



# Minutes – Planning Committee

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**Minutes of the meeting held on Monday 9<sup>th</sup> May 2022 at 6pm in the Council Chamber, Chyanhale, Ponsmere Valley, Perranporth, TR6 0DB**

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

**In attendance:** Laura Wright (Admin Officer, Clerking the meeting) Adrian Harvey (Cornwall Councillor) and Cllrs Boston, Gaisford and Reynolds

**Public Participation:** There were 35 members of the public present. 1 person spoke in objection to item a on the agenda (PA22/02794), 1 person spoke in objection to item b on the agenda (PA22/03090), 2 people spoke in support of and 4 people spoke in objection to item c on the agenda (PA21/09826), including one person who had prepared a statement on behalf of several residents and 2 people spoke in objection to item d on the agenda (PA22/03465), with several other members of the public in agreement.

## **038/22/PC Apologies**

Apologies had been received from Cllr Yeo due to a previous commitment and the reason was excepted by members.

## **039/22/PC Declarations of interest and dispensations granted**

There were no declarations of interest and no dispensations granted

## **040/22/PC Approve minutes of committee meeting**

The minutes of the committee meeting dated 19<sup>th</sup> April 2022 were AGREED as a true and accurate record.

## **041/22/PC Considerations of planning applications**

The following applications were considered and proposals agreed:

### **a) Application: PA22/02794**

**Proposal:** Partial demolition of existing buildings and development of 9 new build housing units and refurbishment of existing cottages to form 3 dwellings along with associated landscaping, boundary treatment, access, parking, drainage, services, and plant. (The application is accompanied by an Environmental Statement.)

**Location:** Penhale Camp Camp Road Holywell Bay Newquay

Applicant: Clerkenwell Estates (Holywell Bay) Ltd

Response: Object (unanimous)  
The Parish Council strongly objects to this planning application on the grounds that the road access is insufficient, and the automated traffic count was carried out during a national lockdown and therefore not indicative to the normal traffic figures. The scale and dominance of the development is excessive. The NPPF states that a site can be excluded from being a brown field site if it has blended into the landscape, such as the Penhale site. The site is unsustainable and there would be an adverse impact on the SSSI and SAC.

**b) Application: PA22/03090**

Proposal: Hybrid planning application comprising: Full application for the demolition of reception/amenity block, outbuildings and structures; installation of bases for the siting of static caravans; creation of a bat loft and a maintenance building; installation of children's play equipment; the conversion of one existing dwelling to self-catering accommodation and the conversion of a second existing dwelling to a central facilities building; with associated access, car parking, hard and soft landscaping and drainage infrastructure works; and, Outline application for an extension to the proposed central facilities building, with associated hard and soft landscaping and drainage infrastructure works.

Location: Perran Springs Touring Park Bodmin Road Goonhavern Truro

Applicant: Park Leisure 2000 Ltd

Response: Object (1 abstention)  
The Parish Council object to this planning application on the grounds that the development would have an adverse impact on neighbours, it is considered to be an over development of the site and there are serious highways concerns, both for the increase of traffic it would generate and also for pedestrians. The cumulative effect of multiple applications for static caravan sites, has already resulted in saturation for this area of the parish and any additional permissions would have an adverse effect on the community.

**c) Application: PA21/09826**

Proposal: Development of a geothermal power plant including site preparation, drilling of two deep geothermal wells, resource testing, construction of a binary cycle power station and subsequent operation.

Location: Land NW Of Rosehill Farm Penhallow Truro Cornwall TR4 9LT

Applicant: Miss Hazel Farndale

Response: Whilst the Parish Council are supportive of renewable energy, they object to this application as they strongly feel that it is the wrong location. Cornwall Council Historic Environment has also stated that this is not an appropriate site. The design spoils the visual amenity of the rural setting and would have an adverse impact on the local community.

**d) Application: PA22/03465**

Proposal: Change of use of campsite to a combined use for camping, caravanning, touring and civil ceremonies

Location: Anchor Barrow Campsite St Georges Hill Perranporth Cornwall

Applicant: Mr Tony Chapman Anchor Barrow Ltd

Response: Object (2 abstentions)

The Parish Council objects to this application with concerns regarding pedestrians walking to and from the campsite, highways concerns, the adverse impact to local residents due to anti-social behaviors and in support of the 30+ residents who have expressed strong concerns.

**e) Application: PA22/03999**

Proposal: New annex comprising 23 resident bedrooms, living and dining areas and ancillary accommodation over two storeys, linked to existing building.

Location: Long View Residential Home, Trebarthen Terrace, Goonhavern Cornwall

Applicant: Mr Michael Westmore, LongView Care Home Ltd.

Response: No objection (unanimous)

**f) Application: PA22/03246**

Proposal: Conversion of existing former garage to a holiday let and replacement of garage with a new holiday letting building

Location: Innomore A3075 Between B3284 Junction Near Pendown Farm and Junction at White House Inn Penhallow Perranzabuloe

Applicant: Global Holdings c/o The Agent Sue Walters Creative planning sw ltd

Response: No objection (1 abstention, 2 against)

**g) Application: PA22/03883**

Proposal: Alteration to detached single family residence by replacing the existing Conservatory with a two-storey extension

Location: Treen Farm, A3075 Between White House Inn And Perranwell Road, Perranwell, Goonhavern

Applicant: Mrs and Mr Anja Carstens

Response: No objection (unanimous)

**h) Application: PA22/03924**

Proposal: ERECTION OF BUNGALOW (AMENDED DESIGN) AND FORMATION OF ACCESS

Location: Rose Meadows Trevellance Lane, Bolingey, Cornwall

Applicant: MR. & MRS. NEIL FABRIS

Response: No objection (unanimous)

**i) Application: PA22/03897**

Proposal: Outline planning permission with all matters reserved for a replacement dwelling.

Location: The Caravan Paradise Cottage Wheal Hope Goonhavern

Applicant: Mrs Michelle Sanwell

Response: The Parish Council felt that they could not comment on this application due to insufficient planning details – refer back to the planning officer.

**042/22/PC** Correspondence from Clerk

There were no items of correspondence from the Clerk

**043/22/PC** To note the date of next meeting:

Members noted the date of the next meeting: **6<sup>th</sup> June**

There being no further business, the Chairman closed the meeting at 7.03pm

Signed: .....

Dated: 6<sup>th</sup> June 202