

MINUTES of the **PLANNING COMMITTEE MEETING** of the St. Ender Parish Council held on **Tuesday 14th February 2023** at Summercourt New Memorial Hall at 7pm.

PRESENT: Cllrs R Wimberley, R Cole, C Cowburn, M Gregory, A Shaw, & R Beardwell.

APOLOGIES: Cllrs M Bunyan, M Kessell, C Hook, P Cocks & J Baker.

ABSENT: Cllrs D Hearl & H Gill.

23/P01 Declarations of Interest.

None.

23/P02 JBM Solar- update on progress.

Consultation has taken place, 2244 addresses were invited to the consultation , 35 individuals attended the open day event, including 3 neighbours. Feedback forms 100% supportive, all residents no businesses responded. Immediate neighbours were concerned about construction. The feedback has requested parking on the site, to access the footpaths etc. due to this development opening up the land by permissive paths. An additional 1.9km has been added due to the consultation, including a visitor car park. Additional 1.6ha of planting added post consultation. Looking to submit the full planning application at the end of the month.

The Chairman read out statement from NDP regarding green energy.

Cllr Beardwell joined the meeting.

Cllr Cole queried car parking spaces, it was felt it was approx. 7 with 2 disabled spaces. Cllr Cole queried archaeological dig; this will be happening.

Chairman queried mitigation for flooding; there will be channels dug, but due to additional planting they feel drainage will be improved. There will be a drainage strategy, and at worst it has to be the same as now, but ideally it will improve it.

Chairman queried if WPD Network is full, they agreed that if you applied to WPD at the moment you will be told it is full and the connection is 2036. This connection has been secured so as soon as its built electricity will be exported via the grid. There could be flexibility with future schemes by having battery storage.

Query if it will reduce residents' electricity bills; it would need to be owned by an electricity company for that to happen.

Community benefit queried, £150,000 is being offered as a lump sum. The Chairman felt this is short to what the Council were getting on previous green schemes.

Queried decommissioning of panels and who would be responsible; it would be the owners of the Solar Farm. Battery storage is included, Chairman also queried charging points for the car park. Queried safety of batteries. Perimeter fence will be kept to a minimum to help the wild animals.

Cllr Cole queried the ownership of the permissive paths and who would be responsible for cutting; it was confirmed it will fall to the owner of the Solar Farm, part of a maintenance package.

Representatives thanked for attending.

23/P03 Public Session.

Nothing to raise.

23/P04 Minutes

Proposal by Cllr Cole to approve the minutes of the Planning Committee 8th November 2023, seconded Cllr Shaw, unanimous.

It was **resolved** that the minutes of the Planning Committee meeting of 8th November 2023 be approved and to be signed as a true and correct record.

23/P05 Matters Arising

None.

23/P06 Planning Applications

- i. PA23/00158 Marks & Spencer Unit G Kingsley Village Shopping Park Penhale. Proposed installation of plant mechanical services and signage.
Proposal by Cllr Cowburn to support the application on the proviso there is no additional noise to existing, seconded Cllr Shaw, carried.
The above was duly **resolved**.
- ii. PA23/00159 Marks & Spencer Unit G Kingsley Village Shopping Park Penhale. Advertisement consent for replacement and new signage including illuminated replacement fascia sign, illuminated double-sided internally hanging sign and replacement trolley bay graphics.
Proposal by Cllr Cowburn to support the application, seconded Cllr Shaw, carried.
The above was duly **resolved**.
- iii. PA23/00803 Laburnum Cottage The Drang Indian Queens. Change of use of detached annexe into detached single dwelling. Re-submission of PA22/09599.
Proposal by Cllr Cowburn to object to the application due to lack of amenity space, overbearing to neighbouring property, not suitable for division, seconded Cllr Shaw, carried,
The above was duly **resolved**.
- iv. PA23/00497 Barn Conversion North Of Wyndhurst Goss Moor St Columb. Demolition of barn and animal shelter, construction of a replacement dwelling house and the installation of a new septic tank without compliance of Condition 2 in relation to Decision Notice PA19/06436 dated 16/12/2019.
Proposal by Cllr Cowburn to support the application, seconded Cllr Shaw, carried.
The above was duly **resolved**.
- v. PA23/00317 Land North East Of 1 Chapel Town Chapel Town Summercourt. Non-material amendment in relation to PA22/08600 for proposed detached two storey, four bedroom dwelling with drop kerbs, off road parking spaces, solar panels, lithium battery storage and electric boiler namely 1) Amend external finish to front and rear elevation.
Proposal by Cllr Shaw to note the application, seconded Cllr Cowburn, carried.
The above was duly **resolved**.

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

23/P07 Planning Decisions and Appeals

- i. PA22/09667 Land South West Of Trenithon Barns Trenithon Lane Summercourt. Change of Use of land to extend the area used for a self-storage business- approved.
- ii. PA22/02322 The Old Coach Garage St Austell Street Summercourt. Part demolition and proposed MOT service bay extension- approved.
- iii. PA22/09124 Atlantic Reach Holiday Park Carworgie. Proposed 70 touring and

- camping pitches and two amenity facilities – approved.
- iv. PA22/11455 Land NE Of Blue Anchor Inn Blue Anchor Fraddon. Application for a certificate of lawfulness for the proposed use of confirmation of commencement in relation to decision notice PA19/09155 dated 03.01.2020- granted.
 - v. PA22/10263 Boundary Farm New Road Summercourt. Application for a Lawful Development Certificate for use of existing building as store and amenity/rest space, ancillary to the existing use of the site, that of private nature space- granted.
 - vi. PA22/08451 Unit 7A A30 Business Park Lodge Way Indian Queens. Change of use from Class E (Commercial, Business and Service Use) to Class B8 (Storage or Distribution), together with associated external alterations- approved.
 - vii. PA22/9146 A30 Business Park Lodge Way Indian Queens. Hybrid outline application for B1, B2 and B8 industrial development (Plots 4, 5, 6, 7 and 9) and detailed application for car showrooms (sui generis) (Plot 1), B2 Use Class Workshop (Plot 2), B1 industrial/office building (ancillary warehouse) (Plot 3) and B1 industrial units (Plot 8) and estate roads and infrastructure without compliance with condition 2 of decision notice PA15/00916 dated 18/05/2015- approved.
 - viii. PA23/00020/PRE Land North East Of Rookery Nook Fraddon Hill Fraddon. Do I need planning to build a garage- closed-advice given.

23/P08 Correspondence

- i. Updated plans for New Row Summercourt received, meeting with residents arranged for 23rd February 7pm Summercourt New Memorial Hall.
- ii. Query from Andy Loos- Members felt planning permission would be needed as it is extending into the Fair Park.

23/P09 Other urgent planning business

Chairman queried housing policy in NDP, and stated we are already over the housing target. There are issues with Doctors and Schools etc. many of the housing has been open market and not affordable.

There being no other business the meeting was closed at 8.10pm.

Signed : (Chairman) (dated)