



St Dennis Parish Council
The Claytawc Centre
Fore Street
St Dennis
St Austell
PL26 8AF

Clerk to St. Dennis Parish Council
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To All Councillors

10th May 2022

Dear Sir/Madam,

You are hereby summoned to attend a **Planning Meeting** to be held **At ClayTAWC, Fore Street, St Dennis, PL26 8AF** on **Tuesday 17th May, at 7 pm** for transacting the following business.

Yours faithfully

Lynn Clarke

Lynn Clarke
Clerk / RFO

Members of the public are most welcome to attend all Council meetings.

AGENDA

- 1. Election of Chair**
- 2. Election of Vice Chair**
- 3. Apologies**
- 2. Declarations of Interest**
 - a) To receive disclosures of Pecuniary Interests;*
 - b) To receive disclosure of Non-Registerable Pecuniary Interests;*
 - c) To disclose the receipt of hospitality or gifts over the value of £10 and*
 - d) To receive written requests for dispensations on items to be discussed at the meeting. **N.B:** If you become aware during the meeting, of an interest that has not been disclosed you must immediately disclose it and request dispensation if necessary.*

3. Public Participation

Standing Order '3f' - Members of the public are permitted to make representations, answer questions and give evidence in respect of any item of business included in the agenda. Standing Order '3g' - The designated time will be 10 minutes and no longer than 5 minutes per person unless directed by the Chairman of the meeting.

4. To Adopt the minutes for the Planning Meeting dated the 2nd June 2021.

5. To ratify decisions made via email:

PA21/00733 – Location: St Austell China Clay ROMP. Proposal: EIA Scoping Opinion Request for St Austell China Clay Area ROMP. Decision: support.

PA21/05740 – Location 10 Hendra Prazey, St Dennis. Proposal: Proposed detached annexe to the rear of the plot. Decision: No objection with conditions.

PA21/06683 – Location: Sunny Corner, Enniscaven. Proposal: Continued use of land as a private Romani gypsy site comprising of three pitches including three mobile homes and the installation of a sewage treatment plant. Decision: No objection.

PA21/09504 – Location: Trevosker Barn, Trerice Manor Farm. Proposal: Proposed single storey side extension and associated works. Decision: support.

PA21/08257 - Location: Carneggo Cottage St Dennis. Proposal: Construction of Agricultural Building. Decision: support.

PA21/07430 – Location: Moor View, Enniscaven Road, Enniscaven. Proposal: Proposed 2 Storey extension with balcony. Decision: No objection.

PA21/06364 - Location: Former Garden Of 3 Jubilee Terrace, Hendra Road, St Dennis. Proposal Construction of Sustainable Self Build Dwelling & Associated Works. Decision: object.

PA21/08411 – Location: Trerice Manor Barn, Trerice, St Dennis. Proposal: Change of use of agricultural land to the storage of caravans, campervans, and motorhome. Decision: Support with conditions.

PA21/06451 – Location: Chi Avalen, 4C Gothers Road, St Dennis. Proposal: Amended design and site layout for a 4 bedroom residential dwelling and garage, current plans approved under planning number PA20/04608. Amended plans submitted and all other documents remain unchanged. Decision: support.

PA21/10268 – Location: The Old Chapel, 37-39 Fore Street, St Dennis. Proposal: Change of use from holiday unit to create an ancillary annex. Decision: support.

PA21/010233 - Location: Former Garden Of 3 Jubilee Terrace, Hendra Road, St Dennis. Proposal Construction of Sustainable Self Build Dwelling & Associated Works. Decision: object.

PA21/10827 – Location: Indian Queens Sub-Station, B3279 From Gaverigan To Carne Hill, St Dennis. Proposal: Installation of battery energy storage system. Decision: support.

PA21/07430 – Location: Moor View, Enniscaven Road, Enniscaven. Proposal: Proposed 2 Storey extension with balcony. Decision: No objection.

PA21/5740 - Location: 10 Hendra Prazey, St Dennis. Proposal: Proposed detached annexe to the rear of the plot. Decision: No objection with conditions.

PA22/00783 Location: Carneggo Cottage St Dennis. Proposal: First floor extension to cottage, conversion of barn and extension to form annexed/ancillary accommodation to main dwelling. Decision: support.

PA22/00784 – Location: Land west of Brookville, Cleers, Roche. Proposal: Erection of single detached dwelling incorporating self-contained annexe along with detached garage. Decision: support.

PA22/01511 – Location: Land East Of Tregonning Farm Kestle Mill Newquay. Proposal: The construction and operation of a solar photovoltaic farm with battery storage and associated infrastructure, including inverters, substations, security cameras, fencing, access tracks and landscaping. Decision: object.

PA22/01238 – Land north east of 9 Hendra Road, St Dennis. Proposal: Outline application for construction of a new infill dwelling at land associated to Hendra Heights, St. Dennis - with all matters reserved. Decision: object.

PA22/02295 – Location: Glendower, Enniscaven Road, Enniscaven. Proposal: Proposed conversion and alteration of the redundant agricultural barn into a dwelling and the installation of a septic tank. Decision: support.

6. Updates on previous applications discussed.

PA20/10994 – Location: Former Fire Station, Robartes Road, St Dennis.

Proposal: Change of use and conversion of former Fire Station to form one dwelling. Decision – Approved with conditions.

PA20/10894 – Location: St Denys Church Open Space, St Dennis.

Proposal: Condition 7 relating to approval of the works involved in the construction and drainage from the footpath to the south east of the application site. Decision: S52/S106 and discharge of condition apps.

PA20/11311 – Location: Land at Hendra Prazey, St Dennis, St Austell, PL26 8EA

Proposal: Proposed residential development comprising of 23 affordable rent units and 4 self-contained build units. – Awaiting Decision.

7. Matters arising - Enforcement cases

Placement of a caravan and lorry park on Gothers Rd. **Update:** Planning Contravention Notice was served, case closed as no breach.

No further information received regarding the siting of a caravan at Boscawen Park. **Update:** caravan used for workers on adjoining site – temporary duration.

Complaint received re: change of use from flats to holiday accommodation. **Update:** if units remain in residential use (including long or short term lets) not considered change of use.

8. Planning applications received -

PA22/02589 – Location: Land South East Of 67 Trelavour Road Trelavour Road St Dennis. Proposal: 9 new dwellings; including 6 x 3 bed semi detached dwellings and 3 x 2 bed (The latter for the Church Trust)

PA22/03986 – Location: Pencarne, Carne, St Dennis. Proposal: Retrospective planning for garden room and the replacement septic tank – plus proposed new summer house.

PA22/03500 – Location: Glynndawny Enniscaven Road Enniscaven St Dennis.

Proposal: Construction of two shepherds huts to be used as holiday rental units sited to the North West of Glynndawny

9. Any other planning applications received up until the date of the meeting.

Standing Order 3e

That in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the press and public be temporarily excluded, and they are requested to withdraw.

Please note applications, plans and other documents can be viewed through the online planning register on Cornwall Council website at: <http://planning.cornwall.gov.uk/online-applications>

This meeting has been advertised as a public meeting and as such could be filmed or recorded.

Please be aware that whilst every effort is taken to ensure that members of the public are not filmed, the Council cannot guarantee this, especially if you are speaking or taking an active role.