

## PLANNING MEETING held on July 28<sup>th</sup> 2020.

**Meeting held during the Coronavirus COVID 19 PANDEMIC.**

**This virtual meeting was conducted via Zoom.**

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

Apologies – Councillors D Hooper and L Bazeley (leave of absence).

The Chairman confirmed that there was one declaration of interests : Cllr Mrs M Rance-Matthews on application PA20/05451. In making the comments to the Cornwall Council Planning Portal and to be legally correct the following statement preceded each application : Due to the restrictions placed on Treverbyn Parish Council as a result of the current pandemic Coronavirus COVID 19 this response represents the opinion of members of our Parish Council identified through a consultation process and will be ratified at the next appropriate meeting of the Parish Council.

Minutes of meeting of July 14<sup>th</sup> had been circulated and will be accepted at next appropriate meeting after the pandemic Coronavirus COVID 19 lockdown.

Before consideration of planning matters on the agenda the Chairman welcomed various residents of Bandhouse Lane, Stenalees who wished to express their concerns about the proposed application PA20/05546. The Clerk explained the criteria required for a limited decisions for a 'planning in principle' application which consists of suitability of location, use of land and type of development.

The Chairman thanked them for their attendance and contribution.

### **Planning applications for consideration**

**PA20/05546 Miss Christine Holliness** – Permission in principle for residential development (minimum 2 dwellings – maximum 4 dwellings) on a residential curtilage (large side garden) at Carloggas Farm, Band House Lane, Stenalees, St Austell. **Object – On examination of the criteria for making a decision on a permission in principle : Location – totally unsuitable it is not a brownfield site with a single track, poorly maintained, not fit for purpose access lane bordered by Cornish stone hedges (Public right of way); Use of land – Does not conform to rounding off or continuous frontage or infill as referred to in Cornwall Local Plan 1.67 and 1.68; Type of development – Previous history of planning refusals on Bandhouse Lane with a tendency to flood and in a report produced in 2005 states the site is of archaeological and historic value. (Consultation with English Heritage and Highways is essential).** Proposed by Cllr Mrs A Wills, seconded by Cllr G Hooper. All in favour.

**PA20/02902 Pippa Newton** – Extension consisting of kitchen diner with one bedroom upstairs, to replace previous approved planning consent of two bed extension or additional dwelling. Double garage with apartment above for family or holiday use at 7 Sea View Terrace, Penwithick, St Austell. **The Clerk explained that he had met the Planning Officer on a site visit last week and referred to photographs of the site which had been forwarded to councillors. He still questioned the validity of the application which appeared in essence to be two very diverse separate applications. After discussion it was proposed by Cllr Mrs A Wills, seconded by Cllr M Luke to object that whilst supportive in principle the proposed extension to the dwelling however the separate application of the suggested annexe is an intrusion into the countryside and is so distant from the dwelling that it bears no relation to and cannot be physically acknowledged as part of the host building. All in favour.**

**PA20/05073 Mrs Caroline Gay** – Change of use from a garage (detached) into a work space for hairdressing services at The Stables, Greensplat Road, Trenance Downs, St Austell. **Support subject to Highway Officer’s approval and condition that it remains solely for Class A1 commercial use.** Proposed by Cllr Mrs A Wills , seconded by Cllr Mrs S-A Saunders. All in favour.

**PA20/05451 Mr Norman Gawel** – Construction of a 3-port detached garage to existing dwelling at Restormel Cottage, Ruddlemoor, St Austell. **Support only concern close proximity to a flood risk area.** Proposed by Cllr G Hooper, seconded by Cllr M Luke. One declaration of interest (MRM).

### **Planning applications correspondence**

In the recent weekly reports from the Planning Department showed there was notification of only five recent applications:

PA20/03283 Mr W Thomas– Outline planning for development of 10 dwellings on land off Red Lene, Bugle, St Austell – Approved.(Parish Council decision – 12.05.20 Support.)

PA20/03913 Mrs A Williams – Single storey extension at The Leat, Singlerose Road, Stenalees, St Austell. – Approved (Parish Council decision – 09.06.20 Support).

PA20/02537 Mr P Brown -Outline application for conversion of garage to single dwelling at 57 Roche Road, Bugle, St Austell. -Approved (Parish Council decision – 14.04.20 Object agree to disagree).

PA19/09101 Royale Parks Ltd Certificate of lawfulness granted for more than 10 years as a caravan site at Old Kerrow Farm, Kerrow, St Austell.

PA20/01617 Mr P Crocker – Change of use of lane to a Romani gypsy site at The Stables, Rescorla, St Austell refused on appeal on July 13<sup>th</sup>

Application for consideration at the next Planning meeting on August 11<sup>th</sup> – PA20/05746 Mr T Crocker Construction of a single dwelling ( reinstatement of a former barn). Revised scheme to application PA17/02688 approved 31/05/17. Decision PA18/10544 with variation to Condition 2 on land W of 101 Stannary Road, Stenalees.

Following discussion on the Planning Officer's recommendations to approve reserved matters application PA19/09225 land adjacent to Kernow Veor, Carclaze councillors agreed to disagree on this matter with amendments to two conditions 7 & 16.

Councillor M Luke and the Clerk reported that the Enforcement Department had received complaints that one of the conditions was not being adhered to at Mr N Crocker's site, Chi Avallan, Hallaze Road, Penwithick. Condition 2 of planning application PA14/07050 states Development hereby permitted shall only be occupied by members of the family or non paying guests of the occupiers of the dwelling hereby approved and shall not be used at anytime as a separate residential unit of accommodation.

Correspondence had been circulated that names suggested by the Parish Council had been used in the names of streets on the new West Carclaze Village.

**Emergency items**

Consideration was given to the correspondence received from the Council's maintenance man, Mr Nathan Toms of Cornwall Garden Services who had tendered his resignation due to health reasons. It was agreed that a letter of thanks be sent together with payment for outstanding invoice for the period May 5 – July 7. It was agreed that the Clerk contact Biffa about the possibility of setting up a contract for the collection of the dog waste from Parish Council bins and that consideration of appointing a new maintenance person be an agenda item for the next meeting.

The Clerk reminded councillors that he had circulated from CALC new planning legislation that commenced on July 22<sup>nd</sup>. It concentrated mainly on extension of planning permission, extension of working hours on construction sites, pavement licensing and on line spatial strategies.

Meeting closed at 7.45 pm

..... (Chairman)

..... (Date)