

PLANNING MEETING held on September 14th 2021 held at Rockhill Business Park.

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

Apologies : County Councillor P Guest and Cllr J Washington (non apology)

There were two members of the public present re planning application PA21/06260

The Chairman welcomed everyone to the meeting

Minutes of the meeting held on August 31st had been circulated and accepted. Proposed by Cllr Mrs M Rance-Matthews ,seconded by Cllr Mrs A Wills. All in favour. There were declaration of interest from Cllr Mrs A Wills PA21/07504 and Cllr Mrs J Tompsett PA21/07786.

Cllr G Hooper was then invited to chair the Planning Agenda:

PA21/07098 Ecobos Ltd – Application for reserved matters approval for sub-phase 2 of the development. The application seeks consent for the development of 127 residential units, associated land-scaping 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 application PA14/12186 dated 21/09/18) with non-compliance of Condition 1 in relation to decision notice PA20/06276 dated 08/02/21 at West Carclaze Garden Village. **Object – Extremely disappointed at the proposals of this application which in no way resembles the unique concept of the original developer or the ethos of a garden village. The recent amendments in design brings it back to similar other recent sub standard developments in the area. The 6.9m bedroom in Unit HS4C cannot be recognised as a national standard bedroom with no provision for storage space and can only be classed as a study/office area. The conversion of 3 to 4 bedroom takes away a toilet facility despite an increase in the number of residents. Parking – there is insufficient parking to compliment the proposed changes with no facility for extra parking for guests, delivery or service vehicles. We also support the Police Liaison Officer’s comments with particular emphasis on the height of fencing.** Proposed by Cllr M Luke, seconded by Cllr Mrs A Roberts. All in favour.

PA21/06260 K Edyvean- Proposed outline application with some matters reserved (appearance, landscaping, layout and scale) for a detached dwelling , access and parking at 27 Penwithick Road, Penwithick,St Austell. **Object – Councillors, whilst sympathetic to the principle of providing accommodation to family members and the concept of a dwelling on this site, feel that the size of the proposed development s overbearing and would overlook a number of adjoining properties. A full application with a set design would have been preferred and it was felt that an outline application with some reserved matters can lead to substantial amendments. There were also concerns regarding**

the limited access to the site and potential legal issues with such defined parking arrangements. Proposed by Cllr G Hooper, seconded by Cllr Mrs J Burnhill. All in favour.

PA21/07031 Kelly Cooper – Erection of three dwellings and provision of new access to each proposed dwelling with non-compliance of Condition 3 in respect of Decision notice PA10/05363 dated 09.03.2011 at silver Springs, Molinnis , Bugle St Austell. **Object – confusing application as only two of the dwellings have already been built from PA10/05363. The application is presumably for the removal of Condition 3 (drainage) which was a stipulation pre commencement of development of site and the diagram submitted is an original from 2011 and should be updated. It is understood that this application is only being made to enhance the sale of one of the properties.** Proposed by Cllr M Luke, seconded by Cllr L Allen. All in favour.

PA21/07882 Mr Robert Clinch – Works to trees namely : Sycamore (T2), fell and coppice – subject to a Tree Preservation Order (TPO) at Bluebell Cottage, Carthew, St Austell. **Support subject to adherence to the tree officer’s recommendations, prefer to be coppiced.** Proposed by Cllr M Luke, seconded by Cllr Mrs A Wills. All in favour.

PA21/07713 Mr Clive Nicholas – Four detached dwellings on land N of 33 Phernyssick Road, St Austell. **Object – Councillors strongly object to this application. Over-development of the only remaining piece of green land in the area. Designated flood plain with natural springs often causing issues in the adjoining Phernyssick road and surrounding areas. It needs to be noted that all readings pertinent to this were taken in August. The narrow single track access was originally designated as a turning space for adjoining Pentillie Gardens estate and is totally unsuitable for any further increase in traffic, especially delivery or service vehicles. Councillors questioned the argument of need when an application PA19/09225 at nearby Kernow Vean for 82 dwellings was approved earlier in the year.** Proposed by Cllr Mrs M Rance-Matthews, seconded by Cllr Mrs A Roberts. All in favour.

Cllr Mrs J Burnhill requested to leave the meeting at this stage.

PA21/07786 Mr P Larwood (Imerys Minerals) – Change of use and conversion of a redundant former concrete storage/distribution unit to full residential unit with associated works and amenity space at Carn Grey, St Austell. **Object – Councillors agreed in principle with the concept of restoration provided it was on the original footprint but had concerns about the limited access to the site, no designated parking plans and the major issue is that there is no provision for drainage and control of surface water.** Proposed by Cllr M Luke, seconded by Cllr Mrs A Roberts. (JT abstension).

PA21/07504 Mr Pollard – Construction of a new dwelling at 19 Higher Bugle, St Austell. **Following a site visit and contact with the Planning Officer this matter is deferred to the meeting on September 28th.**

The Clerk then gave details of a further application that was not on the agenda:

PA21/07413 Mr H Crocker - Proposed two-storey extension at 1 Goonbarrow Meadows, Bugle St Austell. **Support** Proposed by Cllr M Luke, seconded by Cllr Mrs M Rance-Matthews. All in favour.

Planning applications correspondence

Approved PA21/06235 Imerys Minerals – Outline planning with all matters reserved for up to 2 dwellings on land SW Bugle Scout Hut, Bugle. (Parish Council decision support 27.07.21).

Approved PS21/06349 Mr & Mrs Holman – Proposed annexe for family member at 7 Council houses, Rescorla (Parish Council decision object/agree to disagree 27.02.21).

The Clerk read details and conditions of the grant for street trading grant for Crows Nest , refreshment wagon on layby on Distributor Road.

Any Other Business

Member of the public, Mr M Roberts was invited to address the meeting on a questionnaire that he had prepared re highway Safety within Trethurgy and surrounding areas. Councillors were in full support of the idea which would be circulated around the vicinity. He added that he objected to any yellow lines that create parking restrictions and suggested a one-way system be used from the triangle towards Garker. Also that the SLOW road markings in the area needed repainting.

Details of various traffic proposals within the Parish had been circulated to all councillors and following discussion councillors agreed in principle with all the recommendations with only slight amendments:

EDG1679 Butts Lane, Trethurgy – extend the restrictions on waiting to 3 cars length at the junction.

EDG1679 Kerrow Moor Gateway enhancement – support.

EDG1679 Curtice Close, St Austell restrictions on waiting - support.

EDG1679 Carwollen Road, St Austell restrictions on waiting – support.

EDG1679 Charles Street and Roche Road, Bugle restrictions on waiting – extend to 2-3 cars length at junction of Charles Street and do not have restriction (2 cars length outside the Old Forge Fish & Chip shop. Councillors are appreciative how busy these premises are and essential to the local community).

Cllr G Hooper then made councillors aware of a new initiative being used by the Police which is a ‘Warning Notice’ to be placed on vehicles parked inconsiderately on roads and causing an obstruction to other road users.

CALC have arranged a further Code of Conduct training on November 16th (6.30-8.30pm). Cllrs Mrs A Ellis and Mrs J Tompsett have been registered to attend.

Chairman Cllr Mrs A Roberts spoke of the Queens Platinum Jubilee and felt that the Council should commemorate the event with floral tributes on various sites. It was agreed that this be an agenda item at the September 28th meeting with a formation of a small committee.

The Chairman closed the meeting at 9.25 pm.

..... (Chairman)

..... (Date).

..... (Chairman)(Date)