

PLANNING MEETING held on April 25th 2023 held at Rockhill Business Park.

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

Apologies : Cllr P Highland and Cllr G Tregidga

Chairman Cllr Mrs. A Roberts welcomed everyone to the meeting

Minutes of the meeting held on April 11th 2023 had been circulated and accepted. Proposed by Cllr M Rance-Matthews, seconded by Cllr M Luke. All in favour.

There was one declaration of interest – 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

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: OBJECT. Insufficient information to make a considered decision. No mention whether it is a defined outline or, full planning application. The Clerk expressed concerns that he has been unable to speak to the planning officer on a number of occasions having deferred this matter on two previous occasions. County Cllr P Guest to bring this matter to the attention of the Planning Department.

Proposed to object by Cllr M Rance-Matthews, seconded by Cllr Mrs. A Roberts. One abstention: Cllr Hooper

PA23/02720 Cornish Geothermal Distillery Ltd - Outline planning application, with all matters reserved except access, for a pilot geothermal rum distillery (including fermentation, distillation and cask maturation processes storage) (Use Class B2); with ancillary office and visitor facilities including shop and café together housed in up to 20 metal containers; and associated heat and power connections, car parking, landscaping, infrastructure and drainage; for a period of five years. Location: Eden Geothermal Drilling Site, Carne Cross, St Blazey, Par, St Austell. Cornwall.

Decision: SUPPORT (stipulating the condition of providing adequate screening)

Proposed to support by Cllr M Shand, seconded by Cllr M Luke. All in favour

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

Decision: OBJECT. This property has been inhabited for fourteen years and the conditions requested to be removed have already not been adhered to (notably condition two). There has been a failure to adhere to policies 63 and 76 of the Restormal Local Plan. The property is located in a triple SS1 site.

Proposed to object by Cllr L Allen, seconded by Cllr Mrs. M Rance-Matthews. All in favour

PA23/02897 Mr and Mrs Vincent – Proposed demolition of garage and outbuilding with new extension to main house. Location: 48 Molinnis Road, Bugle, St Austell. Cornwall

Decision: SUPPORT

Proposed by Cllr G Hooper, seconded by Cllr Mrs. A Roberts. All in favour

PA23/02439 Mr Edwin Moon – Proposed Change of Use of Commercial Building into a two Bedroom Bungalow and Garage Extension. Location: The Telephone Exchange, 18 Higher Bugle, Bugle, St Austell. Cornwall

Decision: SUPPORT with two accompanying conditions for consideration:

1. Subject to Cornwall County Council's approval of Parish Council concerns surrounding the barest minimal size of Bedroom two
2. Sufficient turning space to prevent the reversing of a vehicle on to the main highway – A391

Proposed to support by Cllr G Hooper, seconded by Cllr L Allen. All in favour

PA23/02461 Ms Sonia Tatara-Mills – Proposed conversion of dwelling into four, one bedroom appartments. Location: 3 Carclaze Road, St Austell. Cornwall. PL25 3AG

Decision: OBJECT. This application is similar to two previous planning applications (PA16/09407 - October 2016 and December 2017). It has been noted that the size of rooms have been amended, however, concerns still remain surrounding over-development of a multi-occupancy property. Contrary to Policy 13 of the Cornwall Local Plan: There is insufficient provisions for light in most rooms. The Parish Council still maintains concerns regarding off-road parking (the nearby car-park with limited spaces has no overnight parking). The planning proposal is within close proximity of a major junction. Access to town centre enhanced by exceptional traffic movements to nearby school and major site developments. Councillors aired concerns about limited access in case of fire or emergency exit.

Proposed to object by Cllr M Luke, seconded by Cllr L Allen. All in favour.

Planning correspondence

Applications decisions from the Planning Department:

PA23/00553 Mr Darren Uren. 16 Wesley Close, Stenalees, St Austell. PL26 8SD. Parish Council supported 28.03.23. Cornwall County Council **APPROVED**.

PA23/00653 Mr Paul Dunkley. 21 Wesley Close, Stenalees, St Austell. PL26 8SD. Parish Council supported 14.02.23. Cornwall County Council **APPROVED**

PA23/01344 Mr Tyler Ellis. South Cottage, Greensplat, St Austell. PL26 8XX. Parish Council Supported 14.03.23. Cornwall County Council **APPROVED**

PA23/00993 Mr Paul Van Deventer. 77 Bodmin Road, St Austell. PL25 5AG. Cornwall County Council decision: **Discharge Condition 3** in respect of decicison notice PA20/00902 dated 21st April 2020.

PA22/08581 Mr Jonathan Allen. Affordable housing-led residential development of seven dwellings and formation of a new access. Location: Land North of Windwhistle, Trethurgy, St Austell. The Parish Council were informned that this application will be reported to the Planning Committee for a decision. The meeting will begin at 10:00 a.m. on 9th May 2023 at the Trelawney Room, New County Hall, Truro. TR1 3AY.

Applications for consideration at the next meeting:

PA23/03045 C M Cooper-Young and D J Cooper-Young. Discharge of a planning obligation dated 8th March 2006 associated with planning permission C2/05/00680. Location: 23 Ocean View, St Austell. Cornwall. PL25 3SU

PA23/03117_Mr Preston. Proposed conservatory and disabled access to annexe. Location: Annexe at Chy An Gwyns, Carn Grey, St Austell. Cornwall.

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

.....(Chairman) (Date)

