

MINUTES of the **PLANNING COMMITTEE MEETING** of the St. Enoder Parish Council held on **Tuesday 8th February 2022** at Summercourt Memorial Hall at 7pm.

PRESENT: Cllrs R Wimberley, M Kessell, D Hearl, R Cole, C Hook, M Bunyan, P Cocks, C Cowburn, A Shaw & H Gill.

APOLOGIES: Cllrs Baker & Gregory

22/P09 Declarations of Interest.

None.

22/P10 Public Session.

Nothing to raise at this point.

22/P11 Minutes

Proposal by Cllr Shaw to approve the minutes of the Planning Committee 11th January 2022, seconded Cllr Kessell, unanimous.

It was **resolved** that the minutes of the Planning Committee meeting of 11th January 2022 be approved and to be signed as a true and correct record.

22/P12 Matters Arising

Letter to Doctors' Surgery- to send further letter as situation is worse, Cllr Hearl to send through address to write to. A post has gone out this week to say they are only taking emergencies.

22/P13 Planning Applications

- i. PA22/00514 Chypraze Farm Waste Transfer Station Trefullock Moor Summercourt. Proposed change of use of an existing building used to house recycling machinery and a lorry workshop to an agricultural machinery and fodder store. Proposal by Cllr Hearl to support the application, seconded Cllr Shaw, carried. The above was duly **resolved**.
- ii. PA22/00228 Land at St Francis Road, St Columb Road. Demolition of existing retail unit and three flats and erection of six 2 bedroom flats and car parking. Proposal by Cllr Shaw to object to the application due to not complying with the St Enoder NDP regarding parking (Traffic Policy 2; 2 spaces per unit) and the area is already highly congested with vehicles, seconded Cllr Hook, carried with 1 abstention. The above was duly **resolved**.
- iii. PA22/00050 Little Meadows Road From Toldish Road To Moorland Road Toldish Indian Queens. Outline Planning Permission with some matters reserved (appearance) for the retention of the semi attached derelict dwelling and the introduction of two new residential dwellings. Proposal by Cllr Hearl to object to the application due to not complying with the St Enoder NDP. It is outside of the development boundary in the St Enoder Neighbourhood Plan and policies relating to infill and rounding off for open market properties do not apply in this area. No special justification has been put forward to justify open-market dwellings in this location in the open countryside. When the Neighbourhood Plan was going through examination and some changes were made to the document, we sought reassurance from Cornwall Council about

how the policies would be applied. The Parish Council received a letter from Louise Wood dated 30th October 2019, which is relevant to this application. The letter stated the following:

“Policy 2 is well-worded and CC will apply the policy fully in-line with the detail in the supporting text. It establishes development boundaries for the four main settlements within the parish. These boundaries set the limits for infill and rounding off, which is supported within those boundaries for the settlements of Fraddon, Indian Queens, St Columb Road and Summercourt. This is reflective of Cornwall Council’s approach, that when a NDP draws development boundaries, is to use the development boundary as the limit for infill and rounding off. Rounding off will not be allowed immediately adjacent to a development boundary.”

We are very disappointed that the applicant fails to address the policies in the St Enoder Neighbourhood Plan and instead, in error, referred to the policies in the Truro and Kenwyn Neighbourhood Plan, seconded Cllr Hook, carried with 1 abstention.

The above was duly **resolved**.

- iv. PA22/00551 Lymorva Highgate Hill Indian Queens St Columb. Proposed demolition of existing rear extension and new flat roof extension in its place. Proposal by Cllr Shaw to support the application, seconded Cllr Bunyan, carried. The above was duly **resolved**.

Cllr Cole as Cornwall Councillor took no part in the decisions of the above applications.

22/P14 Planning Decisions and Appeals

- i. PA21/10670 Carvynick Country Cottages Summercourt. Permission in Principle for Construction of up to 1 dwelling- granted (CAADs, PIP, and LUs only)
- ii. PA21/11883 Carvynick Country Cottages Summercourt. Permission in Principle for Construction of up to 1 dwelling- granted (CAADs, PIP, and Lus only).
- iii. PA21/11884 Carvynick Country Cottages Summercourt. Permission in Principle for Construction of up to 1 dwelling- granted (CAADs, PIP and LUs only).
- iv. PA21/11885 Carvynick Country Cottages Summercourt. Permission in Principle for Construction of up to 1 dwelling- granted (CAADs, PIP and LUs only).
- v. PA21/11886 Carvynick Country Cottages Summercourt. Permission in Principle for Construction of up to 1 dwelling- granted (CAADs, PIP and LUs only).
- vi. PA21/10803 Ashleigh House Station Road St Columb Road. Conversion and extension of garage/workshop into annexe- approved.
- vii. PA21/03053/PREAPP Holley View Highgate Hill Indian Queens St Columb. Pre-application advice for proposed replacement of the mobile home, dayroom and touring caravan with a dwelling to be occupied by a Gypsy- closed advice given.
- viii. PA21/11658 Trenithon Farm Trenithon Lane Summercourt TR8 5BJ. Retrospective change of use of the land from an agricultural yard area to accommodate self storage containers -approved.

22/P15 Correspondence

Reply from Tree Officer regarding planning application PA21/10536- to consider and resolve as appropriate.

Reply circulated with meeting papers. The Planning Officer has subsequently provided photos of the previous trees and what is there now (displayed for members). Cllr Cole stated there was a need to ensure that mature trees are planted; Cllr Cole is waiting for a further update.

22/P16 Other urgent planning business

Cllr Cole updated members on Brysland Farm, and the applicants are currently looking for Farm Holding number. Will update members when more information is available.

There being no other business the meeting was closed at 7.32pm.

Signed : (Chairman) (dated)