

**MINUTES** of the **PLANNING COMMITTEE MEETING** of the St. Ender Parish Council held on **Tuesday 13<sup>th</sup> July 2021** at Indian Queens Victory Hall at 7.30pm.

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**PRESENT:** Cllrs R Wimberley, M Bunyan, RM Cole (also CC), P Cocks, D Hearl, C Hook & C Cowburn.

**APOLOGIES:** Cllrs M Kessell & M Gregory.

**ABSENT:** Cllrs J Baker & K Dean.

**21/P18 Election of Planning Committee Chairman.**

Proposal by Cllr Cocks, Cllr Wimberley is Planning Committee Chairman for the forthcoming municipal year, seconded Cllr Hook, no further nominations, unanimous. It was **resolved** Cllr Wimberley is Planning Committee Chairman for the forthcoming municipal year.

**21/P19 Election of Planning Committee Vice-Chairman**

Proposal by Cllr Bunyan, Cllr Gregory is Planning Committee Vice-Chairman for the forthcoming municipal year, seconded Cllr Hearl, no further nominations, unanimous. It was **resolved** Cllr Gregory is Planning Committee Vice-Chairman for the forthcoming municipal year.

**21/P20 Declarations of Interest.**

Cllr Cowburn declared a prejudicial interest in planning app PA21/04905 4 Higher Fraddon (family member).

**21/P21 Public Session.**

No public wishing to speak at this time.

**21/P22 Minutes**

Proposal by Cllr Bunyan to approve the minutes of the Planning Committee 13<sup>th</sup> April 2021, seconded Cllr Hook, unanimous.

It was **resolved** that the minutes of the meeting of 13<sup>th</sup> April 2021 be approved and to be signed as a true and correct record.

**21/P23 Matters Arising**

None

**21/P24 Planning Applications**

- i. PA21/04792 Carvynick Golf & Country Club Summercourt. Application for reserved matters for access, appearance, landscaping, layout and scale in respect of decision notice PA18/04360 and APP/D0840/W/18/3215936.

Mr Marshall stated they had 2 applications, both within the red line of the original outline consent. They have introduced terraced properties and semi-detached to match existing cottages on the site. Mr Marshall stated that it complies with policy 21. This application retains the same approach, run as partly holiday and partly residential to make it financially viable all year.

Cllr Hearl queried whether these were residential, it was clarified the outline is for full residential. Cllr Hearl queried the gym; Mr Simpson stated the existing gym had been

extended, and is back to how it was before the fire. Cllr Wimberley queried where the leisure building is going, Mr Simpson stated may move it to potentially Linton Rise or other location.

Cllr Cole stated at the moment the outline is for 38 units and a leisure building, but there is no leisure building. Mr Simpson stated needed to build the houses to fund the leisure building, but with the affordable housing contribution it may not be viable to build a leisure building. Cllr Cole queried where the Leisure Building is planned. Mr Marshall clarified that the site for the Leisure Building inside of the red line is still there, it is presently not being built but the space is physically there.

Foul drainage; letter from EA read out from Planning Portal, querying why it is not viable to connect to mains sewer. Also letter from Open Space Officer regarding Open Space provision on site. Mr Simpson clarified public open space will be provided if requested. Mr Marshall stated he has done an assessment, at present all the properties foul water go to an onsite treatment plan. Cllr Cole queried viability for the Leisure Building, the original site was for smaller lodges and these are much larger properties; Mr Simpson stated he had no idea, as the cost of raw materials is increasing daily.

Proposal by Cllr Cocks to support the application, seconded Cllr Hook, carried.

The above was duly **resolved**.

- ii. PA21/04793 Carvynick Holiday Centre Summercourt Newquay Cornwall TR8 5AF. Full planning application for 10 residential units.

Proposal by Cllr Cocks to support the application, seconded Cllr Hook, carried.

The above was duly **resolved**.

- iii. PA21/04067 Ivy Cottage Road From Ruthvoes Farm To Moorland Road Goss Moor St Columb. Conversion of existing stand alone garage to self contained accommodation for holiday let.

*Already approved.*

- iv. PA21/03313 Land At Penrose Sophia Narrow Lane Summercourt. New agricultural access onto council highway removal of section of hedgerow and reinstatement of new hedgerow provision of suitable access for farm machinery, in the interest of highway safety.

Proposal by Cllr Cocks to object to the application as Cornish hedgerows are protected in the emerging NDP and there is already an access to this land, seconded Cllr Hook , carried.

The above was duly **resolved**.

*Cllr Cowburn left the room*

- v. PA21/04905 4 Higher Fraddon Fraddon TR9 6NL. Change of use of land to domestic cutilage, (in line with numbers 1, 2 and 3) including rear extension and formation of improved parking area.

Proposal by Cllr Hook to support the application, seconded Cllr Cocks, carried.

The above was duly **resolved**.

*Cllr Cowburn re-entered the room.*

- vi. PA21/00733 St Austell China Clay Area ROMP. EIA Scoping Opinion Request for St Austell China Clay Area ROMP.

Proposal by Cllr Cocks to note the application, seconded Cllr Hook, carried.

The above was duly **resolved**.

- vii. PA21/03285 80 Kingsley Court Fraddon TR9 6PD. Front two storey extension replacing existing front porch.

Proposal by Cllr Cocks to make no comment to the application, seconded Cllr Cowburn,

carried.

The above was duly **resolved**.

- viii. PA21/04026 1 Tregunna Villas St Francis Road St Columb Road TR9 6QG. Proposed extension and alterations

Proposal by Cllr Cocks to support the application, seconded Cllr Hook, carried.

The above was duly **resolved**.

- ix. PA21/05683 Stable Cottage Barton Lane White Cross Newquay. Construction of detached double garage with storage/office room above.

Proposal by Cllr Cocks to object to the application as too large and overbearing, seconded Cllr Hook, carried.

The above was duly **resolved**.

*Cllr Cole did not vote on any of the above applications due to being the Cornwall Councillor.*

#### **21/P25 Planning Decisions and Appeals**

- i. 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- approved.
- ii. PA21/03122 7 Lindsay Fields Fraddon TR9 6FD. 1 storey extension to the West elevation creating living room space. hipped, pitched roof to match existing style- approved.
- iii. PA21/01427/PREAPP Southleigh Lower Penhale Fraddon St Columb. Pre application advice for two dwellings- closed, advice given.
- iv. PA21/01683 Unit 2 Indian Queens Industrial Estate Lodge Way Indian Queens TR9 6TF. Construction of four commercial units B8 use class- Planning Committee 2<sup>nd</sup> August- Cllr Wimberley to attend.

#### **21/P26 Correspondence**

None

#### **21/P27 Other urgent planning business**

NDP leaflets- 95% completed.

There being no other business the meeting was closed at 8.45pm.

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