

PLANNING MEETING held on November 30th 2021 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, Mrs A Wills , County Councillor P Guest and Parish Clerk D Stevens.

Apologies : Cllrs Mrs D Jennens, G Tregidga , Mrs A Wills and County Councillor P Guest.

Notice was also given that Cllr Washington had tendered his resignation from Council to the Chairman and Deputy Chairman.

The Chairman welcomed Mr Peter Larwood , Imerys Minerals Ltd who gave a short presentation on the aims of the latest application PA21/10964. He then endeavoured to answer a number of challenging questions from councillors on the lorry movements intended from this site and Littlejohns pit , the lack of use of the company's haul road , this together with the lack of liaison and dialogue as suggested as a condition from the previous application PA20/01016.

Minutes of the meeting held on November 9th had been circulated and accepted. Proposed by Cllr M Shand ,seconded by Cllr Mrs M Rance-Matthews . All in favour.

Declaration of interest : All councillors on application PA21/08479

Cllr G Hooper was then invited to chair the meeting.

PA21/10964 Imerys Minerals Ltd – Application for the progressive removal of sections of the Goonbarrow China Clay mineral waste tip for export from the site as secondary aggregates. The scheme involves some materials processing involving the installation and operation of crushing and screening equipment as well as progressive restoration of the worked areas. Application similar to approval PA20/01016 (e.g HGV vehicles turning left out of the site transporting such aggregates to Fowey Docks.) but also seeks permission to supply secondary aggregates to certain infrastructure developments e.g A30 and A391 road developments which will entail vehicles turning right out of the site to access such projects. Goonbarrow China Clay works, Higher Bugle, St Austell. *The Clerk gave details of the Parish Council's comments for application PA20/01016 considered on September 29 2020. **Defer at the suggestion that a meeting between Imerys, Brookland and members of Council be arranged prior to the next Planning meeting on December 14th.*** Proposed by Cllr Mrs M Rance- Matthews seconded by Cllr M Shand. All in favour.

Mr Larwood was then thanked for his attendance and left the meeting.

PA21/10520 Mrs Lisa Wilkinson – Certificate of lawfulness for existing one bedroom annexe forming part of the main dwelling house at Trenance Farm, Greensplatt road, Trenance Downs, St Austell. *The Clerk advised that this application probably stems from comments made on planning application*

PA21/03403 considered on June 8th 2021 when the Parish Council on an application for change of use from a dwelling house to a holiday let stated 'no comment as there appeared to be no planning permission for the annexe referred to in this application'. **Support with the condition that the annexe be solely part of the host building and not for holiday let.** Proposed by Cllr M Luke, seconded by Cllr Mrs A Roberts. All in favour.

The Project Manager, Max Skerratt of the Eden Geothermal Project gave an interesting presentation on the proposals for the site and answered Councillor's questions.

PA21/10297 Eden Geothermal (Mr Tony Bennett). – Reserved matters application for access, appearance, landscaping, layout and scale in relation to outline approval dated 22/11/2013 for outline planning application for power plant and ancillary infrastructure, office, storage, water supply connection, electricity and heating connection to the Eden Project Energy Centre, landscape and habitat strategy and ancillary infrastructure at Eden Geothermal Ltd, Carne Cross, St Blazey, Par. **Support** Proposed by Cllr M Shand, seconded by Cllr M Luke. All in favour.

Mr Skerratt was thanked for his attendance and left the meeting.

PA21/07098 Ecobos Ltd (Jason Rush) - Application for reserved matters approval for sub- phase 2 of the development. The application seeks consent for the development of 127 residential units, associated landscaping and site infrastructure. The application covers all matters of design, scale, layout, access, drainage and landscaping. The outline application was accompanied by an environmental statement which was submitted to the Local Planning Authority and used in the determination of the proposal. (Details following outline planning application PA14/12186 dated 21/09/18. with non-compliance of Condition 1 in relation to decision notice PA20/06276 dated 09/02/21) at West Carclaze Garden Village. *The Clerk reminded councillors that they had discussed this application on September 14th and read the comments made in objection. He added that he had circulated the response from the architects explaining the changes in sizes of rooms etc.* **Support – Following new information and a site visit still concerns about inadequate parking spaces and lack of storage space in the properties.** Proposed by Cllr M Shand, seconded by Cllr Mrs M Rance-Matthews. All in support.

PA21/08479 Mr & Mrs D & A Wills – Proposed residential chalet at JD's Coal cottage, Carbean, St Austell. *The Clerk advised councillors that it would be inappropriate to make any comment on an application from a fellow councillor.*

Planning applications correspondence

Approved - PA21/09249 Dr Jonathan Knights – Tree works subject to a TPO namely Sycamore (T1) to fell or coppice at The Mill, Carthew, St Austell. (Parish Council decision 26.10.21 support).

Approved – PA21/08750 Mr & Mrs O'Mahoney - Extension to curtilage to form larger garden at Hmeleigh, Red Lane, Bugle, St Austell. (Parish Council decision 26.10.21 support).

Planning applications to be included in next meeting:

PA21/11636 Mr Jon Wood, Castle Dore Ltd – Non-material amendment with respect to decision PA19/09225 dated 31.07.20 for change in style and appearance , some window position changes for plots 1,2 and 3 at Kernow Veor, Castle Road, St Austell.

PA21/11078 Mrs K Nash – Proposed construction of a single dwelling house at 75 Bodmin Road, St Austell.

PA21/11496 Mr Philip Knevell – Proposed Granny annexe extension at 1 Oak View, Rosevean, Bugle.

PA21/11459 Mr & Mrs James Doyle – erection of a porch extension at 30 Meadow Rise, Penwithick.

Any Other Business

Correspondence received from CleanEarth Energy stating a decision notice is imminent for the proposed turbine at Wheal Martyn , following some last minute consultee comments. A public consultation event is being prepared for a proposed turbine at East Karslake , if approved it would be located 300m east of the already approved Longstones turbine north of Blackpool pit.

The Clerk stated that he is still receiving phone calls from residents of Trethurgy expressing their concerns on Enforcement actions on the land at Windwhistle, Trethurgy. The Clerk explained the Enforcement investigation process taken on all complaints and added that this complaint had now reached Step 6 of the 9 possible actions. Currently work seems to have ceased on the site.

Following a complaint about some of the content being considered upsetting, offensive and of a personal nature the Parish Council comments for planning applications PA21/07857 Mr Richards, Ballarat House, Bugle and PA21/08697 Messrs Crocker & Richards, Hallaze, Penwithick have been removed from the Planning Portal. Councillors agreed that a revised comment be placed on the Planning Portal. They also were informed and express their concerns that these two and a number of planning applications were awaiting determination namely PA21/04966 Murch 20a Rosevear Road, Bugle, PA21/02615 Mr J Best, Trethowel PA21/08218 Cornwall Executive Homes, Treverbyn Road, St Austell and two with the Inspectorate PA20/01617 Mr P Crocker, Rescorla and PA20/10681 Mr R Preston , Carn Grey.

The Chairman closed the meeting at 8.05 pm.

..... (Chairman)

..... (Date).

..... (Chairman)(Date)