



# Minutes – Planning Committee

## Minutes of the meeting held on Monday 23 October 2023 at 6.00pm in the Council Chamber, Chyanhale, Ponsmere Valley, Perranporth, TR6 0DB

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

**In attendance:** Susan Brooks (Admin Officer, Clerking the meeting), Cllr Rogers and Cornwall Councillor Adrian Harvey.

**Public Participation:** 16 members of the public attended. 3 members of the public spoke against application PA23/07959, Bolingey Fishing Lake, Penwartha Road, Bolingey and 1 spoke in support of the application. 1 member of the public spoke against application PA23/05878, Land South of Butterclip Road, Reen Cross Road, Goonhavern and an agent spoke in support of the application.

### 087/23/PC Apologies

No apologies for absence had been received.

### 088/23/PC Declarations of interest and dispensations granted

Cllr Bowers declared a non-registerable interest in item a, PA23/07959, and a dispensation was granted to allow Cllr Bowers to take part in the discussion but not to vote.

### 089/23/PC Approve minutes of committee meeting

The minutes of the committee meeting dated 2<sup>nd</sup> October 2023 were AGREED as a true and accurate record.

**Proposed:** Cllr Higgins

**Seconded:** Cllr White

**4-0 (3 abs)**

*It was agreed that the order in which items were considered at the meeting would be changed. Item d (PA23/07959) on the agenda was taken as the next item followed by item g (PA23/05878). The minutes reflect the order of the meeting.*

### 090/23/PC Considerations of planning applications

The following applications were considered and proposals AGREED:

#### a) Application PA23/07959

Proposal: Siting of four holiday lodges  
Location: Bolingey Fishing Lake Penwartha Road Bolingey Perranporth  
Applicant: Mr and Mrs Dare and Mr and Mrs O'Donoghue  
Response: Object on the grounds of highway issues and the increased traffic that would be generated, increased noise in a quiet, residential area and the adverse impact on nature and the environment. The proposal lay outside the development boundary for Bolingey and would be contrary to NDP policy SD1. The development would also be against NDP Local Green Spaces policy NE8 as the proposed lodges lay within designated LGS4 at Bolingey Lakes. In addition to this, Tourism policies TO1 and TO2 would not support the siting of new holiday accommodation on previously undeveloped land.

**Proposed:** Cllr Higgins

**Seconded:** Cllr Trevethan

**5-0 (1 abs)**

Signed: .....

Date: 13<sup>th</sup> November 2023

It was agreed that the Admin Officer would contact the Cornwall Council Planning Officer to request further information regarding the lack of notification and request an extension to the consultation period.

**b) Application PA23/05878**

Proposal: Outline Planning Permission for six residential dwellings with some matters reserved, namely access only.

Location: Land South of Butterclip Road Reen Cross Road Goonhavern

Applicant: Mr Simon King

Response: Support the outline planning permission

**Proposed: Cllr Yeo                      Seconded: Cllr Trevethan                      5-1 (1 abs)**

**c) Application PA23/06940**

Proposal: Convert garage into a living space

Location: Valhalla Perrancombe Perranporth Cornwall

Applicant: Mr and Mrs Mark and Valerie Bendall

Response:

**Proposed: Cllr Bowers                      Seconded: Cllr Lawrence                      unan**

**d) Application PA23/07729**

Proposal: Proposed demolition of double garage and 2-bedroom holiday dwelling, and construction of new holiday dwelling and owner's dwelling.

Location: St Georges Hotel St Georges Hill Perranporth Cornwall

Applicant: Mr and Mrs Brad and Ulrica Harris

Response: No objection

**Proposed: Cllr Arthur                      Seconded: Cllr Higgins                      unan**

**e) Application PA23/05562**

Proposal: First floor side extension.

Location: Delmaine Rose Truro Cornwall

Applicant: Mr and Mrs Martin

Response: No objection

**Proposed: Cllr Arthur                      Seconded: Cllr Bowers                      unan**

**f) Application PA23/07403**

Proposal: Demolition of existing house and garage and construction of replacement house including below ground basement with garage, pool and plant room without complying with conditions 2 and 7 of decision PA23/02490 dated 13/06/2023

Location: Beach Dunes House Ramoth Way Perranporth Cornwall

Applicant: Mr & Mrs S Conway

Response: Object: The proposal would be unneighbourly and would have an adverse effect on the neighbours due to overlooking.

**Proposed: Cllr Bowers                      Seconded: Cllr Lawrence                      6-0 (1 abs)**

**g) Application PA23/06046**

Proposal: Demolition of River Villa and Construction of new Dwelling including detached garage.

Location: River Villa Callestick Truro Cornwall

Applicant: Mr Nick Winfield Toldish Developments Ltd

Response: No objection

**Proposed: Cllr Bowers                      Seconded: Cllr Arthur                      unan**

Signed: .....

Date: 13<sup>th</sup> November 2023

**h) Application PA23/05190**

Proposal: Provision of agricultural building and associated work for access, parking and turning.

Location: Land South of Quarry Gate Ventongimps Callestick Cornwall

Applicant: Miss Corinne Culley

Response: No objection

**Proposed: Cllr White**

**Seconded: Higgins**

**6-1**

**091/23/PC Correspondence from the Clerk**

The following correspondence was noted:

- a) The street name option of Levan Road was chosen for application PA22/09502 (15 residential park home dwellings) Penrose Holiday Park, Bodmin Road, Goonhavern, from the following proposed names: Levan Grove, Levan Drive or Levan Road.
- b) Notification of enforcement investigation in relation to PA22/01953, Land adjacent to Chy Lowenna, Ramoth Way, Perranporth.
- c) Pre-application advice request regarding a proposed Base Station pole upgrade at Cornerstone 24109922, Four Burrows, Blackwater, Truro, TR4 8JB. It was agreed that no comments would be made at this stage.

**092/23/PC Date of next meeting**

Members noted the date of the next meeting: Monday 13<sup>th</sup> November 2023.

There being no further business, the Chair closed the meeting at 6.53pm.

Signed: .....

Date: 13<sup>th</sup> November 2023