

PLANNING MEETING held on October 27^h 2020.

This virtual Meeting held during the Coronavirus COVID 19 restrictions was conducted via Zoom.

Present : Councillors –Mrs A Roberts (Chairman), L Allen, L Bazeley, Mrs J Burnhill, P Highland, G Hooper, M Luke Mrs M Rance-Matthews, Mrs S-A Saunders, M Shand, Miss K Sturtridge Mrs A Wills and the Parish Clerk D Stevens.

Apologies – Councillor D Hooper

The Chairman welcomed everyone to the meeting in particular Alastair Sneddon from Aspire and Luke Rees, Headmaster at Bugle Academy who provided information on the requirements needed at the school re planning application PA20/08321. They listened to Councillors comments that commended the quality of the application and reassured concerns re parking at drop-off and pick-up times.

Minutes of meeting of October 13th had been circulated and will be accepted at next appropriate meeting after the pandemic Corovavirus COVID 19 lockdown.

It was confirmed that there were declarations of interest namely Cllr G Hooper on planning application PA20/07713(Sneddon), Cllr Miss K Sturtridge on PA20/08321 (Bugle School) and Cllr Mrs A Wills on PA20/07501 (Truran

Planning applications for consideration

PA20/ 08321 Mr Alastair Sneddon, Aspire Academy Trust. – Construction of a two-storey classroom teaching block to contain nursery and reception year classes with ancillary facilities at Bugle CP School, Fore Street, Bugle, St Austell. **Support. A desperately needed upgrade to the school facilities, ensuring the safeguarding of pupils. It will make areas much more accessible ,child friendly and a good environment for pupils and staff.** Proposed by Cllr Mrs A Wills, seconded by Cllr Mrs S-A Saunders. All in favour save one Abstension (KS)

PA20/07778 Mr Paul Scott – Construction of a three bedroom detached bungalow on land West of 20a Rosevear Road, Bugle, St Austell. *Cllr Mrs S-A Saunders gave details of a virtual meeting that she and the Clerk had with the Planning Officer.(Details attached). It was decided that the Planning Officer would delay a decision to arrange consultations with SW Water re the position and proximity of a sewer, consultation with Highways re the access, an update on the survey from the tree officer and further discussions with the land agent re landscaping, retaining walls and space standards of rooms subject to Government standards.***It was agreed to defer until November 10th meeting.**

PA20/06867 Mr Jonathan Knights – Listed Building Consent for reinstatement of rear window to historic doorway at The Mill, Carthew, St Austell. *The Clerk had again contacted the Planning Officer re the comments made by Historic Environment Planning and the applicant's agent but was still awaiting a reply.He then advised Councillors that the matter could again be deferred or make a decision subject to*

conditions. Support subject to the comments from Historic Environment recommending approval of the Listed Building Consent Proposed by Cllr G Hooper, seconded by Cllr Mrs M Rance-Matthews All in favour.

PA20/05883 Hepell/Bonetta - Proposed two-storey extension at 9 Singlrose Road, Stenalees, St Austell. *The Clerk had circulated the revised design from the applicant's agent and read comments from the Planning Officer.***Support This is a large extension in proportion to the modest host building and would have preferred to utilise roof space as accommodation with an additional hip on the end to reduce the size of the extension. Insist that there is a planning condition that the property remains a single building to discourage any sub-division.** Proposed by Cllr Mrs A Wills, seconded by Cllr L Allen. All in favour.

PA19/07899 Mr Alfred Crocker– Certificate of Lawful Development for an existing use of land for residential family caravan site for 5 caravans at The Nook, Bowling Green, Bugle, St Austell. *County Councillor Mrs S-A Saunders stated that she had contacted the Caravan Site Licensing Officer for clarification of the surplus buildings on the site and was reassured that they were storage areas not for habitation. It was also confirmed that CLUED applications were only a consultation to ensure that Councils were aware of the situation.***Support** Proposed by Cllr Mrs A Wills, seconded by Cllr Mrs S-A Saunders. All in favour.

PA20/07694 Mr & Mrs E O'Mahoney – Construction of a dwelling house and an integral garage with ancillary accommodation above on land adjacent to Telephone Lane, Stenalees, St Austell. *Cllr G Hooper informed Councillors of a decision by the Inspectorate referring to the state of Telephone Lane on planning application PA13/07043 Mr E Penfold dated July 30 2013. (Full details are available from the Clerk). It states Paragraph 20 'the standard of Telephone Lane itself, which is poorly surfaced, steep and not wide enough to accommodate two vehicles travelling in opposite directions, with a shortage of useable passing places. Paragraph 21 'a vehicle turning into the lane from the A391 could be confronted head on by a vehicle travelling downhill in the opposite direction and being unable to pass, would have to reverse back onto the busy main road. This is a dangerous manoeuvre likely to disrupt the free flow of traffic...' Paragraph 22' It is really evident that visibility at the junction falls short of the prescribed standard in both directions'.**Object – Intrusion and encroachment into the countryside plus all the issues of the suitability of the lane as quoted above.** Proposed by Cllr Mrs S-A Saunders, seconded by Cllr Mrs A Wills. All in favour.*

PA20/07501 Mr Max Truran- Construction of a detached double garage for an existing dwelling at 36 Madow Rise, Penwithick, St Austell. **Support with a condition that prevents conversion of this large garage into accommodation.** Proposed by Cllr G Hooper, seconded by Cllr M Luke. All in favour save one abstention (AW).

PA20/08821 Mr Andrew Southey – Construction of a new dwelling on land East of 8 Caudledown Lane, Stenalees, St Austell. *The Clerk again referred Councillors to the Inspectorate's report on the appeal re planning application PA13/07043 Mr E Penfold dated July 30 2013 when referring to access onto*

Stannary Road Paragraph 22 states ‘ it is really evident that visibility at the junction falls short of the prescribed standard in both directions’ , Paragraph 23 states ‘similar concerns apply to the use of Caudledown Lane’ and Paragraph 24 quote‘it also falls short , in terms of width and condition, of the standard of road prescribed in national guidance as suitable to serve the number of dwellings it already does’. The Clerk also reminded Councillors that they had supported another application on Caudledown Lane PA19/09723 Mr & Mrs Sage on January 14th 2020 but that was only for Outline Planning Permission.
Object – Overdevelopment of site, dramatic changes in ground levels will create overlooking of neighbouring properties, plans do not indicate any provision for amenity space and standard of surface of Caudledown Lane with already over capacity of usage and dangerous access onto Stannary Road as referred to in Inspectorate’s report.

Planning applications correspondence

In the recent weekly reports from the Planning Department showed there was notification of only one recent application.

Approved – PA20/07217 Mr & Mrs Cocks 59 Stannary Road, Stenalees, St Austell. Proposed demolition of existing conservatory and construction of new two-storey extension. (Parish Council decision Support 29.09.20).

Approved – PA20/ 06307 Mr & Mrs Kendall, 2 Estella Terrace, Carclaze Road, St Austell – Proposed loft conversion including dormer extension to rear (south east elevation) (Parish Council decision Object agree to disagree 25.08.20/29.09.20).

Approved PA20/07345 Florence Tebbutt CleanEarth Energy – Retrospective planning permission for an underground cable at Lower Ninestones Mica Dam, Carbean, st Austell. (Parish Council decision Support 29.09.20).

Applications to be considered at next meeting:

PA20/08677 Rockhill Developments – Alterations to existing industrial building to include reduction of roof level and provision of additional mezzanine floor space at Rockhill Business Park, Higher Bugle.

PA20/08888 Mrs Kerry Vickery – Application for variation of Condition 2 of Decision Notice PA14/07050 dated 22.09.14 to permit short-term holiday let at White House, Hallaze Road, Penwithick.

Correspondence was read from Mr N Crocker expressing his comments re the Parish council’s decision to object to his planning application PA20/07713 at The Paddock, Hallaze Road, Penwithick, St Austell

Notice of Appeal PA20/01040 Mr P Talbot Conversion and extension to former stable building to residential dwelling on land SE of Innis Lakes, St Austell. Council decision object and refused by Planning Department.

Meeting closed at 7.35 p.m.

..... (Chairman) (Date).

..... (Chairman)

..... (Date)