

**MINUTES** of the **PLANNING COMMITTEE MEETING** of the St. Ender Parish Council held on **Tuesday 10<sup>th</sup> September 2024** at Summercourt New Memorial Hall at 7pm.

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**PRESENT:** Cllrs R Wimberley, R Cole, D Hearl, M Bunyan, R Beardwell, M Kessell, M Gregory, M Pascoe, S Farrell & E Johns.

**24/P46 Apologies for absence.**

Cllrs P Cocks, C Hook & C Cowburn .

**24/P47 Declarations of Interest.**

Cllr Farrell declared an interest regarding planning application PA24/06394 'I declare that I might be seen to be pre-determined on the matter and will therefore withdraw from that part of the meeting due to placing a comment on the planning portal'.

Cllrs Hearl & Cole declared an interest in planning application at Black Cross, pre-app (friend).

Cllr Kessell declared an interest in PA23/03632 (customer)

**24/P48 Public Session.**

Mr Chris Montague presented 2 pre-applications to members.

Higher Trefullock Farm convert stables to dwellings.

*Cllrs Cole & Hearl left the room.*

Blackcross, building of 1 dwelling in a garden.

*Cllrs Hearl & Cole re-entered the room.*

Members noted the pre-applications and would wait for the planning applications.

**24/P49 Minutes**

Proposal by Cllr Beardwell to approve the minutes of the Planning Committee 11<sup>th</sup> June 2024, seconded Cllr Farrell, unanimous.

It was **resolved** that the minutes of the Planning Committee meeting of 11<sup>th</sup> June 2024 be approved and to be signed as a true and correct record.

**24/P50 Matters Arising**

Planning Inspectorate- no reply to date.

PA24/00156- ongoing, no decision to date.

**24/P51 Planning Applications**

Proposal by Cllr Bunyan to alter the order of the agenda due to public interest, seconded Cllr Hearl, carried.

The above was duly **resolved**.

i. PA24/05312 Land Near Green Acres Farm Scarcewater Grampound Road.

Construction and operation of a renewable energy generating system comprising up to 49.9MWac photovoltaic (PV) solar array and associated infrastructure and works.

The Chairman reminded members of what was in the NDP.

Cllr Cole stated this application is not in Parish, and we have not been officially consulted. Although on the pre-app the cabling was going through our Parish. In this application they are stating that the cabling application will be on a separate application. Cllr Cole stated that they are looking at going through Clayworks rather

than the road. Tresithney Solar Farm is no longer happening.

Resident raised objections due to cumulative impact, 7 solar farms in the area already. This is grade 3a agricultural land.

This is 200 acres, and the farm is important to the community and a wildlife haven. Creating long term impact. Farming activities provide food for our plates, and there are miles of Cornish hedging, which is home to wildlife, which cannot be mitigated. Proposal by Cllr Beardwell to St Enoder Parish Council objects to the proposal because the solar farm proposal does not show the route of the cabling between the solar panels and the Indian Queens Power Station. The pre-application submission showed two routes for this, one of which would have led to five miles of roads being dug-up in St Enoder Parish. This disturbance would be unacceptable. St Enoder Parish Council also objects because of the cumulative impact of renewable energy installations in Clay Country.

We would note the following from a report to the China Clay Area and Luxulyan CAP. The Cornwall Climate Emergency Development Plan Document Policy RE1 – sets out Cornwall’s target of 100% renewable electricity supply by 2030. To meet 100% of its current electricity consumption, Cornwall would need a capacity of approximately 1,879.2mw.

Therefore, the China Clay Area and Luxulyan CAP covers an area of 4.415% of Cornwall share of the above 1879.2mw capacity would be 82.96mw.

The area already has installed capacity of 111.67mw and planning consent has been granted for a solar farm near Fraddon for 49.9mw. Once built, this would bring installed capacity to 161.57 mw.

In addition to the Trelion scheme (49.9MW), there is also a proposal at Trethurgy (17.51m) and a further emerging scheme at Trerice in St Dennis Parish (34.1mw), seconded Cllr Farrell, carried.

The above was duly **resolved**.

*Cllr Kessell left the room.*

- ii. PA23/03632 Summercourt MOT Centre Narrow Lane Penhale. 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)- additional information (noise impact assessment) *previous comment object the application due to neighbouring housing, although the Parish Council would be happy with 8am-6pm Monday to Friday and Saturday 8am-1pm.*

The times have been agreed by the applicant.

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

The above was duly **resolved**.

*Cllr Kessell re-entered the room.*

- iii. PA24/06168 Land North East Of Highgate Farm Highgate Hill Indian Queens. Application for Permission in Principle for the proposed construction of one dwelling in the garden of the residential dwelling known as Highgate Farm (minimum 1, maximum 1).

Proposal by Cllr Bunyan to object to the application as encroaching into the countryside, seconded Cllr Hearl, carried.

The above was duly **resolved**.

*Cllr Farrell left the room.*

- iv. PA24/06394 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' without compliance of condition 2 of decision PA23/01893 dated 19/12/2023.  
Proposal by Cllr Wimberley to object to the application due to removal of hedge, but if it is approved all conditions on the previous approval must be carried forward, seconded Cllr Beardwell, carried with abstentions.  
The above was duly **resolved**.  
*Cllr Farrell re-entered the room.*
- v. PA24/06518 The Orchard Highgate Hill Indian Queens. Proposed Sunroom to replace conservatory.  
Proposal by Cllr Bunyan to support the application, seconded Cllr Kessell, carried.  
The above was duly **resolved**.
- vi. PA24/06520 Woodlands New Road Summercourt. Construction of domestic garage on footprint of former garage.  
Proposal by Cllr Bunyan to support the application, seconded Cllr Pascoe, carried.  
The above was duly **resolved**.  
*Cllr Cole, as Cornwall Cllr, took no part in the decision on the above applications.*

#### **24/P52 Planning Decisions and Appeals**

- i. PA24/02612 Caravan For Build Of The Firs Pit Lane Higher Fraddon. Proposed dwelling within existing garden area without compliance with Condition 2 of Decision Notice PA17/11382 dated 2nd March 2018- approved.
- ii. PA24/06705 Land North West Of Former Engine House Toldish Indian Queens. Continued use of land for renting private storage space- refused.
- iii. PA24/04638 2 Hamilton Terrace St Columb Road. Extend the single story extension as previously approved 1 metre. Increase the roof height of the rear extension. Front parking space to be surfaced in water-permeable pavers system – approved.
- iv. PA24/00850/PRE AJs Eats And Treats Parka Road St Columb Road. Pre-application advice for construction of a 1 (No.) bedroom, single storey bungalow- closed advice given.
- v. PA24/01594 Carvynick Golf And Country Club Summercourt. Application to modify S106 agreement PA18/04360 dated 20 August 2018 - to provide payment of the AHC prior to Commencement of the dwellings above slab level (as opposed to the infrastructure works)- modification agreed.
- vi. PA24/02575 Carvynick Holiday Centre Summercourt. Application to modify S106 agreement PA21/04793 dated 7 October 2021 namely to provide payment of the AHC prior to Commencement of the dwellings above slab level (as opposed to the infrastructure works)- modification agreed.
- vii. PA24/00821/PRE Glebe Barn St Enoder Summercourt. Pre-application advice for proposed replacement of the timber windows, lower window frames and external doors with grey aluminium windows, lower window frames and external doors- closed advice given.
- viii. PA24/06073 Summercourt Travel The Old Coach Garage St Austell Street Summercourt. Submission of details to discharge condition3 in relation to Decision notice PA23/05466 dated 25.03.2024- discharge of conditions approved.
- ix. APP/D0840/W/23/3326173 Land west of 1-4 Higher Fraddon, Fraddon, St Columb, TR9 6NL. Construction of a residential dwelling- Appeal dismissed.

**24/P53 Correspondence**

None.

**24/P54 Other *urgent* planning business**

None

There being no other business the meeting was closed at 8.05pm.

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