

**MINUTES** of the **PLANNING COMMITTEE MEETING** of the St. Ender Parish Council held on **Tuesday 14<sup>th</sup> January 2025** at Summercourt New Memorial Hall at 7pm.

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**PRESENT:** Cllrs R Wimberley, C Hook, R Cole, R Beardwell, C Cowburn, M Pascoe, S Farrell, E Johns & G Lobb.

**25/P01 Apologies for absence.**

Cllrs M Kessell, P Cocks, M Bunyan, D Hearl & M Gregory.

**25/P02 Declarations of Interest.**

None.

**25/03 Public Session.**

Public will be invited to speak at the relevant application.

**25/P04 Minutes**

Proposal by Cllr Beardwell to approve the minutes of the Planning Committee 12<sup>th</sup> November 2024, seconded Cllr Hook, unanimous.

It was **resolved** that the minutes of the Planning Committee meeting of 12<sup>th</sup> November 2024 be approved and to be signed as a true and correct record.

**25/P05 Matters Arising**

None.

**25/P06 Planning Applications**

*Cllr Pascoe joined the meeting.*

- i. PA24/09536 The Gables 9 Grovewood Court Fraddon TR9 6TX. Proposed detached garage (part retrospective).  
Proposal by Cllr Hook to support the application, seconded Cllr Farrell, carried.  
The above was duly **resolved**.
- ii. PA24/09435 Land Opposite Alpine Villas Trevarren St Columb. Reserved Matters application following outline approval PA21/10478 dated 14th March 2022 for a proposed new dwellinghouse (access, appearance, landscaping, layout and scale).  
Planning consultant present, he explained all matters were reserved. Needed to put in a visibility splay. This is for a single storey build with 2 parking spaces.  
Proposal by Cllr Wimberley to support the application, seconded Cllr Johns, carried.  
The above was duly **resolved**.
- iii. PA24/08989 A30 Business Park Plot 6 Lodge Way Indian Queens Cornwall TR9 6FZ. Erection of 5 industrial units (E Use Class) (excluding E(a) and E(b)), car parking, foul and surface water drainage, landscaping, biodiversity and associated infrastructure.  
Proposal by Cllr Cowburn to support the application but there are issues with parking and double yellow lines are needed on both sides of the roads at the entrance to the Industrial Estate as this is dangerous, seconded Cllr Hook, carried.  
The above was duly **resolved**.
- iv. PA24/07158 Celtic Sheepskin And Co Ltd Unit 2 Indian Queens Industrial Estate Lodge Way Indian Queens St Columb. Retention of existing rear roller door and

associated works (retrospective)- update from Cllr Cole and further resolution if required.

Cllr Cole stated the planning officer is looking to support, the officer is stating the application for the roller door is not an issue. The Parish Council does not agree but also has concerns with the landscaping. Grass has been replaced by tarmac. Cllr Cole updated members on the 6 conditions proposed.

Discussion took place regarding roller door, it is not needed.

Proposal by Cllr Cowburn to request Cllr Cole gets water tight conditions and bring back to next Full Council and if not suitable then will request the application goes to Committee, seconded Cllr Hook, carried.

The above was duly **resolved**.

- v. PA23/07885 Woodlands; 5 day notice.

Proposal by Cllr Cowburn to agree to disagree to the application, concerns raised regarding going through wetlands and concerned with properties around it may flood, it was felt they should be protected, seconded Cllr Hook, carried.

The above was duly **resolved**.

*Cllr Cole, as Cornwall Cllr, took no part in the decision on the above applications.*

## **25/P07 Planning Decisions and Appeals**

- i. PA24/07950 Anchor Meadows Blue Anchor Fraddon. Retention of two shepherds huts used for holiday accommodation and associated works- approved.
- ii. PA24/07820 Anchor Meadows Blue Anchor Fraddon. Plans retrospective change of use to domestic garden including retention of garage/incidental building and borehole water treatment room- approved.
- iii. PA24/08229 Blue Anchor Farm Blue Anchor Fraddon. Application for Outline Planning Permission with all matters reserved for 2 detached dwellings with associated amenity and parking- approved.
- iv. PA24/08473 Little Orchard Trefullock Moor Summercourt. Prior approval for proposed change of use of agricultural building to a single-storey 2 bedroom dwelling- prior approval not required.
- v. PA24/08740 Brambles School Road Summercourt. Proposed side extension, construction entrance porch and conversion of roof inducing rear dormer- approved.
- vi. PA24/07693 5 Arrallas Barns Ladock. Proposal for a timber-framed home office on the ground level of the rear garden- approved.
- vii. PA24/09266 Connection Point Fraddon Solar Farm TR9 6ND. Consent is being sought to make modifications to tower BM2 on the NGED 132kV BM line. Works consist of the following: Extensions being made to existing crossarms to ensure electrical clearances are met. See plan refs- B23210C5-JAC-FR-OHL-DR-E-0007 and B23210C5-JAC-FR OHL-DR-E-0008 A sealing end gantry being attached to the tower. See plan refs- B23210C5-JAC FR-OHL-DR-E-0007 and B23210C5-JAC-FR-OHL-DR-E-0009 Downleads being fitted between crossarms and sealing end gantry. See plan refs- B23210C5-JAC-FR-OHL-DR-E-0007 All works are overhead and there will be no change in height of the tower- no objections.
- viii. PA24/06667 Carvynick Holiday Centre Summercourt. Reserved matters application for access (details following outline consent PA21/12061 dated 05.07.2022 for 40 tourism lodges and associated estate road and wc/shower facilities)- approved.
- ix. PA24/09271 Land North East Of Chytane Farm Summercourt. Prior notification of agricultural or forestry development for: Provision of a general purpose agricultural

building for secure storage and farm workshop etc.- prior approval not required.

**25/P08 Correspondence**

None.

**25/P09 Other *urgent* planning business**

Cllr Cole stated the new NPPF has been produced, the new Government target for housing has increased by 66%. In planning terms, it means that Cornwall Local Plan regarding numbers is not valid. The knock on for the NDP is those figures will also not stand.

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

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