

PLANNING MEETING held on February 14th 2023 held at Rockhill Business Park.

Present : Councillors – Mrs A Roberts (Chairman), Mrs J Burnhill, G Hooper, M Luke, Mrs M Rance-Matthews, K Stephens and Parish Clerk D Stevens.

Apologies : Councillors L Allen, P Highland, M Shand, G Tregidga and Mrs A Wills.

There were eight members of the public present.

Chairman Cllr Mrs A Roberts welcomed everyone and invited Jo Rusbridge to give a presentation on the amazing work that she is undertaking for under-privileged and needy persons within the Parish. It was agreed that the Council will seek to assist her in looking for major assistance in this ever increasing problem.

The Clerk then read correspondence on the proposed no waiting restrictions at Ashley Close, Penwithick. Two residents of the area then expressed their concerns and disapproval of the idea highlighting that the consultation notice was placed in an area that could not be visibly seen by the public. County councillor M Luke explained his position for requesting the scheme but agreed to look further into the matter with Cormac. It was also agreed that a letter be sent from the Parish Council.

Minutes of the meeting held on January 31st 2023 had been circulated and accepted. Proposed by Cllr M Luke, seconded by Cllr Mrs M Rance-Matthews . All in favour.

There were no declaration of interests.

Cllr G Hooper was then invited to chair the Planning part of the meeting.

Planning applications for consideration

PA22/09195 Mr Neil Sandland (Cornwall Council) – Provision of a single carriageway road from Stenalees to Victoria designed to a 100 kph(60mph) standard: with associated footpaths, footways, bridleways and cycle paths for improved non-motorised user facilities. To include: a replacement roundabout at Stenalees, a new access road between Stannary Road (A391) and Roche Road (Existing B3274) in Stenalees; an improved access to the Blockworks site; two underbridges: and three new roundabouts without compliance to Condition 2 in relation to Decision notice PA18/11986 dated 05.04.2019 re the St Austell to A30 Link road. *The Clerk gave details of actions taken since the meeting held on January 5th with Alun Griffiths Construction. He stated that the amendments to this application concerned access entrances to properties 107-117 Trezaise Road, Roche and were not relevant to our Parish.*

PA23/00687 Mr Craig Rowe (Harrowe Homes Ltd) – Non material amendment in relation to decision notice PA21/07713 dated 16.02.2022 for variation of Condition 4 so each self-builder can put forward their own individual Construction Management Plan at 33 Phernyssick Road, St Austell. *The Clerk gave details of the history of this application and referred to recent correspondence to the applicant from the Planning Officer, Aimee Williams that stated about compliance of a CTMP which do not appear on the documents on the Planning Portal. He advised that this application be put back to the next meeting.* **Defer until February 28th** Proposed by Cllr Mrs A Roberts, seconded by Cllr Mrs J Burnhill . All in favour.

PA23/00812 Mr Jack Nethercott (Prime Oak) – Erection of an oak framed garage with first floor workshop and storage space following demolition of existing garage at The Old Vicarage, Treverbyn road, Stenalees, St Austell. **Object – elaborate design for a garage has the potential to be quickly transformed into annexe/self contained holiday let. Access to the property is over public right of way Footpath 424/13** Proposed by Cllr M Luke, seconded by Cllr K Stephens. Majority in favour, one against (GH).

PA23/00652 Mr Paul Dunkley – Proposed extensions and alterations to existing dwelling at 21 Wesley Close, Stenalees, St Austell. **Support.** Proposed by Cllr Mrs A Roberts, seconded by Cllr Mrs J Burnhill. All in favour.

Planning correspondence

Applications decisions from Planning Department:

Approved -PA22/07515 Mr Simon Maidmont – Retrospective application for conversion of 1st floor detached garage building to form ancillary annexe and for use as a self-contained holiday let at Pompji Dowr, 74 Treverbyn Road, St Austell. (Parish Council decision Object agree to disagree 28.09.22).

PA22/09937 Mr & Mrs J & D Matthews submission to discharge Condition 2 in respect of Decision notice PA21/09991 dated 29.07.22 on land North of Chinook, Ruddlemoor, St Austell.

Refused – PA22/02280 Mr Steven Smith (Coast to Coast) – Application for permission in principle for the erection of four dwellings at Bojea Industrial Estate, Trethewel, St Austell (Parish Council decision Object 29.03.22).

Planning Correspondence:

Correspondence from Planning Officer, Tracy Young stating deliberations on recommending approval of application PA22/08581 Mr Jonathan Allen land North of Windwhistle, Trethurgy, St Austell. There followed lengthy debate with input from neighbours and members of the local community leading to the outcome that it should be considered by Eastern Area Planning committee. Proposed by Cllr M Luke, seconded by Cllr Mrs M Rance-Matthews. All in favour.

The Clerk then gave details of the appeal on PA22/07814 Mr & Mrs S Prophet, land west of Dunvilla, Scredda, St Austell held on Monday February 13th at New County Hall, Truro where the planning officers persuaded the committee to recommend approval of the application.

Details were given of correspondence from Cornerstone Planning Consultants, Leeds re a proposed base station installation of a mobile phone mast at Great Longstone Pit and they wish to consult with the Parish Council on the matter. They were informed that Council were unable to comment until the relevant planning application was available.

Any other business

The Clerk stated that he had been in contact with Cormac Design Lead, George Redman following information that they had visited Trethurgy for the purpose of producing a survey on the on-going traffic issues in the village. Requests were made as to why the ward councillor or the Parish Council had not been informed of the date or time of this survey, as it is alleged that they had spoken to only two people neither of whom lived in the village. County Councillor M Luke stated that he was following up on this matter and would be reporting back to Council.

Correspondence and phone calls had been received reporting that the dog bin in the field above Century Close was creating a health hazard and was in need of emptying.

A reminder that the AGM of CALC (Cornwall Association of Local Councils) will take place at the Shire House, Mount Folly, Bodmin on Tuesday February 21st at 7.00 pm.

A Safeguarding training event to be held on Friday March 3rd at St Erme Community Centre 09.30-13.00.

Correspondence that an update is needed on the Primary Healthcare Strategy for the West Carclaze Garden Village development. An initial 1:1 discussion with key stakeholders is needed over the next 2-3 weeks because so much has changed in the health service and healthcare delivery over the last decade. It was agreed that an invitation be sent for them to come and speak to Council.

Coastline Housing holding a information event on Wednesday April 19th between 4.00 -8.00pm at Chi an Bobel Conference Centre, Heartlands, Pool, Redruth.

Road Closure Footpath 26 (Cannamanning- Butts Lane) between Feb 23 – March 31 (24 hours).

Reminder Alun Griffiths Construction are holding a public consultation on Thursday Feb 16th between 2.00-8.00pm at Rockhill Business Park.

Next meeting February 28th will include a presentation from Jessica Stanton, Project Coordinator Bolghen Tree Nursery and also the residents of Rowntrees re the lane issues at Lower Molinnis.

There being no further business . Meeting closed at 8.50 p.m.

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