

PLANNING MEETING held on April 26th 2022 held at Rockhill Business Park.

Present : Councillors – Mrs A Roberts (Chairman), L Allen, Mrs J Burnhill, Mrs A Ellis, M Luke, Mrs M Rance-Matthews, M.Shand, Mrs J Tompsett, G Tregidga, Mrs A Wills, County Councillor P Guest and Parish Clerk D Stevens.

Apologies : Councillors G Hooper.

There were no members of the public present.

The Chairman welcomed everyone to the meeting.

Minutes of the meeting held on April 12th 2022 had been circulated and accepted. Proposed by Cllr M Luke , seconded by Cllr L Allen . All in favour.

Cllr Mrs A Wills was then invited to chair the meeting.

PA22/02607 Ecobos Ltd– Reserved matters application for sub-phase (Areas D1 and D2) of Phase 2 of the development comprising of the development of 175 residential units , associated landscaping and site infrastructure (details following outline consent PA14/12186 dated 21.09.2018) at West Carclaze Garden Village, Carludon, St Austell. **Object – In the extensive amount of documents provided there is limited information of size of rooms within the properties and there are real concerns that what are alleged to be bedrooms are little more than a cupboard and are not adequate for family use. Despite repeated assurances from the developer, again there are no provisions for ‘affordable housing’ that would equate and is relevant to the income of local people. There is insufficient parking for the properties on site with no consideration for visitor parking or delivery/emergency vehicles. Note is also taken on the Police comments re security and surveillance. Finally councillors still have major concerns about insufficient safety precautions for children and animals around the ‘lake’ which is in actual fact a disused mica dam.** Proposed by Cllr M Luke, seconded by Cllr L Allen. All in favour.

PA22/03000 Mr & Mrs M Bird – Change of use of existing static caravan currently used ancillary to Rowan Cottage to a holiday let at Rowan Cottage, Butts Lane, Trethurgy, St Austell. **Object Single track access lane. Insufficient information on parking facilities or turning space. No reference to provisions for sewage disposal.** Proposed by Cllr G Tregidga, seconded by Cllr Mrs A Roberts. All in favour

PA22/03393 Mr Moss – Extensions, loft alterations and associated refurbishment work to Providence House only (works to Providence Cottage to be proposed under a different application), at Providence Cottage, Carthew, St Austell. **Object – Extensive over-enlargement of site contrary to conditions set in 2016 for ancillary use. Out of character with current stree scene. Construction of balcony should conform to building regulations. On a fluvial flood plain and would need a flood risk assessment as**

historically a leat passes under the property. A bat survey would also be required. Insufficient parking spaces. Major concerns are the visibility splay and dangerous access on to the busy B3274.

PA22/03394 Mr Moss – Extensions, loft alterations and associated refurbishment work to Providence Cottage only (works to Providence House under above application). **Object with same reasons and comments as the previous application.** Objection to both applications proposed by Cllr M Luke, seconded by Cllr Mrs M Rance-Matthews. All in favour.

Planning applications correspondence

A letter from a resident of Eden Way responding to the recent application PA22/02526 Moorsolve.

Details of decisions on planning applications:

PA22/01343 Mr Simon Maidmont – Two side extensions to form a utility room and a study at Pompji Dowl, 74 Treverbyn Road, St Austell – Approved (Parish Council decision support 29.03.22).

PA22/02239 Ms Christine Kerrigan – Proposed ground and first floor extensions to form a new annexe at The Hollies, Trethurgy, St Austell (Parish Council decision support 08.03.22).

PA21/08863 Mr Byron Pollard – Development of 1 bed flat over garages with associated parking at 4 Rosevear Terrace, Bugle, St Austell (Parish Council decision object agree to disagree 26.10.21).

PA21/09016 Mr D Lee – Development of 9 static caravans on land at Rose Meadows, Molinnis, Bugle, St Austell (Parish Council decision support 14.12.21.).

PA22/1393 Mr Andy Harper – Listed building consent for repairs to roof and lime mortar with all associated works at Carbean Farm, Carbean, St Austell (Parish Council decision support 08.03.22).

The appeal decision for planning application PA20/07150 O’Mahoney Construction Ltd for proposed erection of three dwellings on land SE of 8 Wesley Terrace, Bugle was dismissed.

Any Other Business

Meeting closed at 7.40 pm

..... (Chairman)

..... (Date).

