

MINUTES OF THE PLANNING MEETING HELD ON TUESDAY 17<sup>TH</sup> MAY 2022.  
AT 7.00 PM AT THE CLAYTAWC CENTRE.

**Present:** Cllr Mr N Edmunds, Cllr Clarke, Cllr Harwood, Cllr Sinnott, Cllr Dowd.

**Attendance:** Cornwall Councillor Mr D Cole; Sharon Davey, Administrator

**P1/22 Election of Chair**

Cllr Mr N Edmunds was nominated, and there being no further nominations a vote was taken. All in favour. Cllr Mr N Edmunds duly elected Chairman of Planning Committee.

**P2/22 Election of Vice Chair**

Cllr Sinnott was nominated, there being no further nominations a vote was taken, all present in favour. Cllr Sinnott was duly elected Vice Chairman.

**P3/22 - Apologies**

Cllr Lodomez.

**P4/22 - Declarations of Interest**

Cllr Mr N Edmunds declared a non-pecuniary interest in PA22/03986 and was advised to leave the room for this item.

Cllr Mr N Edmunds reminded those present that if any matter arises during the meeting, advice should be sought from the Administrator and the Chairman of the meeting before continuing.

**P5/22 - Public participation.**

None.

**P6/22 - To adopt the minutes for the Planning Meeting dated 2<sup>nd</sup> June 2021**

It was agreed that the Administrator would re-circulate the minutes and they will be agreed at the next meeting.

**P7/22 - 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.

Cllr Cole reported that the planning officer has been in contact with Land Registry to confirm the land ownership.

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.

**Resolved to accept the decisions.** Proposed by Cllr Mr N Edmunds, seconded by Cllr Clarke. Cllr Dowd abstained as not a Cllr when these decisions were made. All others present in favour.

### **P8/22 – 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 – St Dennis Methodist Church Carne Hill St Dennis St Austell Cornwall PL26 8AZ  
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.

Cllr Cole advised that the applicant is representing the application which now includes a traffic count. The Parish Council still has concerns regarding the drainage of the site; and traffic infrastructure. It was suggested that the revised application be presented to Full Council for comment.

### **P9/22 - Matters arising – Enforcement.**

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.

**P10/22 - Planning applications received-**

**a) 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)**

Cllr Cole advised that St Dennis is not deemed a rural parish in planning terms so a S106 can only be used for more than 10 properties. It was noted that a previous Cornwall Councillor had advised utility space can also include parking spaces, though it was also noted that Cornwall Council often had a guide of at least 50m<sup>2</sup> for garden areas. It was noted that vehicles today are much larger and it was queried whether the parking spots were spacious. Some Councillors felt there was an overdevelopment of the site; and the proposed housing would be overlooking existing properties. It was agreed to support the application with a condition that double yellow lines be installed on both sides of Trelavour Road in advance of the development commencement. It was **Resolved** – To support this application with the additional condition. Proposed by Cllr Sinnott, seconded by Cllr Mr N Edmunds. Three Cllrs approved the application with this condition, two voted against.

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

Cllr Mr N Edmunds left the room.

It was **Resolved** – No objection to this application. Proposed by Cllr Clarke, seconded by Cllr Sinnott, all in favour.

Cllr Mr N Edmunds returned to the room.

**c) PA22/03500 – Location: Glyndawny Enniscaven Road Enniscaven St Dennis. Proposal: Construction of two shepherds huts to be used as holiday rental units sited to the North West of Glyndawny**

It was **Resolved** – No objection to this application. Proposed by Cllr Sinnott, seconded by Cllr Clarke, all in favour.

**P11/22 - Any other planning applications received.**

None received.

**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.**

There being no other business to be transacted the Chairman closed the meeting at 8.15pm.

Signed.....

Chairman of Planning

Date .....

DRAFT