

MINUTES of the **PLANNING COMMITTEE MEETING** of the St. Ender Parish Council held on **Tuesday 9th January 2024** at Summercourt New Memorial Hall at 7pm.

PRESENT: Cllrs R Wimberley, C Hook, A Shaw, C Cowburn, R Cole, D Hearl, M Bunyan & S Farrell.

APOLOGIES: Cllrs J Baker, R Beardwell, M Gregory & M Kessell.

ABSENT: Cllr P Cocks.

24/P01 Declarations of Interest.

None.

24/P02 Public Session.

Nothing to raise at this point.

24/P03 Minutes

Proposal by Cllr Shaw to approve the minutes of the Planning Committee 14th November 2023, seconded Cllr Bunyan, unanimous.

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

24/P04 Matters Arising

23/P60- Solar Farm-S106 will be written this month, also extra screening agreed, which will be planted as soon as possible.

24/P05 Planning Applications

- i. PA23/07359 Ivy Cottage Higher Fraddon. Demolition of existing concrete building and creation of one residential dwelling.

Applicant stated it is a dwelling to replace a redundant pumping station on a brown field site, photographs provided.

Resident stated Higher Fraddon is overdeveloped, currently 12 houses are being built in this area. Another resident stated that directly opposite a bungalow is being built, and queried the light. Also, traffic issues, 2 construction sites right opposite each other along with the 7 houses on the old pig farm. There is already traffic congestion in this area due to the Pig Farm and AD Unit. The road is very narrow, it is one-way as not wide enough for 2 vehicles, and where this is it is at its narrowest point.

Cllr Cole clarified planning policy regarding rounding off and infill. Queried whether the whole of the land is brown field.

Proposal by Cllr Cowburn to support the application on the proviso Cornwall Council considers the whole site is brown field, seconded Cllr Hook, carried.

The above was duly **resolved**.

- ii. PA23/08476 Holley View Highgate Hill Indian Queens St Columb. Proposed siting of six mobile homes on an authorised gypsy site.

Proposal by Cllr Shaw to object to the application as query the need figures, given the amount of pitches which have already been consented in the China Clay area. The Parish Council feels that gypsy pitches should be allocated via Cornwall Council, like affordable housing, to ensure it is correctly let. Concerns regarding sewage and waste water, seconded Cllr Bunyan, carried.

The above was duly **resolved**.

- iii. PA23/07885 Woodlands New Road Summercourt. Proposed formation of a new vehicular access with visibility splays onto new road and access lane serving the existing haulage business together with associated works.

Proposal by Cllr Hearl to object to the application due to adverse environmental impact through a County Wildlife Site, seconded Cllr Shaw, carried.

The above was duly **resolved**.

Cllr Hearl & Cllr Bunyan declared an interest and left the room.

- iv. PA23/10150 15 Fairview Park St Columb Road. Two-storey extensions to family dwelling at front, side and rear. Replacement of stone wall with retaining wall and fence, and a new access gate.

Proposal by Cllr Cowburn to object to the application, as over bearing on neighbouring properties, overdevelopment of site and too large for the street scene, seconded Cllr Hook, carried.

The above was duly **resolved**.

Cllr Hearl & Cllr Bunyan re-entered the room.

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

24/P06 Planning Decisions and Appeals

- i. PA23/08599 Land West Of Atlantic View Pit Lane Higher Fraddon. Siting of static caravan to provide residential accommodation on previously developed land- approved.
- ii. PA23/01893 Burthy Row Farm Summercourt. Construction of a Solar Farm and Battery Energy Storage System (BESS) facility together with all associated works, equipment and necessary infrastructure- approved.
- iii. PA23/09868 Land North Of Pydar Hundred Toldish Lane Toldish. Proposed scheme at Indian Queens to upgrade the existing overhead network to three phase as per plan numbered 4919852UPGRADE. The work has been prompted by a request for a new connection at three phase. The scheme will require a third wire to be installed from pole 43PS29 to 43PS29C for the approximate length of 284m (highlighted in green on the plan). A larger three phase pole mounted transformer will be installed on pole 43PS29C, with the pole being replaced like for like. From this pole the existing single phase conductors (2w 0.05Cu & 2c 50 ABC) will be replaced with a three phase aerial bunched conductor (4c 120 ABC), for approximately 340m (highlighted in pink on the plan). It is proposed to undertake pole condition replacement work which would require a total of 4 HV pole replacements and 7 LV pole replacements (highlighted in green on the plan), all replaced on a like for like basis. The new connection will be provided by an underground cable off pole 43-1845-10. Natural England have been consulted on this scheme as it falls within an Impact Risk Zone- no objection.
- iv. PA23/09826 Burthy Farm Road From New Road To Sea View. Submission of details to discharge Conditions 4 and 5 in respect of Decision Notice 04/01127 dated 16.09.2004- discharge of conditions approved.
- v. PA23/09960 5 Blue Anchor Fraddon. Submission of details to discharge Conditions 5 and 6 in respect of Decision Notice PA12/03190 dated 05.09.12- discharge of conditions approved.

24/P07 Strategic Planning- report back on meeting regarding Solar Farm.

Cllr Wimberley and Cllr Cole attended and spoke at the Strategic Planning meeting.

Cllr Cole explained how the meeting went, he stated it looked like it was going to be refused but at the vote it got approved.

Cllr Wimberley stated he would like the NDP to be taken more into account when planning applications are determined. He was disappointed there was no site visit. He felt the size of it should have been considered, if it was housing it would be called in. He felt the environmental damage was not considered, or the decommissioning of the panels. Cllr Wimberley also felt Cornwall Council should hold a Register of brown field sites, so agricultural land is protected and the Strategic Committee should have training on how much energy they produce as applications are going in for the same size but state different figures.

Cllr Cole stated that the NDP states should be on brown field sites or agricultural grade 4 or 5 but they felt it wasn't against the plan as the plan didn't say it was not permitted on 3b, but the NDP has to be written positively, so it is not possible to say it is not permitted on certain land.

Cllr Farrell raised the issues with battery storage units and the issues with lithium. Proposal by Cllr Wimberley to write to Leader of Cornwall Council regarding going against the NDP, not site visiting ahead of meeting, as a minimum Chairman and Vice-Chairman to site visit, and training on the technical aspects of solar panels, seconded Cllr Bunyan, carried.

The above was duly **resolved**.

24/P08 To resolve to exclude press and members of the public due to the confidential nature of the next agenda items, under Admission to Meetings Act 1960.

No public present at this point.

24/P09 Correspondence

- a. Confidential correspondence re planning application PA22/07277, to resolve response to planning authority regarding updated information.

Correspondence circulated with meeting papers.

This is dealing with the S106 agreement regarding affordable housing money, planning application has already been supported by the Parish Council.

Proposal by Cllr Cowburn to respond support but we require a guarantee the money is ear-marked for St Enoder Parish, seconded Cllr Farrell, carried.

The above was duly **resolved**.

24/P10 Other urgent planning business

Trefullock- the road is flooded, Highways are refusing to attend, to keep chasing.

Whitecross- further building work is taking place, Cllr Cole updated members on the Enforcement cases.

There being no other business the meeting was closed at 8.25pm.

Signed : (Chairman) (dated)