

TREVERBYN PARISH COUNCIL

**PLANNING MEETING held on April 9th 2024
held at Rockhill Business Park, commencing at 7pm**

Present: Councillors – Mrs. A Roberts (Chairman), Cllr L Allen, Cllr Mrs. A Double, Cllr B Hollis, Cllr Mrs. J Killacky, Cllr M Luke, Cllr Mrs. M Rance-Matthews, Cllr M Shand, Cllr K Stephens, Cllr G Tregidga, Clerk D Stevens and Deputy Clerk D Hawken.

Chairman Cllr Mrs. A Roberts welcomed everyone to the meeting

Apologies: There were four apologies received from: Cllr G Hooper, Cllr K Pollard, Cllr P Highland, County Councillor P Guest

There were nine members of the public in attendance at the commencement of the meeting.

Declarations of Interest: There was one declaration of interest, that being Cllr L Allen on Planning Application: PA24/00287/PREAPP

Prior to the commencement of the meeting, Cllr L Allen had submitted a dispensation request form appertaining to PA24/00287/PREAPP which was duly accepted and subsequently granted. The dispensation period applied for, would be for a period of 12 (twelve) months.

Public Participation.

Councillors received representations from Mr D Prater and Mr I Tomlin in relation to planning application PA24/01996.

Council went into Committee

Minutes of the Planning Meeting held on March 26th. Minutes of the previous meeting had been circulated and accepted. Proposed by Cllr Mrs. J Killacky, Seconded by Cllr M Shand. All in favour.

It was during the process of accepting and adopting the minutes of the previous meeting that Cllr K Stephens left the room and did not return thereafter.

In Cllr G Hooper's absence, The Chairman Cllr Mrs. A Roberts duly Chaired the Planning Meeting.

Planning applications received for consideration by Planning Committee

1. **PA24/01996 - Mr & Mrs Derek & Caroline Prater.** Conversion and extension of existing natural stone building into dwelling, provision of external garden amenity space and vehicular parking / turning area and installation of septic tank. Location: Mr Stocker's Smithy, Garker, St Austell PL26 8YA

It was resolved to SUPPORT. This is a post-medieval blacksmith's workshop, constructed of rubble, granite masonry under a corrugated iron roof first recorded in 1880 under Cornwall and Scilly HER Number 27041.20 (grid ref: SX04048 5471). It is recommended that materials used are in keeping with the original building. Other concerns surrounding adequate drainage and parking are a necessity.

Decision to **SUPPORT**. Proposed: Cllr Mrs. A Double, Seconded: Cllr Mrs. J Killacky. All in Favour.

2. **PA24/00261 – Mr Graham Broad.** Proposal for a four-bedroom detached house. Location: Land West of 'Prue on the Hill', St Austell. PL25 5AP

It was resolved to SUPPORT. It is advised that the development is in keeping with the character of the area, in relation to nearby properties. In addition, concerns were raised regarding the correct water-treatment plant, drainage and adequate parking. Lastly, it is hoped a precedent is not set for future development in this geographical area

Decision to **SUPPORT**. Proposed: Cllr Mrs. A Double, Seconded: Cllr Mrs. J Killacky. All in Favour

3. **PA24/01843 - Mr Orchard.** Demolition of out-buildings and construction of two detached dwellings. Location: Land At Rear of Medacote Lodge, Bowling Green, Bugle, St Austell

It was resolved to **OBJECT**. The following points were made to justify the objection:

- 1) Overbearing nature of extensive back garden development
- 2) Flood risk and concerns relating to the culvert and a direct link into the nearby water-course
- 3) Contamination from former use of the land
- 4) Limited information on the Design and Access statement
- 5) Japanese Knotweed is known in the area
- 6) Inadequate parking facilities and limited access
- 7) Lack of amenities in the area creating more traffic movement

Decision to **OBJECT**: Proposed: Cllr Mrs. M Rance-Matthews, Seconded: Cllr G Tregidga. All in Favour

4. **PA24/01560 - Mr Andy Rattenbury Hattam Carpenters Ltd.** Change of use to general offices, warehouse and saddlery. Location: Carbean Mill, Carbean, St Austell, Cornwall.

It was resolved to **SUPPORT**. Points for consideration:

- 1) Owing to the increase of business use, there will be an increase in traffic and parking movement. In addition, there is NO public transport available in the vicinity.
- 2) History of localised flood risk issues
- 3) Suggested condition of stipulated opening hours

Decision to **SUPPORT**: Proposed: Cllr L Allen, Seconded: Cllr M Luke. All in Favour

5. **PA24/00086/PREAPP – Manor Park.** Pre-application advice for a change of use of land for the siting on circa 60 static holiday caravans. Location: Hallaze Concrete Block Works, Penwithick, St Austell, Cornwall. PL26 8YL

Agreed comments made by Council to be submitted to Cornwall Council Planning Department:

The site location is to the Northern end of the built- up area of Penwithick, adjoining via Resugga Green Lane the busy main B3374 through the village. Adjoining the site to the North is Manor Park residential caravan site (electoral role numbering 65), together with a row of 13 detached and semi-detached properties fronting on to

the lane. The South of the site is bounded by Hallaze Road and to the East is a pumping station and reservoir site which is linked to South West Water.

The access to this site is a narrow rural lane and the residents of this site would be highly dependent on motorised transportation and would generate on a daily basis substantial increase on traffic movement in association with trips to shops and business activity. The village of Penwithick and the current infrastructure is not sustainable for this continued demand on its limited facilities.

Due to the sites former industrial use since the 1930's as a quarry as part of a china clay works and location for the manufacture of products for construction and civil engineering purposes. Subsequently as a block works (Bodmin Block Company) who later ceased to excavate materials on the site as the dwindling aggregates in the quarry became insufficient to requirements and uneconomic to extract. In 2007 the area became a waste transfer station and skip storage facility.

This lengthy history of industrial workings suggests a potential for highly contaminated land from heavy metals, volatile organic compounds and hydrocarbons to be present in the sites soil creating a risk to human health, controlled water supply and additional materials. It is understood that the South Eastern part of the site still falls within an area identified as a mineral buffer zone.

It is noted that in the Parish Councils comments in January 2003 on planning application C2/02/02036 there were concerns over the ability of the sewerage system to cope and with all the development in the locality since that time those concerns can only be greatly enhanced. The application if pursued will need a radical Flood Risk assessment as over recent years there is a lengthy history of flooding on Hallaze Road.

The site and neighbouring caravan park has had a protracted history of enforcement notices and numerous Environmental Health complaints. The aims of the Cornwall Local Plan are to protect the countryside and strictly

control any new development in the countryside. This development would create a detrimental effect on the character and appearance of a naturally rural environment.

It was resolved to agree these comments made by Council and thus, to be submitted to Cornwall Council Planning Department

6. **PA24/00287/PREAPP – DAD Property Ltd.** Pre-application advice for the proposed development of ten 1-bedroom apartments and two 2-bedroom apartments. Location: Land North of Bojea Industrial Estate, Bojea, St Austell, Cornwall. PL26 8XE

Site Location

The site is to the Northern end of the built- up area of Trethowel with access via narrow, single track, gravel lane with access onto the busy main B3274 that runs from Stenalees to St Austell. Adjoining the site is a major industrial park to the South and to the North is a recent development of de-luxe dwellings on the land that was the Old Trethowel Dry china clay works dating back to 1920's. The area is characterised by former clay workings and in refusing planning application PA14/02783 the officer referred to the area as being 'within the Trethowel Valley Area of Great Historical Value' adding it 'would harm the features and characteristics of the area and it has not been demonstrated that the benefits of the scheme outweigh the harm to the heritage assets of the area'.

The development will be immediately next to the long- distance leisure Sustrans trail which forms part of the National Cycle Network and there must be a fear of further undermining and intrusion on to this trail and the nearby Parish footpath (Public Right of Way no 1).

This site has a history of various types of planning applications. Records of planning applications for the nearby industrial site dates back to 2011 and reference is always made about contaminated land, water disposal and access.

Previous applications relevant to this section of land:

PA19/04810 - Construction of new workshops/office accommodation.

July 1 2019 Parish Council agreed to support APPROVAL with 10 conditions including contaminated land, working hours, existing access resurfaced, parking layout and working hours.

PA20/07131 - Request discharge of Conditions 4, 5 and 6 (Contaminated land).
Sept 29 2019 Parish council objected stating the reports provide to support the request did not prove conclusive evidence that remedial measures for eradicating contamination and pollution had been successful. Issues re the critical drainage area and run off need to be examined and receive remedial attention.

APPROVAL

PA22/03794 - Erection of office and toilet block.

June 1 2022. Parish Council strongly objected to the application. Unnecessary intrusion into the countryside that has decimated the natural landscape and natural habitat of many species. The clearance of the land has removed and buried vast areas of Japanese Knotweed. Undermined and intrusion on the nearby Sustrans Trail and Parish footpath. Dangerous access on to the busy B3274 created by the removal of a large section of Cornish stone hedge. Overbearing size and appearance of buildings and no evidence to justify the need of extra buildings when there are already vacant units on the industrial site. The major concern is that historically every period of rainfall creates flooding in the village emanating from the hard standing areas of the industrial site and the silt remains blocking the nearby drains. Consultation with the critical drainage department is a priority. APPROVAL.

PA22/06473 – Request discharge of Condition 3 (Disposal of surface water)

WITHDRAWN

This extensive development would create a further higher dependency on motorised transportation and would generate on a daily basis substantial increase on traffic movement in association with trips to school, shops and business activity. The village of Trethowel and the current infrastructure is not sustainable for this continued demand on its limited facilities. The lengthy history of industrial workings suggests a potential for highly contaminated land from heavy metals,

volatile organic compounds and hydrocarbons to be present in the site's soil creating a risk to human health, controlled water supply and additional materials.

Extensive clearance of the land has removed and buried vast areas of Japanese Knotweed and Himalayan Balsam and the excavations have decimated the natural landscape and habitat of many species. The aims of the Cornwall Local Plan are to protect the countryside and strictly control any new development in the countryside. This development would create a detrimental effect on the character and appearance of a naturally rural environment.

It was resolved to agree these comments made by Council and thus, to be submitted to Cornwall Council Planning Department

Planning Decisions

There were two decision notices to relay to Councillors from the Planning Department:

1. **PA24/00972 – Mr Dominic Penhall.** Submission of details to discharge Conditions 3,4 and 8 in respect of Decision Notice PA21/08128 allowed on appeal APP/D0840/W/22/3293889 dated 14.10.22. The Parish Council were not consulted on these discharge of conditions to which Cornwall Council have now duly DISCHARGED. The original application (PA21/08128), the Parish Council objected to on 11.01.22
2. **PA24/00385 – Land at Wheal Martyn, Treverbyn, St Austell, Cornwall. PL26 8XQ.** A submission of details to discharge conditions 6,7,8,10,11,13 and 14 in respect of decision notice PA21/07216 dated 17.02.22. The Parish Council supported the original application on 21.10.21. The Parish Council were not consulted in the lifting of these aforementioned conditions to which Cornwall Council have duly DISCHARGED.

Other Planning Correspondence

Councillors were notified of an appeal decision regarding planning application PA22/10207 dated 15.11.22. 'Penton', Carbean, St Austell. PL26 8XJ. After the

appeal was made to the Planning Inspectorate by Mr and Mrs Steward Healey, the Inspectorate has refused the appeal and is therefore dismissed.

Planning applications for consideration at the next meeting:

There were no applications at this present time for consideration at the next meeting.

Emergency Items

CALC Membership

The Clerk informed Council that the annual subscription to CALC was up for renewal. There would, on this occasion, be an increase of 3% on last year's annual subscription. The total cost would be: £2484.34 (including NALC subscription). After discussion, it was resolved to renew. Proposed: Cllr M Shand, Seconded: Cllr Mrs. A Double. All in favour

Closure of Footpath

Correspondence was read from Michael Gibbons (Public Path Orders Officer) at Cornwall Council, proposing to extinguish Public Footpath 46 - Land at: "Former Viridor Depot", Singlerose Road, Stenalees, PL26 8TD. After much discussion, it was acknowledged that the path has not been in use for a considerable time and that the Parish Council would have no objection to its closure.

The Chairman thanked Councillors for their attendance and closed the meeting at 8:14pm

.....(Chairman) (Date)