

PLANNING MEETING held on August 29th 2017.

Bugle Village Hall

Present : Councillors – Chairman Mrs A Roberts, L Bazeley, P Clemo, D Doyle, P Highland, M Luke, Mrs M Rance-Matthews, Mrs S-A Saunders, M Shand and the Parish Clerk.

Apologies : Cllrs Ms R Beadle, J Hanlon, G Hooper, Mrs S Potter and Mrs A Wills

Non-apologies : none

There were 7 members of the public present.

Chairman Mrs A Roberts commenced the meeting by welcoming everyone and invited a number of people to speak on their objections to planning application PA17/06832. There was lengthy discussion on how this development would encroach on neighbouring properties and councillor's questions were answered. Other members present were invited to speak but no further points were raised. The Chairman thanked everyone for their contributions.

There were no declaration of interest.

The minutes of the Planning Meeting held on August 8th 2017 had been circulated and were accepted as a true and accurate record, proposed by Cllr M Luke, seconded by Cllr L Bazeley.

Cllr P Clemo then commenced to chair the planning debate.

Planning applications for consideration:

PA17/06967 Mr Craig Jones – Construction of a single dwelling – reserved matters (access, appearance, landscaping, layout and scale) following outline approval on land East of 133 Trenance Road, St Austell. **Support** Proposed by Cllr Mrs M Rance-Matthews, seconded by Cllr M Luke. All in favour.

PA17/06832 – Mr PJ Finegan - Erection of a house on land NE of 1 Sea View Terrace Penhale Road, Penwithick, St Austell . **Object -No consultation with the Parish Councillor or ward councillor as advised. As with previous application PA17/00134 the plans submitted give a deceptive impression with all measurements totally out of proportion. There would be encroachment into neighbouring properties, houses on Sea View Terrace would be overlooked and boundaries would be disputed. The proposed access from the busy B3374 is inappropriate with potential damage to a protected Cornish stone wall and oak tree on site.** Proposed by Cllr D Doyle, seconded by Cllr M Luke . All in favour.

PA17/07148 Mrs R Tector – Construction of an agricultural building at Hills Farm, Trethurgy, St Austell . **Support** Proposed by Cllr P Highland, seconded by Cllr D Doyle. All in favour.

PA17/07242 Mr John Kent – Division of mill into two separate dwellings at Bojea Mill access to Bojea Farm, St Austell **Support** Proposed by Cllr D Doyle, seconded by Cllr L Bazeley. All in favour.

PA17/07359 Mrs J Law – Outline planning permission with all matters reserved: dwelling on land SW of 9 Roche Road, Park Lane, Bugle, St Austell. **Object – Overdevelopment of site, back garden development. Careful consideration needed on the size of site, position overlooking neighbouring properties and the inadequate access on to a Parish public footpath 424/19/1 and adjacent to a children’s play area.** Proposed Cllr M Luke seconded by Cllr Mrs A Roberts. One abstention Cllr Mrs S-A Saunders remainder in favour.

PA17/07519 Mr Welch – Reserved matters application for the construction of a dwelling and garage (PA17/00477 refers) on land South of 2 Penwithick Road, Penwithick, St Austell **Support** Proposed by Cllr D Doyle, seconded by Cllr M Luke. All in favour.

PA17/07482 Mr & Mrs D Anns – Conversion of existing structure into annexe for Lower Lodge at The Lodge, Carthew, St Austell. **Object – similar to previous application PA16/10199 this structure is opposite a Grade 2 listed building on land and access totally unsuitable with no detail that the finish would be in keeping with the original building. Concerns about sewage and of further development on land that is currently on a flood plain. No confirmation that the properties will remain as one unit.** Proposed by Cllr M Shand, seconded by Cllr Mrs M Rance-Matthews. All in favour.

PA17/07565 David Ellsmore Cornwallis Care Services Ltd – Extensions to nursing home to provide five additional rooms and improved kitchen facilities at Beech Lodge Nursing Home, 97 Bodmin Road, Trethowel, St Austell. **Support** Proposed by Cllr P Clemo, seconded by Cllr Mrs A Roberts. All in favour.

Planning correspondence

The Clerk gave a report from the planning officer recommending approval of planning application PA17/06165 Mr Holman Miss Varney for extension at 2 Treverbyn Cottages, Treverbyn Road, Stenalees, St Austell which the Parish Council had objected to on July 25th 2017. The outcome being on the 5 day protocol it was a decision that the Parish Council would agree to disagree with the officer’s decision.

The Clerk read correspondence from Mr M Roberts requesting a response to various questions on affordable housing within the Parish and the content of the council’s objection to planning application PA17/03232 Mr & Mrs Kingdon which would be discussed by the Central Sub-Area Planning Committee on Monday September 4th. Councillors agreed that the Council would maintain their objection to the construction but would emphasise that there would be no issue with the previous application PA16/00936 for 2 bungalows. The final decision and wording to be left to the Planning Sub-Committee.

Planning Decisions

PA 17/04988 Mr Ramon Eggleton – application for construction of a two storey dwelling and associated works on land N of 9 Carnsmerry, Bugle, St Austell. Approved - Parish Council not consulted

PA17/06128 Imerys Minerals Ltd – Hedgerow removal of 4m section to allow construction of a new gateway at Knightor Manor, Trethurgy, St Austell. Approved – Parish Council decision support

PA 17/02727 Mr Edward Crocker – Proposed siting of 5 additional caravans and 5 touring vans at the Paddock, Hallaze Road, Penwithick. Withdrawn after going before Central Area Planning Sub-committee on August 7th 2017. Minutes available showing request for an in- depth report on all gypsy/traveller sites in Mid- Cornwall.

Enforcement

EN17/01471 Alleged works to raise the car park at Carclaze Ind Estate, Treverbyn Road, St Austell. Conclusion - Not expedient.

EN17/01520 Alleged construction of road, laying of hardcore into field and construction of a shed on land S of 7 Trenisson, Bowling Green, Bugle, St Austell.

EN17/01609 Removal of and damage to trees covered by a TPO, incorporation of agricultural land into residential use and re-routing of a water course at 10a Hallaze Road, Penwithick, St Austell.

EN17/01621 alleged works being carried out following refusal PA17/03718 – creation of a new access to field and engineering works taken place including erection of a block retaining wall around the site on land W of Trenance Farm, Trenance Road, St Austell.

EN17/01507 Expedited service request on enforcement actions on 8 StannaryRoad, Stenalees St Austell report on reasons for closure of further action

There being no further business the meeting closed at 7.45pm.

..... Chairman Date