

**MINUTES OF THE PLANNING MEETING HELD ON Tuesday 15<sup>th</sup> August 2017 at 7.00pm**

Present: Cllr C Panks (Chair), Cllr J Clarke (Vice Chair), Cllr D Snell.  
Cllr N Edmunds, Cllr S Bates, Cllr S Bell, Cllr S Kelsey (substitute for  
Cllr M Cotton), County Cllr F Greenslade. Gavin McNerlin, David Alcock

**Attendance:** Pauline Pragnell Deputy Parish Clerk

**P 40/17 – Apologies**  
None

**P 41/17 Declarations of Interest**  
Cllr D Snell concerning Agenda Item No 9

**P 42/17 – Public Participation**

David Alcock on behalf of Gavin McNerlin passed around planning details to convert 14 Wellington Road, St Dennis, which is the offices of GM in the old Co-Op building into 4 residential apartments and new offices and store at the back of the building. Cllr Panks advised that this has failed on four points in the preapplication by Cornwall Council Planning. 1) On the boundary of the plot. 2) The conversion of offices to dwelling in the development boundary but the yard and access is not compatible with the new residents 3) adverse impact on the converted properties. 4) lack of private amenity space associated with the flats. This was discussed and the workshop is a storage area, which Cornwall Council are aware of. The boundary line is within the development envelope of the village. The residential properties need to be built to pay for the new storage. However, there is no outside space for the flats and advised that dryers are to be installed under the stairs for each flat and bins. This new development will employ 30 staff, which will help with jobs for the village. There will be no lorries, the largest will be a sprinter van There is one parking space for each resident and eight at the rear for the business. It was explained that 1.5 is accepted space for residential areas.

**P 43/17 - To Adopt the minutes for the Planning Meeting of 5<sup>th</sup> July 2017 and 19<sup>th</sup> July 2017**  
Minutes for the 19<sup>th</sup> July 2017 had already been accepted and signed by Cllr J Clarke (Vice Chair). Minutes for 5<sup>th</sup> July accepted Proposed by Cllr J Clarke and seconded by Cllr N Edmunds. All in agreement.

**P 44/17 - PA 17/06104. Conversion of existing office to 4 residential apartments and construction of new offices and storage building.**

This was discussed and the new yard is not a workshop, but for storage and the boundary does not extend into the countryside, so to support the boundary. The conversion of offices/ dwelling and access has an adverse impact on the flats, driveway to the stores does have an access. Cllr C Panks advised that there is no evidence to disagree with the planning officer. There is lack of private amenity space. Cllr S Bell then said that another property in the village Dolphin House was approved without any outside space.

**It was discussed and the vote taken to not support this application. Proposed by Cllr C. Panks and seconded by Cllr D Snell. Four in agreement to not support the application and three to support the application. Therefore, planning application not supported.**

**P 45/17 - PA17/06104 - Non-material (No 19) allow waste vehicles access only the haul road outside of permitted hours.**

Cllr J Clarke said that vehicles are parking on the road as not allowed on the haul road. This was discussed and agreed to accept the proposal to allow haul vehicles to park on the haul road to get them off the highway. Cllr Snell proposed an amendment to this proposal but not seconded.

**Proposed by Cllr J Clarke and seconded by Cllr S Bates. All in favour apart from one abstainer**

**P 46/17 - PA/07083 - Non- material amendment (No20) to details previously approved to make minor amendments to the haul road signage**

This was discussed to agree to the sign, with a minor amendment by just putting pictures of children on the sign and not pedestrians crossing.

**Proposed by Cllr C Panks and seconded by Cllr D Snell. All in favour.**

**P47/17 - PA07098 - Non-material amendment to allow for safety lighting columns.**

This was discussed and the light posts have already been installed retrospective. They are not shining on any residential/commercial properties.

**Proposed by Cllr C Panks and seconded by Cllr S Bell.**

**P48/17. Any other planning applications**

**The following planning applications was discussed and agreed**

**PA 17/0759 Non- material amendment for proposed cabins and smoking shelters**

This was discussed and all in agreement

**Proposed by Cllr C Panks and seconded by Cllr J Clarke. All in agreement.**

**PA17/ 06339 - Proposed live/work dwelling with associated office at Bank Villas, Access to Valley View, Trerice, St Dennis PL26 8EB**

This was discussed and does not support Policy 3 of the Local Plan. It is not infill or rounding off. It is not sustainable as not in a dwelling.

**Proposed by Cllr J Clarke and seconded by Cllr S Bates. One abstained and the rest in favour.**

**Cllr S Bell left the meeting at 8.15 pm**

**PA17- 07179 - Conversion of redundant barns into three dwellings at Great Gothers Farmhouse, St Dennis**

This was discussed and agreed to support the application. The three barns are not totally derelict, they have remaining walls. The property will be on the open market.

**It was agreed to support the proposal. Proposed by Cllr S Bates and seconded by Cllr D Snell. All in favour.**

**Cllr D Snell left the meeting.**

**PA49/17 - 03527 Maintain the decision of allowing planning for Trevosker Barn, Trerice**

This was discussed and the two affordable houses are for daughters. However, the access is on a corner, not infill and in the open countryside, does have bus route, but the decision from Cornwall Council is that it is not sustainable and not within a settlement.

**Proposed not to support this application. Proposed by Cllr C Panks and seconded by Cllr J Clarke. One abstained all the rest in favour.**

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 8.40 pm

Signed.....

Chairman of Planning

Date.....