



## Minutes – Planning Committee

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### Minutes of the meeting held on Monday 20<sup>th</sup> January 2020 at 6.15pm in the Council Chamber, Chyanhale, Ponsmere Valley, Perranporth, TR6 0DB

**Present:** Cllrs Davies (Chair), Arthur, Bowers, Higgins, Lawrence, Trevethan, White and Yeo

**In attendance:** Cornwall Cllrs Callan and Harvey, Kitty Everest (Clerk to the Planning Committee) and 8 members of the public

#### Public Participation

Prior to the commencement of public participation, the Chair recommended that the committee defer Item G (PA19/06693) to a future committee meeting as Sue Walters, Planning Consultant, had placed a request for the Parish Council not to consider the above application given that an amended proposal including revised plans are being prepared.

Item A (PA19/10918) - The applicants, Mr S Askey and Ms F Houghton provided a brief overview of their proposal and stated they were available to field questions, if required.

Item H (PA19/10894) – Charles Green, Agent, attended representing the applicant, Mrs R Barteau. He introduced the application and informed the committee of the assessments and surveys carried out that also influenced the design proposed.

Item D (PA19/10699) – Planning Consultant, Paul Bateman requested that the committee consider the changes since the last application

Item K (PA19/09438) - Planning Consultant, Paul Bateman informed the committee of the scale of the planned build and confirmed ownership issues had been resolved.

Item J (PA19/10153) – Annie Lee, resident property owner opposite the development. Wished to object to the request to move the entrance as it would cause a privacy issue. The current entrance is less obtrusive.

#### **001/20/PC      Apologies**

None.

#### **002/20/PC      Declarations of interest and dispensations granted**

There were no declarations of interest or dispensations granted.

#### **003/20/PC      Approve minutes of Committee meetings**

The minutes of the committee meeting dated 16<sup>th</sup> December 2019 were unanimously approved and signed as a true and an accurate record.

## 004/20/PC Considerations of planning applications

The following applications were considered and proposals made.

a) Application: PA19/10918

Proposal: Permission in principle for proposed development of a single dwelling

Location: Land South of Engelly Road Goonhavern Truro TR4 9NN

Applicant: Mr Askey Ms Houghton

Proposed: Object - This is not an exception site as no affordable houses are being built. Therefore, the Parish Council object on the grounds that this is development in the countryside (1 abstention, 1 against).

b) Application: PA19/10424

Proposal: Demolition of existing dwelling and bungalow and redevelopment of site to construct four houses with variation of condition 2 and provision of details to regularise conditions 3, 5, 6 and 10 in respect of decision notice PA18/07835

Location: Dor Pete Gwythian Way Perranporth Cornwall

Applicant: P Postle Tynula Ltd

Proposed: No objection (unanimous)

c) Application: PA19/10027

Proposal: Replace timber shed with kitchen extension; replace defective flat and pitched roofs with new flat roof; new walk-in chiller in rear yard; replace boarded over timber window panel with timber framed wall with shiplap boarding; internal alterations

Location: The Tywarnhayle Inn 1 Tywarnhayle Square Perranporth TR6 0ER

Applicant: Trust Inns Limited

Proposed: No objection (unanimous)

d) Application: PA19/10699

Proposal: The erection of a self-build dwelling on previously developed land (parking area)

Location: Land West of Carn Brea Reen Cross Road Goonhavern Cornwall

Applicant: Mr S King

Proposed: No objection (unanimous)

e) Application: PA19/11132

Proposal: Alterations and extension to existing farmhouse and replacement of existing barn outbuilding and new access and driveway

Location: Carnebo Farm Carnebo Hill Goonhavern TR4 9QH

Applicant: Mr Craig Burns

Proposed: No objection (unanimous)

- f) Application: PA19/10909  
Proposal: Certificate of lawfulness for proposed construction of two linked detached dwellings as per permission PA16/08203  
Location: St Maridox Chapel Hill Bolingey TR6 0DQ  
Applicant: Mr G Ralph

Proposed: The request for a Certificate of Lawfulness is being deferred to the Planning Officer for a decision as it's a matter of fact and degree.

- g) Application: PA19/06693  
Proposal: Construction of 5 houses and associated works  
Location: Land South of Higher Rise Farm Rose Truro Cornwall  
Applicant: Mr R Partridge

Proposed: The consideration of planning application PA19/06693 is deferred to a future meeting following a proposed resubmission of amended plans (reference note under heading 'Public Participation').

- h) Application: PA19/10894  
Proposal: Proposed construction of two detached infill dwellings, formation of two new vehicle access points onto Perrancoombe and alterations to existing vehicle access  
Location: Tresloe Vean Perrancoombe Perranporth TR6 0HY  
Applicant: Mrs R Barteau

Proposed: Object on the basis that the bulk, massing and design of the two properties are out of character with the rest of the village. (2 abstentions, 2 against)

- i) Application: PA19/10956  
Proposal: Construction of 3 bed detached dwelling (redesign to previous approval PA16/10724) access  
Location: Plot 3 Land Adjacent to Quarry Ramoth Way Perranporth  
Applicant: Mr Michael Shoosmith, Shoosmith Construction

Proposed: No objection (unanimous)

- j) Application: PA19/10153  
Proposal: Demolition of existing dwelling and replace with 3 no. dwelling houses with integral garages and access with variation of condition 2 (plans approved) of decision PA17/10624 dated 12/07/2018 access  
Location: The Dune House Ramoth Way Perranporth TR6 0BY  
Applicant: Mr Andreas Read Norwegian Homes Ltd

Proposed: Object to the revised access. Should the Planning Officer be minded to approve, the Parish Council would seek a condition that an appropriate drainage scheme be put in place to alleviate the drainage problems in a suitable timeframe (1 abstention)

k) Application: PA19/09438

Proposal: Outline planning permission with some matters (appearance, landscaping, layout and scale) reserved for the construction of up to two dwelling houses access

Location: Land NNE Of Newlands Gate Stoney Lane Goonhavern Cornwall

Applicant: Mr I Bodie

Proposed: Object on the grounds of over development and loss of open space (3 abstentions)

**005/20/PC            Items of Correspondence from the Clerk**

One item of correspondence to note, an appeal for planning application PA18/07070 - Beach Dunes House. The meeting of the Central Sub-Area Planning Committee held this morning approved a subsequent planning application. Therefore, this appeal is likely to be withdrawn.

**006/20/PC            Date of the Next Meeting**

Members NOTED the date of the next meeting: Monday 10<sup>th</sup> February 2020

There being no further business the Chairman closed the meeting at 18:55 hrs.

Signed .....

Date .....