

MINUTES OF THE PLANNING MEETING HELD ON WEDNESDAY 24th SEPTEMBER 2025 at 7.00pm AT THE CLAYTAWC CENTRE.

Present: Cllr Clarke (Chair), Cllr A Griffin (Vice Chair), Cllr S Kelsey.

Attendance: Lynn Clarke Clerk / RFO, Tamsyn Moore, Senior Administrator, and one member of the public.

P01/25 Election of Chair

Cllr Clarke was proposed and seconded for the position of Chair of the Planning Committee. There being no further nominations a vote was taken. All present in favour. Cllr Clarke was duly elected Chair of the Education Bursary Scheme Committee.

P02/25 Election of Vice Chair

Cllr A Griffin was proposed and seconded for the position of Vice Chair of the Planning Committee. There being no further nominations a vote was taken. All present in favour. Cllr A Griffin was duly elected Vice Chair of the Planning Committee.

P03/25 Apologies

Cllr J Griffin. Apologies accepted

P04/25 Declarations of Interest.

The Chair reminded those present that if any other matter arises during the meeting, advice should be sought from the Clerk and the Chair before continuing.

P05/25 Public Participation

Cllr Clarke invited the agent present to provide background information on a planning proposal concerning land at Gullys Lane.

The agent advised that Class Q permission has already been granted for the conversion of the existing piggery building on the land, and that there has been interest in using the site for a rare breed piggery. Members were informed that the landowner intends to proceed with the development already permitted. However, the purpose of the meeting was to seek the Parish Council's initial views on an alternative proposal before pursuing this through the planning process. The alternative proposal would involve dividing the site into five affordable self-build plots, each accommodating a single dwelling on a substantial area of land. Aerial photographs of the site were shown to Members to assist with the discussion.

Discussion

- Cllrs Kelsey and Griffin raised concerns regarding access. Although the existing access is wide enough to accommodate vehicles and is currently used by nearby properties, it is technically designated as a footpath rather than a road.
- The agent explained that, when the Class Q application was approved, Highways had been consulted and no objection was raised to vehicular access. It was acknowledged, however, that any increase in the number of dwellings would require fresh consultation with Highways. Members were informed that the development would be served by a road running alongside the fields, with provision for two turning heads.
- Cllr Griffin highlighted concerns regarding the environmental impact of upgrading the access lane, noting that residents value its natural character and use it as a footpath. She expressed particular concern about potential tarmacking. It was suggested that the use of chippings could provide a compromise, improving drainage while retaining a more natural appearance.

- Members sought clarification on whether more than one dwelling could be established on each large plot. It was highlighted that any further development would require the appropriate permissions from the Planning Department.
- Cllr Clarke asked about the style of dwellings proposed, noting that the existing Class Q approval required the façade to be in keeping with the current piggery building. The agent advised that design options had not yet been considered in detail, but anticipated bungalow-style dwellings would be most appropriate given the size of each plot.
- Concerns were raised about increased vehicular and pedestrian movements along the narrow lane, particularly as it does not allow two vehicles to pass easily. The agent noted that traffic levels from four additional dwellings were unlikely to exceed those generated by the operation of a working farm.
- Members also raised concerns about construction traffic. The agent advised that site traffic could be managed and scheduled to minimise disruption.

Conclusion

The agent reiterated that the purpose of the discussion was to gather initial feedback and “test the waters” with the Parish Council before progressing to a formal application. Detailed plans would be provided at a later stage if the landowner chose to proceed.

Members noted that they were content in principle with the alternative proposal at this early stage, but would reserve their final views until a formal planning application, with full details, was submitted for consideration.

P06/25 To adopt the minutes of the Planning Meeting held on the 10th February 2025.

Resolved – To accept the minutes. Proposed and seconded, all present in favour.

P07/24 To ratify decisions made via email:

PA25/05243 – Application for a garage – 15 Trelavour Road, St Dennis, St Austell Cornwall – No Objection submitted.

PA25/05566 – Application for conversion of Hotel into a mixed use facility for adults with disabilities and their support staff – Boscawen Hotel, Fore Street, St. Dennis, St Austell, Cornwall – Support Comment Submitted.

It was **Resolved** to approve the decisions. Proposed, seconded, All in favour.

P08/24 Updates on previous applications discussed.

[PA24/09026](#) Non-material amendment in relation to decision notice PA/18/09693 to amend condition 19 to allow the site to operate: - Between 7.30 and 17.30 hours on the Saturday before Christmas Day and the first Saturday following Christmas Day and following New Years Day. Cornwall Energy Recovery Centre, St Dennis – Approved.

[PA24/06140](#) The Meadow, Gothers Road, Gothers, St Dennis. Change of use of land from agricultural to storage and transportation of caravans – Refused.

[PA24/05077](#) Application for retention of annex for dependant relative. Land north of The Ranch, Gothers, St Dennis – Approved.

[PA24/06672](#) Application for a rear single storey extension and garage conversion to existing property. 56 Kellow Road, St Dennis – Approved

[PA25/02857](#) Prior approval for the installation of a lithium hydroxide demonstration facility and associated ancillary equipment – Trelith Processing Site Restowrack Downs, St Dennis – Approved with conditions.

[PA25/03120](#) Demolition of existing side and rear extensions and construction of new side and rear extension – Peak Lodge, Trerice, St Dennis – Approved with conditions.

[PA25/03307](#) Single storey extension to dwelling to include a garage, utility area and store – 14 Halimote Road, St Dennis – Approved

[PA25/02936](#) – Construction of a predominantly underground cable route connecting Trelion Solar Farm to the electricity grid at the National Grid Indian Queens substation – Land near Green Acres Farm Scarcewater, Grampound Road, Cornwall – Awaiting Decision

[PA24/02934](#) – Construction operation and de-commissioning of a ground mounted solar battery energy storage solution – Closed

[PA25/03993](#) – Application for Lawful Development Certificate for an existing two-bedroom static lodge, used as dependant relative accommodation – The Annex, Meadowside, Trerice, St Dennis – Granted.

[PA25/05243](#) – Application for proposed garage - 15 Trelavour Road, St Dennis – Approved

[PA24/09234](#) – Construction, operation, and decommissioning of a ground mounted solar array and battery energy storage system (BESS), associated equipment such as inverters, transformer stations, substation, fencing, CCTV, weather monitoring stations, cabling and landscape and biodiversity enhancements - Land Adjacent Trerice Manor Farm, Trerice, St Dennis – Refused

[PA20/11311](#) – Proposed residential development comprising 23 social rent units and 4 self-build units – Land South West of Hendra Prazey, Hendra Prazey, St Dennis – Approved

P09/25 Matters arising

The Meadows, Gothers, St Dennis – An appeal has been made to the Secretary of State against an enforcement notice issued by Cornwall Council - Noted

P10/25 Planning applications received

None

P11/25 Any other planning applications received up to the date of the meeting.

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.

There being no other business to be transacted the Chair closed the meeting at 7.37pm.

Signed.....

Chair of Planning

Date