

PLANNING MEETING held on March 8th 2022 held at Rockhill Business Park.

Present : Councillors – Mrs A Roberts (Chairman), L Allen, Mrs J Burnhill, Mrs A Ellis, G Hooper, M.Shand and Parish Clerk D Stevens.

Apologies : Cllr M Luke , Mrs J Tompsett, G Tregidga, Mrs M Rance-Matthews, Mrs A Wills and County Councillor P Guest.

There were no members of the public present.

The Chairman welcomed everyone to the meeting.

Minutes of the meeting held on February 22nd 2022 had been circulated and accepted. Proposed by Cllr L Allen , seconded by Cllr M Shand . All in favour.

Declaration of interest : None

Cllr G Hooper was then invited to chair the meeting.

PA22/00488 Mr R Mitchell – Application for Permission in Principle for the construction of up to two dwellings semi-detached on land North of Treverbyn Farm, Treverbyn Road, Stenalees, St Austell. **Object – This development would create a detrimental effect on the character and appearance of a naturally rural environment. With reference to the Heritage Gateway list this area backs on to Carloggas Downs Nature Reserve and is listed as a ‘medieval field system’ with a number of rare and protected species of Flora and Fauna. It is accepted that the site is within walking distance of the village of Stenalees, however the village has no community facilities and residents of this proposed site would be totally dependent on the use of motorised transportation generating on a daily basis a further increase in traffic in an area around Treverbyn Academy, Treverbyn Community Hall and St Peter’s Church that already has severe congestion issues at defined times of the day. Treverbyn Road is a narrow thoroughfare barely wide enough for two large vehicles to pass, with no pavements after the cemetery entrance . The Planning Inspectorate in considering an appeal application PA14/08574 on a nearby site stated ‘ The proposed development would cause serious harm to the character and appearance of the surrounding area and conflict with Policy 6 and further commented ‘ it would also conflict with the provisions in the Framework that seek to recognise the intrinsic character and beauty of the countryside.’ Other matters for consideration are that the Parish footpath runs through the site and there would be an increase of run-off of surface water .**Proposed by Cllr L Allen, seconded by Cllr Mrs J Burnhill. All In favour.

PA22/01026 Miss Lesley Maclaren – Application for modification/discharge of a planning obligation C2/04/00263 at 9 Cleavers Way, Stenalees, St Austell **Object giving full support to the comments of the Affordable Housing team.** Proposed by Cllr L Allen, seconded by Cllr Mrs A Roberts . All in favour.

PA22/01393 Mr Andy Harper Playground Solutions– Listed building consent for repairs to roof and lime mortar with all associated works at Carbean Farm, Carbean, St Austell. **Support** Proposed by Cllr Mrs J Burnhill ,seconded by Cllr M Shand . All in favour.

PA22/01395 Kernow Veor– Submission of details to discharge Conditions 7 and 16 in respect of Decision Notice PA16/11319 on land at Carclaze Road, St Austell. **Object – Another adaptation of the original planning application. A suitable open space for the size of this development is essential** Proposed by Cllr Mrs J Burnhill , seconded by Cllr Mrs A Ellis . All in favour

PA21/10278 Ecobos – Reserved matters approval of 3300 sq mtrs of allotments, access, parking, landscaping and associated works. Application covers all matters of appearance, scale, layout, landscaping and associated works (Outline application PA14/12186) ,at West Carclaze Garden Village, St Austell. **Support – some concerns on location of the allotments re security and distance from houses.** Proposed by Cllr M Shand , seconded by Cllr Mrs J Burnhill . All in favour.

Planning applications correspondence

Details of decisions on planning applications:

PA22/00839 Mr & Mr T Richards – Extension of curtilage to form a larger garden at Rivendell, Red Lane, Bugle St Austell – Approved (Parish Council decision support 22.02.22).

Planning applications to be included in next meeting:

PA22/01358 Mr Julian Kirkby – Reserved matters for access, appearance, landscaping, layout and scale following outline consent PA19/02842 dated 08.07.19 at 76 Stannary Road, Stenalees, St Austell.

PA22/01826 Mrs Lisa Wilkinson - Application for change of use from dwelling house (C3a) to holiday let at Kornella Chy, Trenance Farm, Trenance, St Austell.

PA21/04170 Dan James – Works and rebuilding to the Grade II* listed buildings at Restineas and change use to training and research purposes at Restineas Farm, Garker, St Austell.

PA21/04171 Dan James – Application for listed building consent for works and rebuilding to the Grade 11 listed buildings at Restineas and change of use to training and research purposes at Restineas Farm, Garker, St Austell.

Any Other Business

The Clerk stated that he had been contacted by the representatives of Balance Power who sought any further reaction to the presentation given to the February 8th and the subsequent notes from the company that had been circulated to Councillors. After some discussion it was agreed to reply stating that the Council reserved the right to make further comments at this stage and would wait until the planning application needed consideration.

A resident of Lower Molinnis had reported that there had been some fly-tipping on the play-area and also on the site of the former Molinnis Institute. Also an area at the end of Lower Molinnis lane by the entrance gate to Lower Molinnis Moor had not been renovated and was now full of mud.

Correspondence had been received from NALC giving guidance to Councils on making donations to charities supporting the crisis in Ukraine.

Discussions then followed re the Parish Council's response to the Boundary Review and St Austell Town Council's challenge to a part of our Parish. It was agreed that the properties in the contested area represents approx. one-third of our Precept.

The Clerk had been contacted by a resident of Cookworthy Close, Penwithick about bushes and a tree behind our bus shelter at Resugga Green entrance that were continually knocking against their garden fence and causing issues for their 6 month old baby. The Clerk and maintenance man had visited the site and the problem could be solved , with a quotation of approx. £100. It was proposed by Cllr Mrs J Burnhill, seconded by Cllr G Hooper that the work be completed. All in favour.

Cllr M Shand reported that the area at the entrance of Carloggas from Penhale Road is a sea of mud. Imerys to be contacted.

Cllr Mrs A Ellis enquired if it is suitable for Treverbyn Academy to apply for a Section 137 grant for their leavers party again this year. It was generally agreed that the financial assistance given last year was a 'one-off' because of the pandemic.

Meeting closed at 8.10pm

..... (Chairman)

..... (Date).

..... (Chairman)(Date)