

TREVERBYN PARISH COUNCIL

**PLANNING MEETING held on March 26th 2024
held at Rockhill Business Park, commencing at 6:30pm**

Present: Councillors – Mrs. A Roberts (Chairman), Cllr L Allen, Cllr Mrs. A Double, Cllr P Highland, Cllr B Hollis, Cllr G Hooper, Cllr Mrs. J Killacky, Cllr M Luke, Cllr Mrs. M Rance-Matthews, Cllr K Pollard, Cllr M Shand, Cllr K Stephens, County Councillor P Guest, Clerk D Stevens and Deputy Clerk D Hawken.

Chairman Cllr Mrs. A Roberts welcomed everyone to the meeting

Apologies: There was one apology received from: Cllr G Tregidga

There were four members of the public in attendance at the commencement of the meeting.

Declarations of Interest: There were three declarations of interest: Cllr Mrs. A Double (PA24/01445), Cllr K Stephens (PA23/10101) and Cllr P Highland (PA23/10101)

Prior to the commencement of the meeting, Cllr P Highland had submitted a dispensation request form appertaining to PA23/10101 which was duly accepted and subsequently granted. The dispensation period applied for, would be valid for six months.

Public Participation. There were no items raised by members of the public present that were not relating to agenda items

Minutes of the Planning Meeting held on March 12th. Minutes of the previous meeting had been circulated and accepted. Proposed by Cllr Mrs. J Killacky, Seconded by Cllr L Allen. All in favour.

Council went out of Committee

The Chairman then invited Mr Steve Fidgett and Mr Peter Larwood from Imerys British Lithium to make a presentation to Councillors appertaining to **PA24/01374**

'EIA Scoping Opinion for proposed development of a lithium quarry, processing plant and associated infrastructure and facilities.

As well as Councillors, two members of the public spoke to Mr Fidgett and Mr Larwood posing several questions and raising valid points of note.

Council went back into Committee to discuss the application

The Chairman duly asked Cllr G Hooper to Chair the Planning Meeting.

Planning applications received for consideration by Planning Committee

- 1. PA24/01374. Imerys British Lithium.** EIA Scoping Opinion for proposed development of a lithium quarry, processing plant and associated infrastructure and facilities. Gunheath China Clay Works, Carbean, St Austell, Cornwall.

Cllr Mrs. A Double wanted to thank Mr Fidgett and Mr Larwood for attending the meeting and wanted to place on record a general appreciation of the public engagement carried out thus far by Imerys British Lithium. It was noted that this engagement is a good way of engaging with the public.

After much debate and discussion, a proposal was tabled to support this scoping application, however, Councillors wished to emphasise a remaining concern surrounding the housing of 800 workers in a small geographical area and the seeking of further reassurances regarding all transport issues and traffic movements.

Decision to **SUPPORT**. Proposed: Cllr M Shand, Seconded, Cllr Mrs. A Double. All in Favour.

- 2. PA23/09532 – Anesco Ltd.** Construction of a temporary 17.51MWp Solar Photovoltaic (PV) and 5MW Battery Storage Farm comprising solar modules, battery cabinets, landscaping, access from the public highway and associated works. Location: Land off of Menear Road, North of St Austell, PL25 3TD.

Much discussion and debate took place surrounding the application. Points raised by Councillors were as follows:

- Replacement of 47 acres of prime agricultural land. Grade 3a and 3b land is accepted as good - high quality and Grade 3b is deemed as a higher grade in Cornwall than the National average.
- It will create a major invasion into the local countryside and dramatic visual impact to the local community and users of the busy nearby A391 distributor road.
- There will be the loss of a recognised 'Green Belt Buffer Zone' which has always been an accepted natural barrier and division between the urban town of St Austell and the countryside.
- The probability of surface water from the site will challenge the increasing and on-going threat of flood issues in the areas around the village of Tregrehan.
- Local knowledge of the area confirms that there would be a significant impact on the various species of wild life that frequent and are prevalent in the area.
- The long- term future of this site if granted would set an undesirable precedent for future development on this land.

Decision to **OBJECT**: Proposed: Cllr M Shand, Seconded: Cllr Mrs. A Roberts. All in Favour

- 3. PA23/10101 - Mrs June Bowler.** Outline application for residential development of eight dwellings including access and layout (all other matters reserved). Location: Cricket Ground (Bugle), Station Road, Bugle, Cornwall.

Council came out of Committee

At this point, there were 23 members of the public in attendance.

Councillors heard representations from three members of the public who were local residents of Bugle, each having an allocated three minutes each to speak.

Council went back into Committee

Much discussion and debate took place surrounding the application. Points raised by Councillors were as follows:

- Historically records show that there has been a cricket club in Bugle since 1910. Longevity of tenancy since 1955, with an increase in ground size taking in the adjoining piece of land in 1969.
- This is the only major sports facility in the village. The Club is the 69th successive season playing within the Cornwall Cricket League.
- Essential part of community life – safe environment and meeting place for families.
- Assists in the health and well-being of members of the Parish.
- Encourages diversity and youth – female team members and regular youth coaching to get young people interested in playing the game and be the future of the Club. The current captain is severely disabled and represents the Cornwall Disabled team and the national Help for Heroes team.
- The area proposed for development has always been used for practice and coaching areas to protect the playing surface of the recognised Cricket ground. On match days it is used for parking cars, families to have picnics and young people to play.
- The removal of this parking facility will create an increase and exacerbate the current issues of on road parking in the narrow side streets of the village. Bugle has only one off-road parking facility for 10 vehicles.
- Traffic – The added access at a major traffic pinch-point in the village would be to the detrimental effect on highway safety. During very busy periods the Molinnis road junction, which is directly opposite has a history of accidents and near-misses. Two busy convenience stores immediately adjacent, together with a garage and recovery business (the biggest local employers) plus a recently opened Bath-store and soon to be opened dental clinic are additional factors for consideration of increase of traffic movement. A request be made and would be appreciated, to undertake a site visit by a

Highways Officer between the busy hours 8.00-9.00am and 3.00-4.00pm to ensure the safety of pedestrians and road users.

- The intended narrow access lane has rarely been used as a vehicular access and the virtual inaccessibility for large emergency and local service vehicles. There are **no** passing or turning areas shown in the application.
- Local infrastructure already cannot cope with a further increase in traffic.
- Local medical facilities and the local infant's school are at saturation point.
- Western Power and Imerys high voltage cables run across the field and under the intended access lane. Any potential work and issues created by these cables again could have a major impact on the playing surface of the cricket ground.
- A natural water course runs along the border through the cricket field and proposed site. Always considered to be a flood area.
- Over-development of land not being infill or rounding off.
- Intention in the Parish Neighbourhood Plan is to incorporate the land as a designated open-space.
- Visual impact and intrusive effect on the privacy and amenity of neighbouring properties on Fore Street, Station Road and Valley View.
- Trees around the site have Tree Preservation Orders.
- Any further limitation on size of playing area will have detrimental effect on the club's qualifications for competitive cricket. The club, having been established within the League structure in 1955, already has dispensation on the limitations in the size of the playing area. Further limitations will be put that in question and there would be a strong possibility that cricket would cease to exist in the village.
- Genuine concerns for player and spectator safety if any walls/hedges are erected to divide the new properties.
- This loss of one of the remaining amenity spaces will have a detrimental effect on the ever-increasing population of the village of Bugle.
- Could set an undesirable precedent for the development of the remainder of the land.

Decision to **OBJECT**: Proposed: Cllr Mrs. J Killacky, Seconded: Cllr M Shand. All in Favour (one abstention: Cllr K Stephens)

4. PA23/09934 – Mr Raimondas Budrikis. Construction of a new dwelling.
Location: Land South of Palma House, Bojea, St Austell, Cornwall.

This site has a lengthy history of applications dating back to an original application PA14/02783 for 7 x 5-bedroom dwellings that was refused. Many of the Parish Council's comments then still remain.

- Further over -development of the site and harm to the area that was referred to in the 2014 refusal as 'harm to an area of great historical value'.
- The land, a brown field site was part of the china clay industry and must still be regarded as an area of contamination.
- The new proposed development is not compatible to the current street scene.
- A further increase in vehicular traffic movement on a very dangerous access on to the busy 3274 road. The Parish Council has received numerous complaints from current residents of the site of near-misses when using the access.
- The proposed development is outside the remit of the original footprint accepted in the approved application PA18/07505.
- The topography of the land is unsuitable for any suggested drainage system. The suggested method of soakaway raises questions of suitability to cope with an increase of more water into a system that is already at capacity level. Since the development the increase in run-off water from the site creates a flooding issue to nearby properties and on the dangerous corner of the B3274 adjacent to the site. This is endorsed by the comments from S W Water.
- This new proposed development is in close proximity and backs directly on to and challenges the stability of the neighbouring public Sustrans Trail.
- There is no amenity or garden space provided for this site.
- There are no local amenities, shops or footpaths. The bus stop referred to in the submissions was removed many years ago.
- It is noted in the response from affordable housing refers to a section 106 agreement. However, this needs to be clarified as when a claim for the CIL charge liability made on Planning Application PA21/04630 (See Decision

notice additional information dated September 9 2021) the Parish Council were informed that no CIL is due.

Decision to **OBJECT**: Proposed: Cllr Mrs. A Roberts, Seconded: Cllr Mrs. M Rance-Matthews. All in Favour with two abstentions: Cllr Mrs A. Double and Cllr P Highland.

- 5. PA24/01445 - Mr Patrick O' Gallagher.** The proposed works comprise a second modular classroom building, which was indicated in the approved planning application PA22/04831 as 'phase two' works, without compliance with condition 1 of decision PA22/09533 dated Page 24 of 25 24/02/2024. Location: Sky Primary and Eden Project Nursery, Carne Cross, St Blazey, Par, Cornwall. PL24 2SX.

Cllr M Luke informed Council that initial works on the building of the permanent school on the site of the West Carclaze Garden Village site, was due to start in the next two months. After much debate and discussion, the decision was made to support the application.

Decision to **SUPPORT**: Proposed: Cllr M Shand, Seconded: Cllr L Allen. All in Favour (Cllr Mrs. A Double abstained)

Planning Decisions

There were no decision notices to relay to Councillors from the Planning Department:

Other Planning Correspondence

Councillors were notified that the appeal decision regarding planning application **PA22/08581** – Land North of Windwhistle, Trethurgy, St Austell has been dismissed by the Inspectorate.

Planning applications for consideration at the next meeting:

There were three applications at this present time for consideration at the next meeting. They are:

- **PA24/00261 – Mr Graham Broad.** Proposal for a four-bedroom detached house. Location: Land West of ‘Prue on the Hill’, St Austell. PL25 5AP
- **PA24/00086/PREAPP – Manor Park.** Pre-application advice for a change of use of land for the siting on circa 60 static holiday caravans. Location: Hallaze Concrete Block Works, Penwithick, St Austell, Cornwall. PL26 8YL
- **PA24/00287/PREAPP – DAD Property Ltd.** Pre-application advice for the proposed development of ten 1-bedroom apartments and two 2-bedroom apartments. Location: Land North of Bojea Industrial Estate, Bojea, St Austell, Cornwall. PL26 8XE

Emergency Items

There were no emergency items raised

The Chairman closed the meeting at 8:40pm

.....(Chairman) (Date)