

PLANNING MEETING held on April 11th 2023 held at Rockhill Business Park.

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

Apologies : Cllr L Allen, Cllr P Guest and Cllr G Tregidga

Chairman Cllr Mrs. A Roberts welcomed everyone

Minutes of the meeting held on March 28th 2023 had been circulated and accepted. Proposed by Cllr Shand, seconded by Cllr Rance-Matthews. All in favour.

There were three declaration of interests – Cllr M Shand and Cllr G Hooper on application PA22/10737 (Mr & Mrs D Retallick). Cllr G Hooper on application PA23/00838 (Dr Mersedeh Proctor)

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

Planning applications received for consideration by Planning Committee

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.

Decision: OBJECT. Back garden development taking away amenity space from the host dwelling. Open ended statements referring to measurement scales stating do not scale for construction purposes. More detailed information and defined property sizes and levels required. Concerns on figure (51.80) quoted for finished floor space. No drainage plans included and no access point for septic tank shown. Concerns on comments made in walk-over contamination report that need clarification. Historical traffic and parking issues at access point on to the busy Stannary Road (A391)

Proposed to object by Cllr Rance-Matthews, seconded by Cllr Burnhill. Two abstentions Cllr Shand, Cllr Hooper

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.

Decision: DEFER for outline or full confirmation. Proposed by Cllr Rance-Matthews, seconded by Cllr Roberts. One abstention: Cllr Hooper

PA23/02072 Reds 10 – Variation of Condition 1 (approved plans) of application No: PA21/03666 dated 9th September 2021 (revised Matters application for the construction of a one form entry primary school, access landscaping, sports pitch, parking and all associated infrastructure and works). Land at West Carclaze Garden Village Primary School. St Austell.

Decision: SUPPORT. It was noted that these amendments are to Department of Education guidelines. Proposed by Cllr Hooper, seconded by Cllr Luke. All in favour

PA23/02150 Mr R Clayton (Create Design South West) – Construction of First Floor Extension to create a fourth Bedroom at 11 Mulberry Gardens, St Austell, Cornwall. PL25 3FZ

Decision: SUPPORT. Proposed by Cllr Luke, seconded by Cllr Shand. All in favour

PA23/01637 Mr and Mrs Greg Christie – Creation of three flats from a single dwellinghouse at 66 Fore Street, Bugle, St Austell. Cornwall.

The Deputy Clerk read a letter from Mrs Sue Walters, architect.

Decision: OBJECT. No off-street parking available in the village, except the car park referred to in the application which is owned by the Parish Council. There are only ten parking spaces available and is always full to capacity throughout the day. Only limited access to public transport with unreliable bus service and infrequent train service. No amenity space for individual properties. No area set aside for rubbish bins. Commenting on reference to Policy T1, there are no charging points available in the village for electric vehicles. Most points in this policy are not relevant to rural areas.

Decision to object, proposed by Cllr Luke, seconded by Cllr Burnhill. All in favour

PA23/02506 Mr and Mrs Alan Bottrell – Proposed rear 2 Storey Extension and Internal Alterations at Netley House, Bugle, St Austell. Cornwall.

Decision: SUPPORT. Proposed by Cllr Burnhill, seconded by Cllr Shand. All in favour

Planning correspondence

Applications decisions from Planning Department: **None forthcoming**

Applications for consideration at the next meeting:

PA23/01823 Mr and Mrs Rowe. Restoration of cottage to provide holiday accommodation without compliance with conditions 2,3 and 4 of decision notice C2/09/10463 dated 23/12/2009. Location: Little Treverbyn Farm, Innis Moor, Penwithick, St Austell. Cornwall.

Any other business

The clerk read a distressing letter that he had received via Cllr G Tregidga regarding the situation of a family seeking advice and support re, the possibility of imminent eviction from their property in

Penwithick. He added that County Councillor Mr P Guest would be referring this to our local MP, Mr Steve Double.

Confirmation of renewal of CALC annual membership subscription for the year 2023/2024. Proposed by Cllr M Shand, seconded by Cllr P Highland that payment of £2411.98 be accepted. All in favour.

The Clerk then asked if any other Councillors would like to become involved in the current training events being organised by CALC. He added that Cllr M Shand and Cllr K Stephens had enrolled on Data Protection events and the Deputy Clerk had also taken up the option of a number of other training events.

Figures were made known to Councillors from Citizen’s Advice Cornwall for clients and their issues within our Parish.

The Deputy Clerk made Councillors aware of two closures. The first being a footpath closure, namely Treverbyn Parish Council Footpath 26 from the 7th April through until the 14th April. This ongoing closure is relating to the repair of the footbridge at Lower Molinnis Moor.

Lastly, Councillors were informed of a road closure at Penhale Road, Penwithick from the 6th April through until the 14th April. Reason for closure, to repair a burst water main pipe.

There being no further business. Meeting closed at 8.40 p.m.

.....(Chairman) (Date)

