

PLANNING MEETING held on February 23rd 2021.

This virtual Meeting held during the Coronavirus COVID 19 restrictions was conducted via Zoom.

Present : Councillors –Mrs A Roberts (Chairman), L Allen, L Bazeley, Mrs J Burnhill, P Highland, G Hooper, M Luke, Mrs M Rance-Matthews, Mrs S-A Saunders, M Shand, Miss K Sturtridge, Mrs A Wills and the Parish Clerk D Stevens.

Apologies – None

The Chairman welcomed everyone to the meeting including County Councillor John Wood who is standing as the Independent candidate and Peter Guest as the prospective Conservative candidate for the new Bugle/Roche ward in the forthcoming Cornwall Council elections on May 6th.

She then introduced Dan James, Development Director at Eden Project and Jerry Tate, Architect Tate Harmer who outlined 2 proposals that are ready to go to Cornwall Council Planning. Dan introduced the first scheme to restore the old farm buildings at Restineas Farm which lies in the middle of the Eden site. There are a number of buildings in a current poor state of repair, there will be no changes to the external façade but internally (i) Farm building will be teaching/ research space (ii) Mill House will be an artist's studio with a kiln (iii) Mill and Round House will be tutorial areas (iv) Cow sheds area will be used as catering facilities for students. These will be a great asset to students from Cornwall College and Plymouth University who are on campus studying for degrees in Horticulture.

Jerry Tate based in London then described the proposed new Eden Nursery Greenhouse to replace the current site at Watering Lane emphasising the logistical and sustainability problems of the current site being away from Eden itself. This new building will enhance the importance and needs of Eden for the future. This will dovetail with the Hotel and the proposed work at Restineas and emerge into an Academy masterplan providing education facilities to link into the Eden ethos, also linking in with the Geothermal system low energy growing and sorting the water infrastructure issues. The pandemic has led to the setting up of a times ticketing system to control the volume of visitors (limit 6000 per day) on to the site and has reduced the parking requirements and freed up the Lemon and Mango car parks which will become the site for the new Nursery Greenhouse. The building will be a standard ridged Dutch green house system with associated modular educational and laboratory facilities that can tie in with the efficiency and research needs of Eden. The building will be 100 x 80 mtrs and will cover a large footprint an area of 7500 sq mtrs only 6.1 mtrs high very sustainable with a 2 mtr level change that will need to be addressed. Work has been done to ensure the building will not have a visual impact on the open countryside, reinforcing the current mature landscaping buffer and be mindful of the biodiversity ecological keys befitting of the Eden site.

After then answering various questions from councillors the two guests were thanked by the Chairman for their informative description of the proposals and look forward to the planning applications in the forthcoming weeks.

Minutes of the meeting held on February 9th had been circulated and accepted and will be formally signed at the next appropriate public meeting after the Coronavirus COVID-19 lockdown.

It was confirmed that there were no declaration of interest.

Planning applications for consideration

PA21/00819 Erection of a detached garage/store at 1 Rosevear Road, Bugle , St Austell. *The Clerk referred to the previous history of applications on this property and a conversation with the Planning Officer.* **Support – Oversized development that could easily be converted into a residential unit. Recommend conditions to ensure that this building remains within the curtilage of the host dwelling and not be for incidental domestic use.** Proposed by Cllr Mrs A Wills , seconded by Cllr L Bazeley. All in favour.

PA21/01157 Non- material amendment in relation to Decision Notice PA19/09225 dated 31.07.2020 at Kernow Veor, Carclaze Road, St Austell. *The Clerk gave details of the previous history and expressed his concerns when reviewing this application that the Parish Council had not been consulted a previous application PA20/09261. He had contacted the Planning Officer and it would be an agenda item for March 9th.* **Support - comment on disappointment that only recently been consulted on PA20/09261 –** Proposed by Cllr Mrs A Wills, seconded by Cllr G Hooper. All in favour.

PA21/00729 Non-material amendment (NMA2) for variation of house types to decision PA18/09691 dated 29.03.2019 at West Carclaze Solar Panel, Carludon, St Austell. *The Clerk explained that he had contacted the architect about the changes in the types of houses.* **Object – Great disappointment that this first phase will create a downgrade in appearance and quality that is contrary to the ethos of Ecobos who originally stated there would be no distinction of social housing properties.** Proposed by Cllr Mrs A Wills, seconded by Cllr Mrs M Rance-Matthews. All in favour

PA21/00659 Conversion of attached garage into third bedroom for house. Blocking up garage doorway adding window and creating new door in existing house for access to third room at 66 Penwithick Park, Penwithick, St Austell. **Support** Proposed by Cllr M Luke , seconded by Cllr L Bazeley All in favour.

PA21/00420 – Work to trees subject to a tree preservation order, removal of limbs from two mature beech trees.

PA21/00425 – Felling of beech tree T2 at rear of Anneth Lowen, Carthew, St Austell. *The Clerk reported that he had been in contact with the Planning Officer and had recently received a report from the Tree Officer.* **Support provided adherence to Tree Officer’s recommendations.** Proposed by Cllr Mrs A Wills, seconded by Cllr M Luke. All in favour.

Planning applications correspondence

In the recent weekly reports from the Planning Department showed the notifications relevant to recent applications.

Approved – PA20/06276 Ecobos Application for reserved matters approval for sub – phase of phase 2 of the development. (Parish Council decision Support 12.01.21).

Approved – PA20/10780 Laura Viant – Temporary application for overspill car parking at ESAM building, Carluddon, St Austell (Parish Council decision Support 12.01.21).

Details available of Planning Inspectorate decision to grant with conditions PA19/08677 Miss Ruth Edgell retention of buildings for agricultural purposes at Merry Meadows Farm, Bowling Green, Bugle.

There were two recently received applications for consideration at the next meeting on March 9th :

PA20/09261 Castle Dore – Submission of details to discharge conditions 1,2,6,7,8 and 9 in respect of Decision PA19/09225 land adjacent to Kernow Keor, Carclaze Road, St Austell.

PA21/00394 Mr Thurgate & Miss Birnie – Proposed extensions, alterations and garden studio at Woodside Cottage, Trethewel, St Austell.

Proposed hearing of Strategic Planning Committee re application PA20/07150 Mr E O’Mahoney for 3 dwellings at Wesley Terrace, Bugle will be March 22nd.

Two representatives of CleanEarth energy will be attending the meeting on March 9th to give a presentation on proposed planning application at Wheal Martyn.

Emergency Items

Meeting closed at 8.05 p.m.

..... (Chairman)(Date)