

MINUTES of the PLANNING COMMITTEE MEETING of the St. Enoder Parish Council held on Tuesday 9th September 2025 at Summercourt New Memorial Hall at 7pm.

PRESENT: Cllrs R Wimberley, C Cowburn, R Beardwell, P Cocks, R Cole, S Farrell.

25/P48 Apologies for absence.

Cllrs E Johns, M Bunyan, C Hook.

Absent: Cllrs M Gregory, D Hearl, M Kessell, G Lobb

25/P49 Declarations of Interest.

None.

25/P50 Public Session.

Public to be invited to speak when application is considered.

25/P51 Minutes

Proposal by Cllr Farrell to approve the minutes of the Planning Committee 10th June 2025, seconded Cllr Cowburn, unanimous.

It was **resolved** that the minutes of the Planning Committee meeting of 10th June 2025 be approved and to be signed as a true and correct record.

25/P52 Matters Arising

None

25/P53 Planning Applications

- i. PA25/05918 Homestead Farm Black Cross. Technical Detail Consent following permission principal for Construction of 2 No. Dwellings with associated works as approved under PA24/01082 dated 5th April 2024.

Proposal by Cllr Cowburn to support, seconded Cllr Cocks, carried.

The above was duly **resolved**.

- ii. PA25/05705 Land West Of Ivy Cottage Higher Fraddon. Application for Permission in Principle for construction of a single dwellinghouse.

Proposal by Cllr Wimberley to object to the application as outside of the building envelope in NDP and do not consider it infill, seconded Cllr Cocks, carried.

The above was duly **resolved**.

- iii. PA25/06161 Queensmere Moorland Road Indian Queens. Proposed extensions, alterations and hardstanding.

Proposal by Cllr Cocks to support the application, seconded Cllr Beardwell, carried.

The above was duly **resolved**.

25/P54 Planning Decisions and Appeals

- i. PA25/03957 Land North Of Eric Roberts Contractors Pit Lane Higher Fraddon. Construction of 2 No. dwellings with associated works, including formation of additional access to Eric Roberts Contractors Limited– approved.
- ii. PA25/01014 Stone Barn North East Of Burthy Farm Summercourt. The proposed conversion and extension to the barn to form a dwelling and the installation of a septic tank- approved.

- iii. PA25/02218 Carvynick Holiday Centre Summercourt. 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- approved.
- iv. PA25/01094 The Milking Parlour Land At Burthy Farm Summercourt. The proposed demolition of the agricultural barn, the erection of a replacement dwelling in lieu of a Class Q change of use (PA24/02760) and the installation of a septic tank- withdrawn.
- v. PA25/02892 Ivy Cottage St Columb Road St Columb. Erection of two dwellings, demolition of two former outbuildings- approved.
- vi. PA25/04970 Bodanna Vean Summercourt. Renovation and extension works to an existing annexe- approved.
- vii. APP/D0840/W/25/3365652 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. The Informal Hearing will commence at 10:00 am on 16 September 2025 in St Erme Community Centre, Castle Field, Trispen, Truro TR4 9BH.
- viii. PA25/00698/PRE Mayflower Higher Fraddon. Pre-application advice for a residential development- closed advice given.
Proposal by Cllr Wimberley to apply for TPO on trees, seconded Cllr Farrell, carried.
The above was duly **resolved**.
- ix. APP/D0840/W/25/3361791 Land at Higher Trefullock Farm, School Lane, Summercourt. The development proposed is described as “Continued stationing of two containers and proposed stationing of eighteen containers for self-storage purposes”- Appeal dismissed.
- x. PA25/03870 Land South Of 17 Heather Meadow Fraddon TR9 6GA. Proposed construction of four dwellings- Cornwall Council Planning Committee 22nd September 10am. Cllr Wimberley to speak, Clerk to register.

25/P55 Correspondence

- i. Query regarding whether planning permission is required to demolish an old stable block, it has not been used as a stable for years but been used for storage.
Planning permission not required for demolition, but members would not support rounding off the corners as this is going into protected land.

25/P56 Other *urgent* planning business

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

Signed : (Chairman) (dated)