

**PLANNING MEETING held on March 29<sup>th</sup> 2022 held at Rockhill Business Park.**

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

Apologies : None

There were two members of the public present and one virtual guest

The Chairman welcomed everyone to the meeting and invited Si Bellamy from the Eden Project who spoke on the various applications from the Eden Project.

Minutes of the meeting held on March 8<sup>th</sup> 2022 had been circulated and accepted. Proposed by Cllr Mrs J Burnhill , seconded by Cllr G Hooper . All in favour.

Declaration of interest : None

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

**PA22/01844 Dan James Eden Project** – Change of Use of car park to camping and caravan site. Additional shower/WC block and land pods to existing campsite, sift landscaping and associated works at the Eden Project, Bodelva, Par. *The Planning Chairman supported the presentation by Si Bellamy and advised council that the Planning sub-committee had visited the site to clarify any concerns* **Support** Proposed by Cllr M Luke, seconded by Cllr M Shand . All in favour.

**PA21/04171 Dan James Eden Project**– Works and rebuilding to the Grade II\* Listed Buildings at Restineas and change of use to training and research purposes at Restineas Farm, Garker, St Austell. **Support** Proposed by Cllr M Luke ,seconded by Cllr L Allen. All in favour.

**PA21/04170 Dan James Eden Project**– Application for listed building consent for works and rebuilding to the Grade Iii listed buildings at Restineas and change of use to training and research purposes at Restineas Farm, Garker, St Austell. *The Clerk reminded councillors that they had received a presentation on these applications on July 13<sup>th</sup> 2021.***Support** Proposed by Cllr M Luke , seconded by Cllr L Allen. All in favour

*Before considering the next application Council came out of committee to allow Mrs Linda Ranger, daughter of the applicant to speak on planning application PA22/02239.*

**PA22/02239 Ms Christine Kerrigan** – Proposed ground and first floor extensions to form a new annexe at The Hollies, Trethurgy St Austell. **Support provided annexe remains part of the host building .** Proposed by Cllr G Hooper, seconded by Cllr Mrs A Roberts. All in favour.

The two members of the public thanked Council for their time and left the meeting.

**PA22/01826 Mrs Lisa Wilkinson** – Retrospective application for change of use from dwelling house (C3a) to holiday let (C1) at Komella Chy, Trenance Farm, Trenance Downs, St Austell. *The Clerk gave the full history of various previous applications PA21/03403 June 8 2021 and PA21/10520 July 13 2021. It was agreed to make no comment on this application.*

**PA22/01343 Mr Simon Maidmont** - Two side extensions to form a utility room and study at Pompji Dower, 74 Treverbyn Road, St Austell. **Support** Proposed by Cllr Mrs A Roberts, seconded by Cllr M Luke. All in favour.

**PA22/01358 Mr Julian Kirkby** – Reserved matters for access, appearance, landscaping, layout and scale following outline consent PA19/02842 dated at 76 Stannary Road, Stenalees, St Austell. *The Clerk gave information on the previous application and following consultation with the Planning Officer stated that the concerns raised in consultee comments by Public Protection Contaminated Land Planning have been addressed by a lengthy Contamination report.* **Support** Proposed by Cllr Mrs A Roberts, seconded by Cllr Mrs J Burnhill. All in favour.

**PA22/02280 Mr Steven Smith Coast to Coast Security Ltd**- Application for Permission in Principle for the erection of a terrace of four dwellings at Coast to Coast Security, Bojea Industrial Estate, Trethowel St Austell. *The Clerk advised Council on the criteria for Permission in Principle and the conditions for General Permitted Development for residential dwellings on an industrial site.* **Object Although this is only a Permission in Principle application it needs to be strongly emphasised that this site is a working industrial site and any application would completely fail on ALL the conditions recommended in Class P of the Town & Country Planning ( General Permitted Development Order 2015). It also borders a well used Parish footpath and contains on site some established trees suitable for Tree Preservation Orders.** Proposed by Cllr L Allen, seconded by Cllr M Luke. All in favour.

**PA22/02074 Rockhill Business Park** – relocation of clock/temperature gauge from Tonkin’s Garage to the entrance to Rockhill Business Park, Higher Bugle, St Austell. **Although supportive of the application it was felt inappropriate for the Council to comment on this application.**

### **Planning applications correspondence**

There were 4 applications that were on 5 day protocol for Council to make a decision:

PA21/08863 Mr B Pollard – one bedroom flat over garages with associated parking at 4 Rosevear Terrace, Bugle, St Austell. Councillors had been circulated the Planning Officer’s recommendations plus details of correspondence from neighbouring properties. After lengthy debate it was decided to agree to disagree with the recommendations and emphasise Council’s real concerns about the construction of the building over existing infrastructure (treatment plant) and seek some form of condition be included.

PA21/11078 Mrs K Nash - proposed construction of a single dwelling house at 75 Bodmin Road, St Austell. It was unanimously agreed to take this to the Planning Committee.

PA21/12295 Mr Furse – proposed construction of office/storage building on land adjacent former clay dries, Trethewel, St Austell. Again this was unanimously agreed to take to Planning Committee.

PA22/00407 Mr M Orchard – proposed dayroom at Trenisson, Bowling Green, Bugle, St Austell. Unanimous decision to take to Planning Committee

**Details of decisions on planning applications:**

PA22/00668 Vanessa Swanton – Amendments to PA19/08672 for renovation and extension of former cottages to provide a dwelling on land south of Biscovellet Clay works, Trenance Downs, St Austell – Approved (Parish Council decision support 08.02.22).

PA21/07098 Jason Rash Ecobos – Application reserved matters approval of Phase 2 consent for 127 residential units plus associated works at West Carclaze Garden Village, Carludon , St Austell (Parish Council decision object 30.11.21)

PA21/07216 CleanEarth Energy - Install single wind turbine and associated works on land N of Carthew Farm , Wheal Martyn, Carthew, St Austell (Parish Council decision support 31.08.21).

PA21/11317 Mr Geoff Barham – Outline planning permission with all matters reserved for two bedroom cottage style house and parking on land to rear of 16 Penwithick Road, Penwithick, St Austell. (Parish Council decision support 11.01.22).

PA21/10278 Jason Rash Ecobos-Reserved matters approval for 3300 sq m of allotments , parking and associated works at West Carclaze Garden village, Carludon, St Austell. ( Parish Council decision support 08.03.22).

**Planning applications to be included in next meeting:**

PA22/02920 Mr Gerald Nicholson – Add a corner glass wrap conservatory at 59 Larcombe Road, St Austell.

**Any Other Business**

The Clerk stated that he had been contacted by the representatives of Barham Building Ltd offering the Parish Council first refusal on purchasing the land through Community Land Trust. It was agreed that enquiries be made as to the feasibility of such a project and notify Mr Barham that we would respond within 6 weeks.

Meeting closed at 8.10pm

..... (Chairman)

..... (Date).



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