

MINUTES of the **PLANNING COMMITTEE MEETING** of the St. Enoder Parish Council held on **Tuesday 11th July 2023** at Summercourt New Memorial Hall at 7pm.

PRESENT: Cllrs R Wimberley, C Hook, R Cole, A Shaw M Kessell, & D Hearl.

APOLOGIES: Cllrs C Cowburn, P Cocks, M Bunyan.

ABSENT: Cllrs M Gregory, J Baker & R Beardwell.

Hayley Gill has tendered her resignation.

23/P28 Declarations of Interest.

None.

23/P29 Pre-planning enquiry- land on Fraddon Hill/Parka Road, Fraddon.

Location plan circulated with meeting papers, attached to these minutes in file copy for clarity.

Lisa Solly stated her client had been given the opportunity to purchase 4 fields in this location. Suggested 35 bungalows on site, and also provide 1 bed affordable bungalows for over 55s. Also, could look at business units or small shop.

The Chairman stated that this site is outside of the building envelope.

Cllr Cole ran over housing target, our share up to 2030 is 350, already built 317 and extant applications of 240 with other housing waiting to be approved. Cllr Cole queried 35 bungalows would only take up part of the site, and as an exception site would need to be 50% affordable. Cllr Cole stated St Enoder Parish has had a lot of development. Cllr Hearl brought up the infrastructure including the doctors and schools, who are already stretched.

This is not an area that is highlighted for employment land in the NDP.

Lisa Solly queried whether anything smaller would be acceptable.

Cllr Shaw stated if affordably led it may be considered. The Chairman felt this land will come for development but probably not yet.

23/P30 Public Session.

Nothing to raise at this point.

23/P31 Minutes

Proposal by Cllr Hook to approve the minutes of the Planning Committee 13th June 2023, seconded Cllr Shaw, unanimous.

It was **resolved** that the minutes of the Planning Committee meeting of 13th June 2023 be approved and to be signed as a true and correct record.

23/P32 Matters Arising

23/P26 Cllr Shaw confirmed he would be attending Carland Action Group Meeting on 13th July.

23/P33 Planning Applications

- i. PA23/03632 Summercourt MOT Centre Narrow Lane Penhale Summercourt. Construction of 6 no. new light industrial units. Re-clad existing MOT centre and replace roof without compliance with condition 4 of decision notice PA18/08409 dated 02/09/2020, and amendment to condition 4 for the new bay units 2 & 4 to the

rear of the site to be restricted to Class B1 & Class B8 uses (now covered by class E) and for no other uses including class B2 as defined in the schedule to the Town & Country Planning Act (use of classes) order 1987 (as amended)- re-consultation as changed description.

Proposal by Cllr Shaw to object the application due to neighbouring housing, although the Parish Council would be happy with 8am-6pm Monday to Friday and Saturday 8am-1pm, seconded Cllr Hearl, carried.

The above was duly **resolved**.

- ii. PA23/04790 Land South West Of Glebe Farm Narrow Lane Penhale Summercourt. Construction of a rural workers dwelling, the formation of a new vehicular access and the installation of a septic tank.

Site visit taken place. Cllr Hearl stated it would not be visible from the Church.

Proposal by Cllr Hearl to support the application and request a condition is added that it remains a farm workers dwelling, seconded Cllr Shaw, carried.

The above was duly **resolved**.

- iii. PA23/03917 Cornwall Canoes Canoe Shops House Newquay Road St Columb Road. Erection of an extension to an existing storage building for B8 use.

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

The above was duly **resolved**.

- iv. PA23/05128 3 Churchtown St Enoder. Proposed erection of a replacement rear single storey extension.

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

The above was duly **resolved**.

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

23/P34 Planning Decisions and Appeals

- i. PA23/02997 Land South Of Ivy Cottage Higher Fraddon. Section 73 application to vary approved drawings under Condition 2 of permission PA21/05945 (Construction of 7 dwelling-houses), and to provide details in respect of PA21/05945 comprising a Landscape and Ecological Management Plan (LEMP), landscaping details, Lighting details, and contaminated land details- approved.

23/P35 Correspondence

- i. Phone call regarding tree in garden of 1 Leghorn House, query whether the Parish Council would investigate placing a TPO on it.

Cllr Wimberley to have a look.

Following the meeting Cllr Wimberley phoned to say it was an Ash tree therefore not possible to protect due to Ash dieback.

23/P36 Other urgent planning business

None

There being no other business the meeting was closed at 8pm.

Signed : (Chairman) (dated)