

Treverbyn Parish Council

PLANNING MEETING held on June 27th 2023 held at Rockhill Business Park.

Present: Councillors – Mrs. A Roberts (Chairman), L Allen, M Luke, K Stephens, Mrs. J Burnhill, Mr G Tregidga, M Shand, County Councillor P Guest, Parish Clerk D Stevens and Deputy Clerk D Hawken.

Police representation: S Tibbles and F Medhurst

There was one member of the public in attendance.

Chairman Cllr Mrs. A Roberts welcomed everyone to the meeting, including Mr Kirk Pollard who was observing the meeting again as a prospective new Parish Councillor. In addition, the Chairman thanked both police officers for their attendance.

It was agreed that the public participation agenda item be carried out before the Planning Meeting commenced owing to the one member of the public and both Police Officers being in attendance.

A resident of Beam Lane, Bugle expressed his concerns about various issues relating to Bugle Skateboard Park. After lengthy discussions, it was agreed that Cornwall County Councillor P Guest would arrange a meeting with various agencies to consider the way forward on the use of the Skateboard Park.

- 1) Apologies were received from Cllr P Highland, Cllr Mrs. A Wills, Cllr G Hooper and Cllr Mrs. M Rance-Matthews
- 2) There were no declarations of interests
- 3) Minutes of the meeting held on June 13th 2023 had been circulated and accepted. Proposed by Cllr M Shand, Seconded by Cllr Mrs. J Burnhill - All in favour.

Cllr Mrs A Roberts then chaired the Planning meeting.

Planning applications received for consideration by Planning Committee

PA23/04389 – Ms Sonia Tatara-Mills. Conversion of existing dwelling including extension to the front to provide 4 No 1 bed apartments. Location: 3 Carclaze Road, St Austell, Cornwall. PL25 3AG

Decision: OBJECT. Whilst it was acknowledged that the lighting issue from the previous application had been rectified through proposed installation of sky-lights, it is felt it would still challenge Cornwall Local Plan - Policy 13. Concerns arose regarding the lack of shower / bath facilities in many of the bedrooms (Paragraph 1). The Parish Council still maintains concerns regarding off-road parking (the nearby car-park with limited spaces has no overnight parking – Policy 13 Paragraph 3 of the Cornwall Local Plan). The planning proposal is within close proximity of a major junction. Councillors aired concerns about a lack of fire exits in case of emergency - a matter for Building Regulations. It was duly noted that bins would be stored in a downstairs cupboard and with a narrow pavement at the front of the dwelling, rubbish bins would potentially prevent pedestrians (in particular school

children) from walking on the pavement – Policy 13 Paragraph 4. The Parish Council acknowledges and appreciate that the number of flats has been reduced in size from 7 to 4, however, there are still concerns regarding the minimal size of the rooms – Policy 13, Paragraph 1.

Decision: OBJECT. Proposed: Cllr M Shand, Seconded: Cllr Mrs. A Roberts - All in favour

PA23/04233 – Mr Charles French (Niles Bakery). Bakery with café and proposed office building without compliance with Conditions 2 and 5 of decision notice PA21/08954 dated 22.04.2022. Location: Site 3, St Austell Enterprise Park, Treverbyn Road, Carclaze, St Austell

Decision: SUPPORT. Proposed: Cllr Mrs. A Roberts, Seconded: Cllr L Allen - All in favour

Planning correspondence

Applications decisions from the Planning Department:

- **PA23/02757 – Mr Jon Wood.** Non-material amendment in relation to decision notice PA19/09225 dated 31.07/2020 for change from 3-bedroom house to 4-bedroom house at Kernow Veor, Carclaze Rd, St Austell. Parish Council supported the application on 09.05.23. Cornwall County Council **APPROVED.**
- **PA23/02897 – Mr and Mrs Vincent.** Proposed demolition of garage and outbuilding with new extension to main house. 48 Molinnis Road, Bugle, St Austell. Parish Council supported the application on 25.04.23, Cornwall County Council **APPROVED**
- **PA23/01637 – Mr and Mrs G Christie.** Creation of three flats from a single dwellinghouse. 66 Fore Street, Bugle, St Austell. Parish Council objected to the application on 12.04.23. Cornwall County Council **SUPPORTED** following an ‘agree to disagree’ response from the Parish Council.
- **PA23/04124 – Mr Dan Levy.** Discharge condition numbers 3,4,6 and 7 in relation to decision notice PA22/05132 dated 29.09.2022. Parish Council objected to the application on 12.07.22. Cornwall County Council **SUPPORTED.**

Other planning matters:

PA23/01464 – Land to the rear of 27 Penwithick Road, Penwithick. Councillors were informed that the Central Area Planning Committee appeal date in reference to this application is to be heard at 10am on Monday 3rd July at County Hall, Truro.

PA22/08581 – Land North of Windwhistle, Trethurgy. A resident of Trethurgy has contacted the Parish Council regarding the process of the aforementioned planning application appeal going to the Inspectorate. The process has been duly explained to the resident.

PA23/03094 – West Carclaze Garden Village. Councillors were thanked by the Deputy Clerk for submissions made regarding the ongoing concerns surrounding noise transference from the proposed installation of air source heat pumps into residential dwellings. Councillors are still not content with the issues and comments have been circulated back to Mr Paul Banks.

PA23/00838 – 14 Caudledown Lane, Stenalees, St Austell. Since the application was objected to by the Parish Council and subsequently deciding to take Cornwall County Council’s decision to appeal at the Central Area Planning Committee, Cllr M Luke has now spoken to the Planning Officer, Tracy Young. The applicant was indeed invited to attend this very meeting; however, they were unable to attend. The Planning Officer has informed Cllr Luke that she is going to go back to the plans to look at possibly extending the amenity space behind the proposed dwelling.

It was proposed that the applicant is to be invited again to the next meeting. Proposed: Cllr M Shand, Seconded, Cllr M Luke - All in favour.

NB: Discussions took place re, the continuing issues with the Planning Department and it was suggested that maybe contact was made with Chief Planning Officer at Cornwall County Council, Louise Wood.

Planning applications for consideration at the next meeting:

PA23/04242 – Miss Dickinson. Proposed conservatory to the rear of the dwelling. Location: 2 Bluebarrow Close, Carluddon, St Austell. Cornwall.

PA23/03714 – Mr David Philp (Rockhill Business Park Ltd). Proposed conversion of existing workshop/store to B1, B2 and B8 units which will include a small extension to the front elevation.

There were no emergency planning items.

There being no further business, the meeting closed at 8:10 p.m.

.....(Chairman) (Date)

