

MINUTES OF THE PLANNING MEETING HELD ON TUESDAY 25th JULY 2023
AT 7.00 PM AT THE CLAYTAWC CENTRE.

Present: Cllr Clarke (Chair), Cllr Edmunds, Cllr Burnett, Cllr Harwood, Cllr Griffin, Cllr Hawkins, Cllr Kelsey

Attendance: Lynn Clarke Clerk / RFO and Tracey Hutton, Administrator

P11/23 Election of Chair.

Cllr Clarke was nominated and seconded for the position of Chair. There being no further nominations this was put to a vote. All present in favour. Cllr Clarke was duly elected Chair of the Planning Committee.

P12/23 Apologies

None

P13/23 Election of Vice Chair.

Cllr Griffin was nominated and seconded for the position of Vice Chair. There being no further nominations this was put to a vote. All present in favour. Cllr Griffin was duly elected Vice Chair of the Planning Committee.

P14/23 Declarations of Interest – None

P15/23 Public Participation – In attendance: Representative from Chartwood Heritage & Planning and the applicants for the proposed site.

Initial presentation supported by plans regarding a potential development site within the village of St Dennis were given to Cllrs. The representative from Chartwood Heritage & Planning informed that the main aim of the meeting was to discuss the potential development and invite views from the Parish Council on the proposals being put forward for the site. It was emphasised that the applicants would like to work with the community to ensure that the development meets the needs of the Parish and invited Cllrs to provide feedback.

Concerns were raised, the proposed development whilst providing allocated spaces for residents, does not appear to allow for visitor parking. With most households having more than 1 vehicle and the potential for a 4-bed house to have 4 car owners.

Members were informed that the parking area highlighted within the 4-bed properties were potential garages. The option of not providing garages could be investigated to allow additional room for vehicles. The site has the potential to include additional visitor parking, and these concerns will be taken onboard and solutions to this will be investigated / considered.

Cllrs were informed of how the proposed development would be potentially allocated with three of the 4 bed houses being proposed for open market properties and the remainder being a split of 50% affordable housing and 50% rental. This is the aim of the development but will depend on the viability of the project which still needs to be fully assessed.

Questions were put forward about the road system within the potential site, asking if allowances have been made for delivery vehicles and service providers accessing the site to safely turn or park without causing obstruction.

Members were assured that turning spaces will be included within the more detailed plans and provision can be made for pull-ins within the road layout.

The access to the site was discussed concerns were raised regarding safe access / egress from the site.

It was outlined that the proposed entrance is to be made wider than the existing entrance, the level of the road from the site would be raised to give better visibility to drivers.

This then led onto discussion regarding pedestrian access / egress on the site to an area with limited dedicated footpaths. Several options were discussed as to how this could be managed, and the Council were assured that Highways would be consulted on this aspect of the development. It was noted that the proposed development showed no garden frontage to the properties and asked if consideration has been given to the garden areas not being continually shaded by neighbouring properties.

Members were informed that all properties within the proposed site will have ample natural light within the garden areas and should not be overshadowed by neighbouring properties. It was explained that an allowance has also been included at the rear of the properties for cycle and bin storage areas.

Concerns were raised regarding the impact on existing infrastructure with there being potentially 33 new properties on this site. Highlighting that the additional residents for said properties would potentially require access to services such as the doctors and the school, do those services have capacity to accommodate the influx of people.

It was highlighted that this is an issue for all areas at the present time not only St Dennis, but developments in all areas also have the potential to place a strain on already stretched services and this would need to be addressed by those service providers.

The Committee were informed that the applicants are committed to the properties being provided to those in need with a local connection and would welcome a 106 agreement being implemented on the proposed properties. They would appreciate working with the Parish Council to ensure that such agreements are adhered to in the future.

There is an area towards the bottom of the site which has been allocated as a recreational space for the development. Ideas were put forward as to the potential future use, if the development were to proceed.

Other suggestions were put forward and considered regarding renewable energy systems that could be included within the development area and the inclusion of EV charging points on all properties were discussed.

The representative and the applicants thanked the Parish Council for their time.

Developers left the meeting at 7.50 pm

P16/23 To adopt the minutes for the Planning Meeting of 13th April 2023.

It was **Resolved** to adopt the minutes. All present in favour.

P17/23 To ratify decisions made via email:

[PA23/04844](#) Application for certificate of lawfulness for the existing use of caravan for residential use. Terrice Manor Farm, Terrice, St Dennis – **no objection**.

[PA23/03426](#) – non-material amendment in relation to decision **notice** [PA18/09693](#) – for temporary siting of a cabin. Cornwall Energy Recovery Centre, St Dennis – **No objection**.

It was **Resolved** to approve the decisions made via email. All present in favour.

P18/23 Updates on previous applications discussed –

[PA23/01263](#) – Land South East of Jubilee Terrace – **Withdrawn**

[PA23/01655](#) – Land West of Gothers Moor Cottage, Gothers Road Certificate of Lawful Development authorised under PA20/00020 – **Granted**

[PA23/02525](#) – Land West of Gothers Moor Cottage, Gothers Road. Certificate of Lawful Development authorised under PA19/07214 – **Granted**

[PA23/02526](#) – Land West of Gothers Moor Cottage, Gothers Road. Certificate of Lawful Development authorised under PA20/05640 – **Granted**

[PA23/01687](#) – Certificate of Lawfulness for the existing use of a caravan for residential use. Terrice Manor Farm, St Dennis – **Refused**

[PA23/03426](#) – Non-material amendment in relation to decision notice PA18/09693 – for temporary siting of a cabin. Cornwall Energy Recovery Centre, St Dennis – **Approved.**

P19/23 Matters arising.

None

P20/23 Planning applications received –

[PA23/04504](#) Installation of battery energy storage system. Indian Queens Sub-Station, St Dennis, St Austell.

It was **Resolved** to object to this application. Concerns raised as to layout and density of energy storage system. Storage and handling of hazardous materials, potential increase in vehicular movement during the construction phase and previous application made 12 months ago in same area approved. Concerns over impact on diversity. The effect on the Goss Moor Trail and nature conservation issues, were all raised as objection points.

P21/23 – Any other planning applications received up until the date of the meeting.

[PA23/05770](#) EIA Screening opinion required for installation of battery energy storage system as above. It was **Resolved** to object to this application due to the connection to [PA23/04504](#) above on the same grounds.

[PA23/05172](#) – Creation of new vehicular access from Brewers Hill to service the Northern area of Trelavour Quarry.

It was **Resolved** to support this application – **all in favour.**

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 8.12 pm

Signed.....

Chair of Planning

Date