

MINUTES OF THE PLANNING MEETING HELD ON TUESDAY 9th July 2019
AT 7.00 PM

Present: Cllr N Edmunds (Chair), Cllr Clarke (Vice Chair) Cllr T Edmunds, Cllr Lodomez, Cllr Richards, Cllr Harwood, Cllr Cotton

Attendance: Lisa Tucker - Office Administrator, Cornwall Councillor Mr F Greenslade, 4 members of the public

P25/19 - Apologies

None

P26/19 - Declarations of Interest

Cllr N Edmunds declared a Pecuniary Interest as knows the applicant of planning application PA19/03961

P27/19 - Public Participation

Applicant on planning application PA19/05272 confirmed the proposal and the aim of building two new bedrooms and one bathroom would assist in a current personal situation and advised the structure will be of timber frame.

1 neighbour to the property of planning application PA19/05272 came to raise her concerns. They showed the committee photographs of the existing property (15 Hendra Prazey) and expressed her concerns as below:

- Loss of daylight
- Over dominance
- Adherence to plans
- Lack of effective supervision by building control on a previous extension
- Rainwater runoff and flooding
- Foundation adequacy

Cllr Clarke advised as we are only a planning consultee and not planning officers or Building Control then they would have to contact Building Control over some of her concerns or the Planning Office for this case so they can be addressed.

This neighbour was concerned over water penetrating her property and issues with her electric cutting off due to moisture. Her insurance have assessed the situation and concluded the problem is not caused by movement but by water penetration.

Cllr Clarke read out an email from the Planning Officer who had received an objection from the opposing neighbour of 15 Hendra Prazey, and this included:

- Potential damage to neighbours lean to roof
- Overlooking
- Disposal of surface water runoff from the gutters
- No information on sufficient safeguarding of the structure and
- Damp penetration to the neighbour's wall.
- The issue of the shared path between these two houses and an encroachment concern.

Their agent suggests setting the rear enlargements back.

P28/19 To adopt the minutes for the Planning Meeting dated 11th June 2019.

To accept the minutes proposed by Cllr T Edmunds seconded by Cllr Lodomez.

Cllr Cotton, Cllr Richards, Cllr Harwood abstained as were not present at last meeting.

P29/19 - Decisions made via email for recommendations of approval by the Planning committee.

1) PA19/04377. Cllr Clarke declared a Pecuniary interest as lives in the adjoining property to applicant on the application. All Cllrs accept the recommendations.

P30/19 - Matters Arising -

Administrator informed the committee the conditions that were put forward for PA19/ 04718 have been agreed and accepted.

P31/19 - PA19/03961 - Location- Land South West of Dorney Reach, Rectory Rd, St Dennis, Cornwall.

Proposal - proposed construction of house and garage.

Cllr N Edmunds declared an interest and left the room at 7.25 pm.

Cllr Clarke read out the proposal to the committee and all Cllrs viewed the documents. Cllr Clarke queried the 'natural grounds subsidence'.

Cllr T Edmunds proposed to support Cllr Harwood seconded all in favour. Cllr T Edmunds advised the Administrator to obtain more information on Contamination plan and Cllr Cotton asked Administrator to obtain mining records for future reference.

Cllr N Edmunds returned to the room at 7.30 pm.

P32/19 - PA19/05272- Location - 15 Hendra Prazey St Dennis, St Austell Cornwall

Proposal - Erection of first floor rear extension.

Cllr Clarke mentioned the neighbour's concerns had been considered. Cllr Cotton said all building regulations would have been adhered to.

Cllr Harwood proposed to support seconded by Cllr T Edmunds all in favour. Administrator to speak with the planning officer for this application to add on a condition of the Party Wall Act 1996 being adhered to.

P33/19 - Any other planning application.

PA19/00012- Plan proposal for the designated St Enoder Neighbourhood Area.

Cllrs had no suggestions to the plan or amendments.

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

Signed.....

Chairman of Planning

Date