

MINUTES OF THE PLANNING MEETING HELD ON WEDNESDAY 2ND JUNE 2021.
AT 7.00 PM AT THE CLAYTAWC CENTRE.

Present: Cllr Mr N Edmunds, Cllr Clarke, Cllr Lodomez, Cllr Harwood, Cllr Sinnott,

Attendance: Cornwall Councillor Mr D Cole, Lynn Clarke – Clerk 4 representatives from PA21/04342, Indian Queens Power Station.

P1/21 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.

The Chair welcomed everybody to the Planning meeting and thanked those present for their nominations.

P2/21 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.

P3/21 - Apologies

None.

P4/21 - Declarations of Interest

None. Cllr Mr N Edmunds reminded those present that if any matter arises during the course of the meeting, advice should be sought from the Clerk and the Chairman of the meeting before continuing.

P5/21 - Public participation.

Cllr Mr N Edmunds requested that Item 8 on the agenda be brought forwards to accommodate the representatives attending for application PA21/04342. All in favour.

The representative were invited to join the meeting.

a) PA21/04342 – Location: Indian Queens Power Station, St Dennis.

Proposal: Proposed installation of “black start” facility, including diesel generator sets, two 1500 tonne fuel tanks (combined 3000Te capacity) and associated infrastructure.

A spokesperson for the applicant informed that they were here to answer any questions the Parish Council may have relating to the above application for the installation of a “Black Start” facility. The planning agent advised that all the documents relating to the application are online, and briefly outlined the planning proposal for those present, including chimney heights, noise and environmental assessments, the proposed siting of 3 generators and associated fuel tanks.

The manager for Indian Queens Power Station informed that the equipment is only to be used as a backup in the event of a complete electricity black out, explaining to those present how this system would work in connection with other facilities within the National Grid. Adding to this that whilst the system will not be run constantly, there will of course be the need for the system to be periodically run for testing and maintenance reasons.

It was explained to those present that this is part of a larger project to ensure a constant supply of electricity can be produced in the event of a blackout occurring.

Cllr Sinnott: How will the proposed stacks compare in height to the existing chimney stack at the site? What environmental impact will these have when the equipment is in use?

Response: The proposed chimneys will be smaller than what is currently on site, and they will not be run all the time, the expected environmental impact should be minimal. All the supporting paperwork regarding the predictive results of the impact assessments are with the supporting documents for this application online.

Cllr Mr N Edmunds: During the construction phase how will vehicles gain access to the site for deliveries of equipment etc? Has a designated route been identified for construction traffic, and will this come through the village?

Response: The preferred route will via Highgate hill and Gavergain using the B3279. It is the intention to co-ordinate these deliveries to cause minimum disruption to the public during the construction phases.

Cllr Clarke: Can we presume that fuel deliveries for the site will use the same route? The Parish Council used to receive quarterly reports for the Power Station, but these seemed to have stopped in the last couple of years why is this?

Response: Yes, we would expect the fuel tankers to use the same route. The reporting procedure requirement has been changed due to the reduced running time of the plant; the Power Station are no longer required to issue the reports. These reports can still be provided on request.

Cllr Clarke requested that a copy of the reports be forwarded to the Parish Council in the future. This was agreed by the Power Station Manager.

Cllr Clarke: The potential cost for the upgrade seems an illogical cost if the plant is only running for 500 hours.

Response: The Indian Queens Power Station runs not only for testing but is used to stabilise the voltage for the National Grid. The proposed Black Start equipment is only to be used in the event of a complete power failure to ensure there is a supply of electric for consumers.

Cllr Clarke: There are a few proposed solar farms within the area does the power station have the capacity to take the energy produced from these farms.

Response: The power station is not designed to take this type of supply and would not have the capacity. There is a section of the site that is under Western Power Distribution network it may be that this is where the solar farms are proposing to link into the grid. As far as we are aware there is no plan to link this into the Indian Queens Facility that we run.

Cllr Cole: The environmental impact assessments appear to be a light touch survey, considering the Goss Moor area is known to be nitrate sensitive. Is this because of the limited use of the facility?

Response: A diffusion tube survey was carried out when the power station was first constructed, the results of this showed less impact on the environment than the A30 traffic. This survey was carried on by the power station for several years on a voluntary basis the results showing the same that the A30 had more of an impact on the environment than the Power Station. As the use of the Black Start equipment is limited for emergency use only it was felt that the survey was relevant for the proposed usage of the facility.

Cllr Sinnott: What will be the estimated construction time for this project?

Response: We estimate that the construction will take place over the period of one year, most of the units will be constructed off site and shipped in, there will be busier periods onsite whilst installation and testing are being undertaken.

Cllr Sinnott proposed to support this application, seconded by Cllr Clarke. Cllr Cole advised that whilst supporting the application it would be prudent to request construction & traffic management plan as a condition on this application all present were in agreement with this advice.

Resolved – To support this application with a condition that a construction & traffic management plan be produced for the construction phase.

The manager of the facility invited the Parish Council to contact the Power Station, should there be any matters arising from the construction of this site, or for general enquires relating to the running of the Power Station

Cllr Mr N Edmunds thanked the representatives for attending the meeting.

- b) Cllr Sinnott raised the current construction of a large barn type structure on Gothers Road, St Dennis asking if any applications have been received for this development. Confirmation was given that no applications have been reviewed. The development was discussed at length. **Action** report to the planning enforcement team.
- c) It has been brought to the attention of the Parish Council that camping is taking place on the site where a recent lawful development certificate had been refused. **Action** site to be reported to the Planning Enforcement Team.

P6/21 - To adopt the minutes for the Planning Meeting dated 14th January 2021 (circulated). It was **Resolved** to accept the minutes. Proposed by Cllr Clarke, seconded by Cllr Lodomez. Cllr Sinnott abstained as not present at the meeting. All others in favour.

P7/21 - To ratify decisions made via email.

PA21/01142 – Location: Cornwall Energy Recovery Centre Access to the Cornwall Energy Recovery Centre, St Dennis. Proposal: Non-Material amendment to planning permission PA18/00137 to temporarily locate additional storage and cabins at the CERC for a period of 5 years and amend the site layout to show the rearrangement of existing cabins.

Decision: No objection.

PA21/11044 – Location: Land adjacent to Gothers Moor Cottage, Gothers Road, St Dennis. Proposal: Reserved matters application for access, appearance, landscaping, layout and scale following outline approval PA19/07214 for the construction of a single residential dwelling.

Decision: To support.

PA21/01539 – Location: Edgemoor, Enniscaven, St Dennis. Proposal: Lawful development certificate for existing use of land as small touring campsite.

Decision: No objections, providing there are adequate welfare facilities for the number of campers expected to use the site.

PA21/02252 – Location: Cornwall Energy Recovery Centre St Dennis. Proposal: Non-Material amendment to PA18/09693 to temporarily locate and additional cabin for a period of 6 weeks during the shutdown period.

Decision: No objection.

PA21/03043 – Location: Cornwall Energy Recovery Centre, St Dennis. Proposal: Non-Material amendment to Planning Permission PA18/09693 to temporarily amend the approved working hours for external works to the Cornwall Energy Recovery Centre for a period of 7 months from the 1st May 2021 to 30th November 2021.

Decision: No objection.

PA21/02674 – Location: The Cabins, St Dennis Industrial Est, Boscawen Park, Whitegates.

Proposal: Full allocation for the erection of workshop / store.

Decision: To support.

PA21/04730 – Location: Cornwall Energy Recovery Centre, St Dennis. Proposal: Non-Material amendment to Planning Permission PA18/09693 to amend Noise Monitoring Plan as approved under condition 25 of Planning Permission PA18/09693.

Decision: No objection.

PA21/04556 – Location: Cornwall Energy Recovery Centre, St Dennis. Proposal: Non-Material amendment to Planning Permission PA18/09693 to install seven electric vehicle charging points at the Cornwall Energy Recovery Centre.

Decision: No objection.

Resolved to accept the decisions. Proposed by Cllr Clarke, seconded by Cllr Harwood. Cllr Sinnott abstained as not a Cllr when these decisions were made. All others present in favour.

P8/21 – 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. – Awaiting Decision

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 southeast of the application site. – Awaiting decision.

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.

PA21/01142 – Location: Cornwall Energy Recovery Centre Access to the Cornwall Energy Recovery Centre, St Dennis. Proposal: Non-Material amendment to planning permission

PA18/00137 to temporarily locate additional storage and cabins at the CERC for a period of 5 years and amend the site layout to show the rearrangement of existing cabins. – Approved.

PA21/11044 – Location: Land adjacent to Gothers Moor Cottage, Gothers Road, St Dennis.

Proposal: Reserved matters application for access, appearance, landscaping, layout and scale following outline approval PA19/07214 for the construction of a single residential dwelling. – Approved.

PA21/01539 – Location: Edgemoor, Enniscaven, St Dennis. Proposal: Lawful development certificate for existing use of land as small touring campsite. – Refused.

PA21/02252 – Location: Cornwall Energy Recovery Centre St Dennis. Proposal: Non-Material amendment to PA18/09693 to temporarily locate and additional cabin for a period of 6 weeks during the shutdown period. Approved.

PA21/03043 – Location: Cornwall Energy Recovery Centre, St Dennis. Proposal: Non-Material amendment to Planning Permission PA18/09693 to temporarily amend the approved working hours for external works to the Cornwall Energy Recovery Centre for a period of 7 months from the 1st May 2021 to 30th November 2021. Approved.

P9/21 - Matters arising – Enforcement.

No further information has been received regarding the placement of a caravan and lorry park on Gothers Rd – **Action** update to be requested.

No further information received regarding the siting of a caravan at Boscawen Park. **Action** update to be requested.

Complaint received regarding the offices being constructed at Boscawen Park – **Action** report to enforcement team.

Complaint received re: change of use from flats to holiday accommodation. **Action** report to Enforcement Team.

P10/21 - Planning applications received-

a) PA21/04342 – Location: Indian Queens Power Station, St Dennis.

Proposal: Proposed installation of “black start” facility, including diesel generator sets, two 1500 tonne fuel tanks (combined 3000Te capacity) and associated infrastructure.

Discussed under public participation.

b) PA21/04462 – Location: 42 Kellow Road, St Dennis, PL26 8AW

Proposal: Proposed extension to side of property, demolish existing garage and creation of off-road parking.

It was **Resolved** – To support this application. Proposed by Cllr Clarke, seconded by Cllr Lodomez, all in favour.

P11/21 - Any other planning applications received.

PA20/10894 – Location – Methodist Church Open Space, St Dennis. Proposal – Condition 7 relating to the approval of the works involved in the construction and drainage from the footpath southeast of the application site.

Resolved – To object. The current pathway is suitable for the intended purpose. It is felt that the installation of the dropped kerb at the lower end of the footpath would be a safety concern, due to limited vision for pedestrians exiting / crossing the road at this point. It was felt that it would be more appropriate for a pedestrian crossing should be installed to ensure the safety of the footpath users.

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 8.30pm

Signed.....

Chairman of Planning

Date