

MINUTES OF THE PLANNING MEETING HELD ON MONDAY 14<sup>th</sup> JANUARY 2021.  
AT 7.00 PM

The Chair welcomed all present to the Planning meeting and reminded those in attendance of the protocols for online meetings. The Chair informed those attending that the meeting was being recorded for the purpose of accurate minutes and the recording will be deleted once the minutes have been written.

**Present:** Cllr Mr N Edmunds (Chair), Cllr Clarke (Vice Chair), Cllr Lodomez, Cllr Harwood, Cllr Howard, Cllr Mrs T Edmunds, Cllr Kelsey, Cllr Taylor.

**Attendance:** Cornwall Councillor Mr F Greenslade, Lynn Clarke – Clerk, Debbie-Ann Harvey-Bourne Administrator, Mr B Wood, representative for PA20/10701, Mr I Booker representative for PA20/10994, Mrs J Hawkins representative for PA20/11311 and 6 members of the public.

**P19/20 - Apologies**

None.

**P20/20 - Declarations of Interest**

Cllr Clarke declared a non-pecuniary interest in PA20/11311 and was advised to leave the room for this item. Cllr Lodomez declared a direct interest in application PA20/11311 and was advised to leave the room for this item. Cllr Mrs T Edmunds declared a non-pecuniary interest in PA20/11311 and was advised to leave the room for this item. Cllr Mr N Edmunds declared a non-pecuniary interest in PA20/11311 and was granted a dispensation to discuss and advise on the technological aspects of the planning application but to leave the room and not participate in the vote. This was granted as the Cllrs attending were substituted from other committees to obtain a quorum to vote and were not as knowledgeable about planning matters.

**P21/20 - Public participation.**

Several members of the public took the opportunity to raise concerns with PA20/11311, such as;

- How the social housing allocation system works and concerns that not all of those houses would be for local people, using the recent development at Wesley Place as an example.
- The affect that the additional of residents would have on the local infrastructure. The main impacts raised were the potential extra residents registering with the school and doctor's surgery. Would they have the capacity for the potential influx of new residents?
- The existing land is a flood plain, so there is a risk of flooding of the new development and the impact of possible increased flooding to existing properties as a result of the development. It was highlighted by one resident that lives nearby that the area is the runoff from the leat that runs throughout the village and is prone to flooding. Any issues with a backup from the leat already impacts on dwellings within the village causing gardens and properties to flood.
- The proposed development contains areas of SSSI and is a wildlife haven, where some of the species are already protected. Concerns were raised about the ecological impact a development such as this will have on the existing wildlife.
- The existing road is not suitable for a development of this size. There are no pavements and there is not the room for provision of pavements due to the nature of the area. It is a single-track road and there is a low narrow tunnel/bridge. Currently a car and a pedestrian cannot pass through at the same time. The increase in road traffic and pedestrian use from the development will increase the risk. Residents are concerned that this is already a potential

accident blackspot and is not suitable for children or the older residents with mobility problems to use at the present time. The road is already listed as unsuitable for large vehicles.

- There is an existing sewerage pipe that runs through the proposed site and concerns were raised to the safety of that pipe.

The representative for application PA20/10701 was invited to speak. Mr Wood clarified for Cllrs that the area has been used for several years to store caravans and this was a retrospective change of use for the land.

The representative for PA20/11311 was invited to speak. Mrs J Hawkins informed that this site would be covered by a section 106 and therefore any person applying with a connection to the village would be given first priority. The properties would then be allocated using the banding system where priority would be given to those with a local connection. There have been numerous habitat and wildlife surveys of the site carried out in partnership with Natural England. To counteract any effect of the development, the adjoining field has been acquired to retain as a community asset and would be passed to the Community Trust or the Parish Council to maintain. Cornwall Council have a Biodiversity net gain where anything that is removed from the site must be put back with an increase of 10%. This has been more than met by the planned development. The drainage issues within the site have been investigated. Implication tests have been carried out and there is a proposed drainage strategy within the plans on Cornwall Council's website. Infiltration strategy for surface water will not be possible, so there will be an attenuated discharge into the existing watercourse has been proposed. A sewerage pipe going across the land has been identified and there is a buffer area that has been set up to avoid building on this. The plans show the predicted water flow from the site and how this will be managed and there are no implications that water flow will affect existing houses. The development will be constrained to the site itself and cannot be developed outside of the existing boundaries. Provisions have been made for an off-road footpath at the entrance to the site, but could not be provided to access the village. The developer would be happy to work with any groups who have suggestions to put forward. There will be 2 parking spaces allocated to every household within the development. The refuse lorry that currently reverses down to the existing properties will be able to manoeuvre within the site and use the turning spaces provided. Alternative sites for this development have been investigated and nothing has been found to be suitable.

Cllr Greenslade is concerned about the comments regarding the indication that this may not be awarded to local people, as was the case with another recent development within the village where there was supposed to be a priority for those with a local connection. He asked if this would be the same for the proposed development. Mrs Hawkins informed that the Community Land Trust plans to hold events to raise the awareness of the properties within the local area, but agreed that if there is no local interest, it was possible that the housing will be cascaded out to a wider area.

**P22/20 - To adopt the minutes for the Planning Meeting dated 27<sup>th</sup> July 2020 (circulated).**

**It was Resolved** to accept the minutes. Proposed by Cllr Harwood, seconded by Cllr Clarke. Cllr Taylor, Cllr Kelsey, Cllr Mr N Edmunds and Cllr Mrs T Edmunds abstained as not present at the meeting. All others in favour.

**P23/20 - Updates on previous applications discussed -**

Application PA20/05657 5 Robartes Road, St Dennis. To extend the existing ground floor bedroom with associated works – Approved.

PA20/04608 – Location: 5 Gothers Road, St Dennis

Proposal: Erection of a four-bedroom residential dwelling – Approved.

PA20/05966 – Location: Terbium, Carne Hill St Dennis. Proposal: To re-roof existing dwelling to provide first floor accommodation, replacement of detached garage and associated works – Approved.

PA20/06325 – Location: Access road to reservoir, Brewers Hill, St Dennis. Proposal: Track to have existing surface excavated and used to form new bund. New tarmac surface installed – Approved.

PA20/05640 – Location: Land at Gothers Moor Cottage, Gothers Road, St Dennis. Proposal: Construction of a dwelling - Approved

PA20/06592 – Location: Land adjacent to Glynndawny, Enniscaven, St Dennis, St Austell.

Proposal: Erection of a detached dwelling house and the installation of a septic tank – Approved.

PA20/08027 – Location: Crimmond Cottage Rectory Road, St Dennis. Proposal: Part reconfiguration of existing roof on North West elevation and single storey extension at first floor level over existing ground floor – Approved.

#### **P24/20 – To ratify decisions made via email.**

PA20/05966 – Location: Terbium, Carne Hill St Dennis. Proposal: To re-roof existing dwelling to provide first floor accommodation, replacement of detached garage and associated works – No Objection.

PA20/06325 – Location: Access road to reservoir, Brewers Hill, St Dennis. Proposal: Track to have existing surface excavated and used to form new bund. New tarmac surface installed – No objection.

PA20/05640 – Location: Land at Gothers Moor Cottage, Gothers Road, St Dennis. Proposal: Construction of a dwelling – No Objection considerations recommended.

PA20/06592 – Location: Land adjacent to Glynndawny, Enniscaven, St Dennis, St Austell.

Proposal: Erection of a detached dwelling house and the installation of a septic tank – No objection.

PA20/08027 – Location: Crimmond Cottage Rectory Road, St Dennis. Proposal: Part reconfiguration of existing roof on North West elevation and single storey extension at first floor level over existing ground floor – To support.

PA20/09362 – Location: Penrose Veor Farm, St Dennis. Proposal: Construction of an agricultural building for the housing of cattle – No Objection.

PA20/10910 – Location: Cornwall Energy Recovery Centre, St Dennis. Proposal: Nonmaterial amendment to decision PA18/09693 to update drawing references approved under condition 1 and to update the materials approved under condition 3 – No objection.

**Resolved** – To accept the decisions. Proposed by Cllr Clarke seconded by Cllr Mrs T Edmunds all in favour.

#### **P25/20 - Matters arising -**

Cllr Greenslade requested permission to speak. Permission granted. Cllr Greenslade asked about the recent meeting between the Parish Council and the Community Land Trust regarding PA20/11311. Cllr Greenslade was informed that The Parish Council had not held a meeting with CLT regarding this application. Cllr Greenslade requested clarification on this point from the CLT representative who confirmed that there had been a public meeting on the 6<sup>th</sup> January but no meeting had taken place with the Parish Council.

#### **P26/20 - Planning applications received-**

**a) PA20/10701- Location – Trerice Manor Farm, Trerice, St Dennis. Proposal – Lawful Development Certificate for and existing use of land and buildings for the commercial storage of touring caravans, with the occasional cleaning and servicing of those touring caravan’s ancillary to the storage use.**

**It was Resolved** - To support this application. Proposed by Cllr Clarke, seconded by Cllr Mrs T Edmunds, all in favour.

**b) PA20/08894 – Location – 5 Trelavour Road, St Dennis. Proposal – Enlargement of existing access.**

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

**c) PA20/10994 – Location – Former Fire Station, Robartes Road, St Dennis. Proposal- Change of use and conversion of former fire station to form one dwelling.**

**Resolved –** To object to this application due to the small amount of outdoor space being seen as unsuitable. The proposed roof terrace is small and overlooks other properties infringing on privacy, provision for parking not suitable, and no area for refuse storage. Proposed by Cllr Mrs T Edmunds, seconded by Cllr Clarke. Cllr Harwood abstained, as he did not wish to support or object. All others present in favour of objection.

**d) PA20/10894 – Location – St Denys Church Open Space, St Dennis. Proposal – Condition 7 relating to the approval of the works involved in the construction and drainage from the footpath south east of the application site.**

**Deferred –** Further information required to clarify the exact location as information provided is unclear. Proposed by Cllr Clarke seconded by Cllr Kelsey all in favour.

**The running of the agenda was changed to move PA/20/11311 to the end of the meeting.**

**e) PA20/10743 – Location – Salt Box Cottage, Access Salt Box Cottage, Enniscaven, St Dennis. Proposal – Proposed two storey extension.**

**Resolved –** No objection. Proposed by Cllr Kelsey seconded by Cllr Mrs T Edmunds all in favour.

Cllr Clarke, Cllr Lodomez, Cllr Mrs T Edmunds were placed in the waiting room. Cllr Kelsey was appointed temporary Chair for the next item.

**f) 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.**

This was discussed at length; Cllr Mr N Edmunds was then placed in the waiting room.

**Resolved –** To object to this application due to the potential adverse effect on nature, the concerns that this is an area prone to flooding and the roads/ and lack of safe accessibility to and from the proposed site. Proposed by Cllr Taylor seconded by Cllr Kelsey, Cllr Harwood in favour. Cllr Howard voted to support this application. Motion carried to object 3-1.

**P27/20 - Any other planning applications received.**

None.

### **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  
8.45.pm

Signed.....

Chairman of Planning

Date .....