

Treverbyn Parish Council

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

It was agreed that the presentation from Mr D Beresford and Mr R Evans (representatives of developers of the West Carclaze Garden Village) be carried out before the Planning Meeting commenced.

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

There was one member of the public in attendance, namely Mr Kirk Pollard who was observing the Planning Meeting as a prospective new co-opted Councillor.

Chairman Cllr Mrs. A Roberts welcomed everyone to the meeting

1. Apologies were received from Cllr G Tregidga, Cllr G Hooper and County Councillor P Guest
2. There were no declarations of interest
3. Minutes of the meeting held on July 11th 2023 had been circulated and accepted. Proposed by Cllr Mrs. M Rance-Matthews, Seconded by Cllr M Shand - All in favour.

Cllr Mrs. A Wills then chaired the Planning meeting.

Planning applications received for consideration by Planning Committee

- **PA23/03194 – Mr Anthony Jenner** - Erection of store, showroom and ancillary offices at 3 Bojea Industrial Estate, Trethowel, St Austell. Cornwall.

Decision to **OBJECT**. Council strongly objects to the application. Although conscious of Policy 5 of the Cornwall Local Plan (CLP), this application would be for a further and unnecessary intrusion into the sloping countryside where excavations have decimated the natural landscape and habitat of many species. The clearance of the land has removed and buried vast areas of Japanese knotweed and Himalayan Balsam. No contaminated land survey has been submitted with this application. There is a fear of further undermining and intrusion of the Sustrans trail and Parish footpath (Public Right of Way No 1) which is in extremely close proximity. This is also a green corridor area. The proposed development will be of further overbearing size and appearance when there are still vacant units on the industrial site. Further concerns in respect of heavy rainfall when historical flooding issues in the village of Trethowel emanate principally from the hard standing areas of the industrial site and the land above creating blockages in the nearby drainage system. The area fringes on Flood Plain 3. In addition, there is a notably spring which will be encompassed in any building on this area which is heavily flooded during winter months. Consultation with the critical drainage department is a priority. It is accepted that access onto the B3274 is already extremely dangerous and further additional traffic will merely enhance the issues together with already insufficient parking on the industrial site.

Proposed: Cllr L Allen, Seconded: Cllr M Luke. All in favour

- **PA23/04119 – Mr and Mrs Gavin Molyneaux** – Outline planning with all matters reserved for a detached dwelling. Location: Land East of ‘Way of the Winds’, Carn Grey, St Austell. Cornwall

Decision: **SUPPORT**. It was agreed that to accompany the Council’s decision, that special reference was made regarding the professional disposal of the asbestos outbuildings in relation to the planning application.

Proposed Cllr Mrs. M Rance-Matthews, Seconded: Cllr M Shand. All in favour

Planning correspondence

Applications decisions from the Planning Department:

PA23/04168 – Mr P Clemes. Proposed single storey extension to the existing dwelling. Location: 1 Horse Show Have, Bowling Green, Bugle, St Austell. Cornwall PL26 8RN. The Parish Council supported this application on 31.01.2023. Cornwall County Council **APPROVED** the application

PA22/01826 – Mrs Lisa Wilkinson. Retrospective application for change of use from dwelling house (C3a) to holiday let (C1). Location: Kornella Chy, Trenance Farm, Greensplat Road, Trenance Downs, St Austell. Cornwall. PL25 5AP. The Parish Council made no comment on 29.03.2022. The Application was **WITHDRAWN**

PA23/03587 – Mr Patrick Reynolds. New glazed porch to west elevation and PV panel to south roof. Location: Bugle Methodist Church Sunday School, Fore Street, Bugle, St Austell. Cornwall. PL26 8PF. The Parish Council supported this application on 30.05.23. Cornwall County Council **APPROVED** the application

Planning applications for consideration at the next meeting:

There was currently just one planning application for consideration to be discussed at the next meeting

- **PL23/04004 – Miss Claire Morrissey (Clean Earth Energy)**. Erection of two substations and associated cabling on land at Higher Goonamarth Land, Higher Goonamarth Farm, St Austell. Cornwall. PL25 5RD

Planning Correspondence

Two 5-day protocol notifications:

- **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 to OBJECT on 27.06.22 stating..... 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.

After much deliberation, Council proposed to **'Agree to Disagree'** with the Planning Officer in their support of the application.

Proposed by Cllr Mrs J. Burnhill, Seconded by Cllr K Stephens. All in favour with two abstentions (MS and MRM)

- **PA23/05060 – Mr and Mrs Pitman and Westaway.** Application for permission in principle for demolition of the existing dwelling / garage and the construction of up to a maximum of three dwellings (minimum of 2 dwellings). Location: Carclaze House, Carclaze Road, St Austell. Cornwall PL25 3TA

Decision to OBJECT on 11.07.2023 stating.... Overdevelopment of a limited site that would mean the removal of a historic, well preserved, Cornish granite cottage erected in the mid-19th century and is part of the county's clay mining heritage (Policy 24 CLP). The proposed layout of the site would be to the detriment of the neighbouring properties and has little resemblance to previous lapsed planning applications (89/23/02317) (C2/9300147) (C2/02/00747) (C2/05/00983) (C22/08/0149) (PA11/06939) which were all for one extra dwelling and garages within domestic curtilage of Plot 3 that has no resemblance to the current proposal for Plot 3 (Policy 12 CLP). Policy 27 (1) - Limited access, single track lane with limited turning and parking space available and a further increase of vehicles would cause a significantly adverse impact to current users. Already, it cannot be used by refuse collection, emergency or construction vehicles. The entrance onto Carclaze Road is restricted and highly dangerous (2) - Further development will enhance car movement as the area is serviced by limited public transport (only one bus route) and Carclaze Road is a narrow thoroughfare with minimal pavement. The Planning Policy Assessment and Explanatory Statement for this application is very selective in its format. Paragraph 6.4 – It is difficult to assess the comments made, re proposed development being three 'well-designed, high-quality buildings' when we are only at the planning in principle stage. Paragraph 6.2 refers to the NPPF 'encourages an appropriate increase in building density'. There is **NO** need in this area as there are recent developments Kernow Vear (84 properties in the process of construction), 20 Wainhomes, plus 4 further plots on Carclaze Road still to be sold. Also, within one mile, is the West Carclaze Garden Village of 1500 properties and 48 social housing properties (PA21/12757). The infrastructure already cannot cope with lack of medical facilities, schools and service roads.

After much deliberation, Council proposed to **'Agree to disagree'** with the Planning Officer in their support of the application. With County Councillor M Luke abstaining from the decision owing to a declaration of interest,

we are in the unfortunate position that we are unable to request this for consideration by the Central Area Planning Sub- Committee. We maintain all the objections previously raised and wish this to be placed on record.

Proposed by Cllr M Shand, Seconded by Cllr L Allen. All in favour (with two abstentions: MRM and ML)

Other planning correspondence

The Old Vicarage, Treverbyn

Correspondence has been received from the proprietor of The Old Vicarage, Treverbyn regarding the ownership of the drive to her property and the adjacent dwelling namely, 'The Vicarage'. The Parish council has been approached to look into the ownership of the aforementioned drive. The drive is a public right of way and reports have been received of late regarding members of the public aiming abuse at the proprietor.

PA23/03094 – West Carclaze Garden Village

Following the presentation by representatives from Ecobos, Council agreed to **SUPPORT** the application – PA23/03094 but still had concerns about the noise and close proximity to the bedroom from the ASHP units.

Proposed by Cllr Mrs. A Wills, Seconded by Cllr Mrs. A Roberts. All in favour (with one abstention MS)

There being no further business, the meeting closed at 8:35pm

.....(Chairman) (Date)

