

**MINUTES** of the **PLANNING COMMITTEE MEETING** of the St. Ender Parish Council held on **Tuesday 13<sup>th</sup> April 2021** via Zoom due to Covid-19 pandemic at 7pm.

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**PRESENT:** Cllrs R Wimberley, M Bunyan, RM Cole (also CC), P Cocks, D Hearl, M Kessell, J Baker & M Gregory.

**APOLOGIES:** Cllrs C Parkyn, C Hook & C Cowburn.

**ABSENT:** Cllrs K Dean & G Lobb.

**One minute silence in remembrance of His Royal Highness Prince Philip, The Duke of Edinburgh.**

**21/P09 Declarations of Interest.**

None

**21/P10 White Cross Solar Farm- Pre-application presentation.**

Presentation by Statkraft, now at the pre-planning application stage. Explained the background to the company, sites, cable routes & construction access. Reported survey work completed, in preparation for a planning application, construction proposed April 2022 and operational by October 2022.

Cllr Cole queried cable route, which runs through Parish Council land, including Playing Field, Cemetery and Allotments. Cllr Cole raised concerns from residents regarding how close the scheme is to dwellings, the archaeology under the site, and the wildlife site. He queried whether the application would be changed to address issues, as he cannot see how that would be possible and have an application ready for June 2021. Chris from Statkraft explained that Solar Farms are larger now than previously due to a fixed cost for the cabling, which is why it is the scale it is.

Archaeology can be mitigated by putting in ballasting foundation so there is nothing put into the ground. He stated, solar Farms are very good for biodiversity, planting with wild flower mixes, new hedgerows, bat boxes and habitat creations to increase wildlife.

Resident from Trevuzza queried why these particular areas have been chosen, he felt that if it was used differently and the layout in the centre utilised, this would take the panels away from Trevuzza. He also stated this is grade 3a agricultural land so doesn't comply with policy. Also queried the water supply pipe which provides water to four properties. It was clarified the land is 3a and 3b and will be dealt with under the planning process. The Chairman felt the arable land was more important to the Parish than solar energy. Cllr Cocks stated this is a pre-application, and local residents are raising concerns, this need more thought, he feels we should just be addressing whether this is something the Parish requires.

Resident stated that the Solar Farm is within feet of her back door, she stated that Statkraft has not been in contact with her. Due to the topography the solar panels will be higher than her roof. Also concerned about CCTV and her privacy, and she does not see why she should put up with a development that will be overbearing and affect her privacy.

Cllr Cole suggested that we as a Parish Council collate all the concerns and ratify.

**21/P11 Public Session.**

No public wishing to speak at this time.

**21/P12 Minutes**

Proposal by Cllr Hearl to approve the minutes of the Planning Committee 9<sup>th</sup> February 2021, seconded Cllr Baker, unanimous.

It was **resolved** that the minutes of the meeting of 9<sup>th</sup> February 2021 be approved and to be signed as a true and correct record at the next face to face meeting of the Planning Committee.

**21/P13 Matters Arising**

None

**21/P14 Planning Applications**

- a. [PA21/02344](#) Land To Rear Of Linton Rise Summercourt Newquay. Application for Permission in Principle for Construction of up to one dwelling.  
Mr Simpson explained it already has a hard standing. Carvynick is currently full for holiday use. Footpath construction has started from the site to Summercourt.  
The Chairman queried there was an agricultural tie to Linton Rise. Cllr Cole clarified policies in NDP.  
Proposal by Cllr Hearl to defer and request planning officer advice on policy position, seconded Cllr Cocks, carried with 2 abstentions.  
The above was duly **resolved**.
- b. [PA21/02174](#) Land South East Of Ashwood Lodge Black Cross Newquay. Construction of an Agricultural Workers Dwelling house.  
Proposal by Cllr Baker to support the application, seconded Cllr Gregory, carried with 1 abstention.  
The above was duly **resolved**.
- c. [PA21/01726](#) Queen & Railway Inn St Columb Road St Columb. Application for consent to display two wall-hung internally illuminated signs- deferred from Full Council.  
Proposal by Cllr Baker to support the application and request that it is conditioned to turn off at 10.30pm and also request it is toned down so not so bright, seconded Cllr Kessell, carried , 1 against and 2 abstentions.  
The above was duly **resolved**.
- d. [PA21/01545](#) General Office Atlantic Reach Carworgie Newquay. Prune and maintenance of trees and removal of dead Ash tree.  
Proposal by Cllr Hearl to make no comment to the application and request the tree officer views the site and check the tree, seconded Cllr Wimberley, carried with 1 abstention.  
The above was duly **resolved**.
- e. [PA21/01940](#) Former Two Brothers Food Newquay Road St Columb Road TR9 6PZ. Redevelopment of Industrial Site, namely demolition of existing building and construction of 2 large industrial units (B2 use) and 6 smaller industrial units (B2 use) with variation of Conditions 2 and 8 of Decision PA20/06841 Dated 20/11/2020.  
Proposal by Cllr Hearl to support the application, seconded Cllr Kessell, carried with 1 abstention.  
The above was duly **resolved**.
- f. [PA21/02752](#) Land To The South East Of 28 Carvynick Country Cottages Summercourt

Newquay. Permission in principle for construction of up to one dwelling.  
Proposal by Cllr Hearl to support the application, seconded Cllr Cocks, carried with 1  
abstention.  
The above was duly **resolved**.

*Cllr Cole as Cornwall Cllr did not vote on any of the above applications*

**21/P15 Planning Decisions and Appeals**

- a. PA20/08593 Land South Of 1 Little Harvenna Higher Fraddon Fraddon TR9 6NQ. New-build single storey house- approved.
- b. PA20/03131/PREAPP Kimberley Farm Summercourt Newquay Cornwall TR8 5AE. Pre application advice for change of use of land for siting up to 6 Shepherds huts- closed advice given.
- c. PA21/00522 2 Higher Fraddon Fraddon TR9 6NL. Proposed two storey rear extension- approved.
- d. PA20/09375 Former Pig Farm Higher Fraddon. Outline application for the use of land for siting 16 holiday units with all matters reserved- refused.
- e. PA21/00385/PREAPP Land South Of Ivy Cottage Higher Fraddon. Pre application advice for development of 8 houses on land benefiting from permission for 5 class Q units and 1 former agricultural managers dwelling- closed, advice given.

**21/P16 Correspondence**

- a. Cornwall Council- Climate Emergency Development Plan Document consultation- deferred from Full Council. Cllr Cole stated 3 items to bring to members attention, regarding wind turbines which goes against NDP, and it brings up parking standards but does not reference NDP parking standards, also mentions inconsistencies with development in the open countryside.  
Proposal by Cllr Cocks to defer to Cllr Cole, seconded Cllr Hearl, carried.  
The above was duly **resolved**.
- b. Cornwall Council- St Austell China Clay Restoration and Tipping SPD consultation- deferred from Full Council- nothing to report- noted.
- c. Cornwall Council- European Supplementary Planning Document consultation- Cllr Cole to put in an objection on behalf of Parish Council.

**21/P17 Other urgent planning business**

None

There being no other business the meeting was closed at 8.46pm.

**Signed :** ..... (Chairman) ..... (dated)