G Hooper on application PA22/10737 Mr & Mrs D Retallick.

Before going into committee Councillors were addressed by Mr Chris Montagu on Application PA23/01464 and he answered their concerns and clarified matters.

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

PA23/01464 Mr P Clemes – Proposed erection of a pair of semi-detached dwellings on land to the rear of 27 Penwithick Park, Penwithick, St Austell. *Before Council considered this application the Clerk gave a brief history of previous applications and also read a lengthy objection from a neighbouring property.* **Object overdevelopment of a small back garden site, would create an overbearing effect on neighbouring properties and unreasonable loss of privacy (Policy 12). There is an inappropriate level of off street parking that is serviced by a limited narrow single-track lane that has a history of flooding the nearby B3374 (Policy 13).** Proposed by Cllr M Luke, seconded by Cllr L Allen. One abstension (AW).

Mr Retallick then spoke about his application PA22/10737 and replied to Councillor's questions.

PA22/10737 Mr & Mrs D Retallick – Demolish garage and replace with new workshop and garage with two-bedroom dwelling above at 46 Stannary Road, Stenalees, St Austell. Proposed by Cllr Mrs A Roberts, seconded by Cllr Mrs A Wills. All in favour. **Defer until April 11th , insufficient information on defined measurements of property, progress of contamination reports and traffic management.**

PA23/01411 Mr David Philp, Rockhill Business Park Ltd – Proposed construction of a pair of semi-detached dwellings on land West of 3 & 5 Higher Bugle, St Austell. *On the advice of the Clerk it was agreed to make no comment as technically Mr Philp is landlord to Council's office facilities.*

PA23/00553 Darren Uren – Two storey extension to the side of an existing house at 16 Wesley Close, Stenalees, St Austell. **Support** -Proposed by Cllr Mrs M Rance-Matthews, seconded by Cllr G Hooper. All in favour.

PA23/00838 Dr Mersedeh Proctor – Construction of a single storey dwelling, car parking for 2 cars with waste/recycling area and small garden at 14 Caudledown Lane, Stenalees, St Austell. **Defer insufficient information not defined if outline or full approval. Concerns about contamination.**

Planning correspondence

Applications decisions from Planning Department:

Approved -PA22/03393 and 03394 Mr Moss – Extensions and loft alterations and associated refurbishment works to Providence House and Cottage, Carthew, St Austell. (Parish Council decision Support 26.04.22).

PA23/00687 Mr Craig Rowe – Non- material amendment in relation to decision PA21/07713 dated 16/02/2022 for variation of Condition 4 so each self builder can put forward their own individual Construction Traffic Management Plan at 33 Phernyssick Road, St Austell. (Parish Council decision Object 14.02.23 agree to disagree).

PA23/00493 Mr Hockaday - Single storey extension with a pitched slate roof at 7 Lamorna Park, St Austell. (Parish Council decision Support 31.01.23)

PA22/11148 Mr G Hooper – Application for approval of reserved matters following outline approval PA20/03283 dated 23.07.2020 for 9 dwellings at Thomas Storage Land, Red Lane, Bugle, St Austell. (Parish Council decision Support 31.01.23).

Applications for consideration at next meeting:

PA23/02150 R Clayton, Create Design South West Ltd - construction of first floor extension to create a fourth bedroom at 11 Mulberry Gardens, St Austell.

PA23/01637 Mr & Mrs Greg Christie - creation of three flats from a single dwelling house at 66 Fore Street, Bugle, St Austell.

PA23/02072 Reds 10 – Variation of condition 1 (approved plans PA21/03666 dated 09/09/2021) Reserved matters application for the construction of a one form entry primary school, access, landscaping, sports pitch, parking and all associated infrastructure and works on land at West Carclaze Garden Village Primary School site, St Austell

Any other business

Cllr K Stephens raised two matters from the minutes of the Planning meeting held on March 14th

(i) It was explained that the extensive work being carried out at Bluebarrow, Roche Road, Stenalees is to provide a service road for HGV lorries providing aggregates to the nearby works above Goonbarrow.

(ii) The Countryside Officer has again been notified about the issues of the permissive path at Carthew Farm.

There being no further business . Meeting closed at 8.20 p.m.

.....(Chairman) (Date)

