

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

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

**APOLOGIES:** Cllrs D Hearl & M Gregory.

**ABSENT:** Cllr J Baker.

**22/P17 Declarations of Interest.**

Cllr Gill declared a registerable interest under Public Session item.

**22/P18 Public Session.**

*Cllr Gill left the room.*

Chris Montague, Planning Agent, present. Location plan of proposed development displayed to members. Mr Montague explained to members he felt this was rounding-off and complied with policy. Cllr Cole went over the NDP policy, which states if outside of the building envelope must be at least 50% affordable. Cllr Cocks stated as it is not compliant with the NDP then would not be minded to support. Cllr Shaw felt if it contained affordable housing, he would be more minded to support, as an exception site, Cllr Kessell agreed.

*Cllr Gill re-entered the room.*

**22/P19 Minutes**

Proposal by Cllr Shaw to approve the minutes of the Planning Committee 8<sup>th</sup> February 2022, seconded Cllr Bunyan, unanimous.

It was **resolved** that the minutes of the Planning Committee meeting of 8<sup>th</sup> February 2022 be approved and to be signed as a true and correct record.

**22/P20 Matters Arising**

Letter to Doctors' Surgery- 2 letters sent to NHS England; they have responded stating individuals need to complain stating dates and times.

**22/P21 Planning Applications**

- i. PA21/12061 Carvynick Holiday Centre Summercourt. Outline application with all matters reserved for up to 40 tourism lodges and associated estate road and wc/shower facilities.

Mr Abe Simpson explained Carvynick required up to 40 lodges in the field adjacent to Carvynick. Mr Simpson felt it was supported by policy, and felt it was of an appropriate scale. He stated it had been used for tourism over the last 2 years, he clarified it would be integrated into the main site. Cllr Hook felt the site needed a pool/leisure building to attract the tourists. Mr Simpson stated it was in the long-term plan, and it was coming, but had no idea when. He stated he hoped it would be in the next 4 or 5 months (reserved matters). Cllr Cole stated he felt it was an appropriate place for tourism but not for housing, Mr Simpson stated that that would be up to the Planning Officers. Cllr Cole stated if this 40 was turned into housing, that would make Carynick larger than Summercourt. Mr Simpson stated he had no intention of applying for housing this was for tourism.

Cllr Kessell queried sewage, Mr Simpson stated he would need to connect to the

mains, which would be at Kingsley Village with a pumping station. Mr John Marshall stated their agents were currently looking into it and costing it but the EA were saying no more can be built until this is achieved.

Cllr Cocks stated if there was an assurance this was going to be holiday and not residential, he would be happy to support as it created additional jobs.

Proposal by Cllr Cocks to support the application on the proviso it is tourism (as written in the application), seconded Cllr Shaw, carried.

The above was duly **resolved**.

- ii. PA22/01464 4 Lindsay Fields Fraddon Cornwall TR9 6FD. Replacement end extension, replacing existing conservatory.

Proposal by Cllr Bunyan to support the application, seconded Cllr Shaw, carried.

The above was duly **resolved**.

- iii. PA22/01608 1 Leghorn Cottages Road From Ruthvoes Farm To Moorland Road Goss Moor St Columb. Proposed replacement rear single-storey extension.

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

The above was duly **resolved**.

- iv. PA21/03267/PREAPP Land At White Cross Around Tresithney Farm Newquay Cornwall TR8 4LX. Heritage advice pre-application for solar farm with battery storage. Noted.

- v. PA22/01766 Land To The North East Of Trevarren Hey Trevarren St Columb.

Demolition of existing workshop and construction of dwelling.

Proposal by Cllr Shaw to object to the application due to overbearing on surrounding residential dwellings, not in keeping with the surrounding buildings and loss of privacy to neighbouring properties, seconded Cllr Cocks, carried.

The above was duly **resolved**.

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

## **22/P22 Planning Decisions and Appeals**

- i. PA22/00551 Lymorva Highgate Hill Indian Queens. Proposed demolition of existing rear extension and construction of new flat roof extension- approved.
- ii. PA22/01290 Land At St Austell Street St Austell Street Summercourt. Western Power Distribution have a statutory duty to provide connections to the electricity network and in order to do this it will be necessary to reinforce the existing network by installing a new pole mounted transformer. It is intended that two poles in an "H" Pole configuration will be stood and a transformer erected. It will be connected to both the existing HV and LV network with underground cables on private land- no objections.

## **22/P23 Correspondence**

None

## **22/P24 Other *urgent* planning business**

There being no other business the meeting was closed at 7.55pm.

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