

**MINUTES** of the **PLANNING COMMITTEE MEETING** of the St. Ender Parish Council held on **Tuesday 9<sup>th</sup> May 2023** at Summercourt New Memorial Hall at 7pm.

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**PRESENT:** Cllrs R Wimberley, R Cole, C Cowburn, M Gregory, A Shaw, D Hearl, M Bunyan, M Kessell, C Hook, P Cocks & J Baker.

**APOLOGIES:** Cllr R Beardwell.

**ABSENT:** Cllr H Gill.

**23/P10 Declarations of Interest.**

None.

**23/P11 Public Session.**

No issues to raise not on the agenda, Chairman will invite members to speak at the start of each application.

The Chairman clarified Cllr Cole as Cornwall Councillor will not vote on the applications, as only votes at Cornwall Council so as not to be pre-determined.

**23/P12 Minutes**

Proposal by Cllr Shaw to approve the minutes of the Planning Committee 14<sup>th</sup> February 2023, seconded Cllr Hook, unanimous.

It was **resolved** that the minutes of the Planning Committee meeting of 14<sup>th</sup> February 2023 be approved and to be signed as a true and correct record.

**23/P13 Matters Arising**

None.

**23/P14 Planning Applications**

- i. PA23/01893 Burthy Row Farm Summercourt Newquay. Construction of a Solar Farm and Battery Energy Storage System (BESS) facility together with all associated works, equipment and necessary infrastructure.

Connor McCallister presented to members and public, hard copy provided and in file. The Chairman highlighted the NDP and read out the section covering Renewable Energy.

Resident raised objection who lives adjacent to the proposed solar farm. Provided a photograph of Trefullock Solar Farm and the glare. Resident stated he is at a high point, and the panels are facing his property, so will have a detrimental effect on his property.

Cllr Cole queried whether it would be possible to move the solar farm further away from the dwelling creating a buffer. Applicant stated no viability to reduce the scheme. The resident stated his property will be totally surrounded by solar panels.

The Chairman asked whether we can have evidence that it has not been farmed.

A further resident queried how many acres of solar panels; whole footprint is 208 acres. Query regarding sheep farming and mix use.

The Chairman felt Ladock would be flooded, the applicant stated they would increase drainage to what is there now, so a net improvement.

Cllr Cole read out new Climate Policy from Cornwall Council to give balance.

Proposal by Cllr Shaw to object to the application due to the scale and detrimental effect on farm land and neighbouring properties in line with the NDP, seconded Cllr Hearl, carried.

The above was duly **resolved**.

- ii. PA22/08134 Land Adjacent Rock House New Row Summercourt. Proposed erection of 20 double storey dwellings, comprising of 10 affordable dwellings and 10 open market dwellings, the formation of a new vehicular access, the provision of an internal estate road, the installation of a sewage treatment plant and the provision of a new Cornish hedge along a portion of the southern boundary.

Mr Montague clarified the application has been reduced to 18 houses (9 affordable & 9 open market). Mr Montague ran through the application.

The Chairman stated a letter of support had been received from a resident, this was circulated for information.

Resident present queried the hedge, and removal of it, he stated that none of the issues raised at the last meeting have been implemented. The access point is in the worst possible position for safety.

Cllr Cole gave a summary of what had led to this plan. Highways stated that access was acceptable on both New Row and Carnego Lane, applicant advised to consult with residents. A couple of residents meeting have taken place, and feedback from residents was the preferred access was Carnego Lane. The changes to the application were primarily asked for by Cornwall Council. Residents stated the main issue was the access.

Query regarding cost of affordable housing, Cllr Cole clarified that Cornwall Council would set that as part of the planning process.

Proposal by Cllr Kessell to support the application with a condition the affordable housing must go to residents of St Enoder Parish, seconded Cllr Shaw, carried.

The above was duly **resolved**.

- iii. PA23/02629 Land Adj Trewaters Bungalow South Of Carland Cross Trispen. Installation of a solar photovoltaic (PV) array/solar farm with a battery energy storage system and associated infrastructure.

Resident raised objections to the application, raised Historic Site, Flood Risk, hedge removal, and biodiversity (hard copy in file copy).

Farmer present raised food security, he explained it was 200 Wembley Stadiums. It is Grade 3 agriculture land, this land has been in a farming rotation, cereals, greens (2 crops a year) and potatoes. Very concerned about food shortages, and hunger. We are now reliant on trade deals. At present only 55% of food we need is grown in this country, this will reduce if land is used for solar.

Resident from Hendra Barns present, stated it will enclose his property from 3 sides. Has a letting business, along with wedding venue, it will ruin his business and impact the associated staff. The weddings booked from September this year have cancelled their bookings, due to the uncertainty of this application. In the application it states only 1 property affected but there are 8. Nothing in this application helps the residents no mitigation.

A further resident explained she has lived at Hendra for 21 years. The footpaths will be ruined by an industrial development surrounded by high fencing. It seems an easy option to use arable land, instead of using roofs and commercial sites.

A further resident raised objections regarding road safety and the location of the site on the A30 and A39, and the glare from the panels creating a distraction to drivers. This area is on the edge of an AONB and SSSI. The Chairman stated that the land

needs to be restored to its original state with granite walls rebuilt.

Proposal by Cllr Cocks to object to the application due to Policy RE1 in the Climate Emergency DPD, because (i) it would result in significant adverse impacts on the local environment that cannot be satisfactorily mitigated, including cumulative landscape and visual impacts, and damage to heritage assets including their settings, (ii) it could have adverse impacts relating to flicker and glare, etc, and (iii) would have an overshadowing or overbearing effect on nearby habitations, seconded Cllr Hook, carried,

The above was duly **resolved**.

- iv. 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.

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

The above was duly **resolved**.

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

**23/P15 Planning Decisions and Appeals**

- i. PA23/00820 Land Adjacent To Tregosel Highgate Hill Indian Queens. Proposed siting of one mobile home on an authorised gypsy site- approved.

**23/P16 Correspondence**

- i. None.

**23/P17 Other *urgent* planning business**

None.

There being no other business the meeting was closed at 8.55pm.

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