

MINUTES of the **PLANNING COMMITTEE MEETING** of the St. Enoder Parish Council held on **Tuesday 8th April 2025** at Summercourt New Memorial Hall at 7.30pm.

PRESENT: Cllrs R Wimberley, R Cole, C Cowburn, D Hearl, C Hook, E Johns, P Cocks, S Farrell.

25/P28 Apologies for absence.

Cllrs M Bunyan, M Kessell, G Lobb, M Gregory, R Beardwell

25/P29 Declarations of Interest.

None.

25/30 Public Session.

Public to be invited to speak when application is considered.

25/P31 Minutes

Proposal by Cllr Hook to approve the minutes of the Planning Committee 11th March 2025, seconded Cllr Farrell, unanimous.

It was **resolved** that the minutes of the Planning Committee meeting of 11th March 2025 be approved and to be signed as a true and correct record.

25/P32 Matters Arising

25/P27 – enforcement is still ongoing at Mill Farm/ The Woodyard.

25/P33 Planning Applications

- i. PA25/01789 Mirador Barton Lane White Cross. Construction of a self build dwelling. Agent stated wanted to build a dwelling on the footprint of previously approved double garage. Resident stated she wanted this to be her forever home. Proposal by Cllr Cocks to support the application, seconded Cllr Hook, carried. The above was duly **resolved**.
- ii. PA25/02225 Little Meadows Toldish Indian Queens. Application for Permission in Principle for the erection of one dwelling formation of access (minimum 1, maximum 1). Proposal by Cllr Cowburn to support the application, seconded Cllr Johns, carried. The above was duly **resolved**.
- iii. PA25/02213 Toldish Cottage Toldish Lane Toldish. Replacement and raising of roof, conversion of flat roof to terrace, cladding of first floor and addition of pitched roof to existing garage with associated works. Applicant explained application, cottage requires modernisation. Proposal by Cllr Cowburn to support the application, seconded Cllr Johns, carried. The above was duly **resolved**.
- iv. PA25/02218 Carvynick Holiday Centre Summercourt Newquay TR8 5AF. Outline planning application with all matters reserved for up to 40 tourism lodges with associated estate roads and wc/shower facilities next to site with recent consent for tourism lodges under PA21/12061 without compliance with condition 8 of decision notice PA23/09755 dated 05.08.2024. *Condition 8 Within 6 months of the use that is hereby permitted ceases, or the commercial operation of the land becomes redundant, all lodges, caravans, buildings, structures, tracks, materials and equipment brought onto, or erected on, the land or works undertaken to it in*

connection with the use shall be removed, and the land restored to its condition before the development took place. The land shall thereafter revert to use as a pasture field or other agricultural use.

Mr Simpson explained they wanted the planning condition lifted as they have been advised it is not lawful, and they cannot get finance.

The reason behind the condition was to prevent the area becoming residential, as it is creeping in to the countryside.

Mr Simpson stated that planning is already approved on the site, this is to lift a condition. To convert back to green fields is £1.6m.

Proposal by Cllr Cocks to support in principle but require clarity the condition is unlawful, seconded Cllr Hook , 2 for 2 against, 3 abstentions, the Chairman casting vote for, carried.

The above was duly **resolved**.

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

25/P34 Planning Decisions and Appeals

- i. PA25/01760 Gnome World Moorland Road Indian Queens. Submission of details to discharge condition 3 in relation to decision notice PA22/07277 dated 17.10.2024- approved.
- ii. PA25/01779 Gnome World Moorland Road Indian Queens. Submission of details to discharge Condition 4 and 6 in respect of Decision Notice PA22/07277 dated 17.10.24- approved.
- iii. PA22/08134 Land Adjacent Rock House New Row Summercourt. Proposed erection of 18 double storey dwellings, comprising of 9 affordable dwellings and 9 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- approved.
- iv. 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- approved.

25/P35 Correspondence

- i. None

25/P36 Other *urgent* planning business

There being no other business the meeting was closed at 20.17pm.

Signed : (Chairman) (dated)