

MINUTES OF THE PLANNING MEETING HELD ON Wednesday 5th July 2017
at 7pm

Present: Cllr C Panks (Chair), Cllr J Clarke (Vice Chair) Cllr Edmunds,
Cllr Cotton, Cllr Snell, Cllr Ms S Kelsey, County Cllr Mr Greenslade, Mr Trethewey, Mr S Bullock
and Mr Harding

In Attendance: Pauline Pragnell Deputy Clarke Parish Clerk

P 15/18 – Nominations were given for the Chair and Vice Chair

Cllr Panks was nominated by Cllr Clarke and seconded by Cllr Edmunds. No other nominations and Cllr Panks accepted the post as chair. Cllr Panks nominated Cllr Clarke as Vice Chair and Cllr Kelsey seconded. No other nominations and Cllr Clarke accepted the post.

P 16/18 - Apologies

Cllr Bates

P 17/18 – Declarations of Interest

No declarations of interest

P 18/18 – Public Participation

None

P 20/18 - To Adopt the Planning minutes of 10th April 2017

Proposed by Cllr Clarke and seconded by Cllr Cotton. All in agreement apart from Cllr Snell and Cllr Kelsey who abstained, as they were not at this meeting.

P 21/18 - The planning proposal of development belonging to Mr David and Stephen Bullock with the developer Sam Harding.

The land is opposite the property of Mr Bird, which is at present used for horse grazing. The site plans were shown and the yellow area will not be used, as this has a scientific interest. They are hoping to have 7 self-build properties, 3 open market and 10 affordable. In 2010 a pre-app was applied for which showed the drainage for the plot, which was accepted. The build of these properties will hopefully be completed with a Housing Association, who will then plan the roads, etc. This site is flexible and will be built over several years. The concern is that this is a narrow road, and there will be an increase of a potential of 10 more vehicles using the road. There could be a problem with drainage soakaway and is this within the boundary area of St Dennis. Local Plan 3 needs to be discussed of the rounding off landfill, in case it is outside of the original Restormel Plan.

It was agreed for the clerk to check the Local Plan and boundary.

P 22/18 - PA/1705442 - Construction of ten new dwellings at land East of the Methodist Chapel.

This was discussed and the problem is viewing for vehicle access out onto the road, as the chapel has not yet been demolished and it will be difficult to view oncoming traffic from the chapel side. Suggested given permission for the site after the chapel is demolished before the first house is occupied.

No objections – but recommend that the chapel is demolished before the first property is occupied and the contractors are required to give an actual plan of traffic management during construction.

Proposed by Cllr Cotton and seconded by Cllr Edmunds. All in favour

P23/18 – Hendra Prazey – Outline Planning Permission

The plans for outline were viewed and discussed

Proposed by Cllr Clarke and seconded by Cllr Snell, all in favour.

P24/18 - Any other planning applications.

PA17/ 05769 Demolition of existing side extension and construction of new side, rear extension and new roof to garage.

The plans were shown and discussed.

No objections and supported. Proposed by Cllr Clarke and seconded by Cllr Cotton. All in favour.

PA25/18 – Erection of new dwelling and garage at land South of Chyvounder, Gullys Lane, St Dennis.

The plans were shown and discussed and due to the narrow lane, which has a public right of way, and an unmade road, there will not be enough room for access. This had already been objected for outline planning so the objection remains.

Objected – due to access. Proposed by Cllr Clarke and seconded by Cllr Edmunds. All in favour.

It was then discussed which councillor to attend the planning meeting on Monday 10th July, concerning Option 3 objection in relation to Kenmara, Hendra Road, St Dennis. It was agreed that Cllr Clarke would attend.

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
8.20 pm

Signed.....

Chairman of Planning

Date.....