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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 8th FEBRUARY 2021 HELD VIRTUALLY VIA ZOOM DUE TO COVID-19 RESTRICTIONS AT 7PM

PRESENT: CLLR. B HILTON (CHAIRMAN), CLLR. HARRY, CLLR. HEWITT, CLLR. F J DYER MBE, CLLR. ROBINSON, CLLR. I HOLROYD, CLLR. LA BORDE, CLLR. A WILLSHEE, CLLR. D GREEN, CLLR. M HOLROYD, CLLR. HART

Also present: Mrs K J Harding – Clerk to Kenwyn Parish Council

6 public

The Chairman made everyone aware that the meeting was being recorded both by audio and video.

298/2021 APOLOGIES: CLLR. GAMMON (VICE-CHAIR)

299/2021 DECLARATIONS OF INTEREST

No declarations of interest.

300/2021 PUBLIC PARTICIPATION (10 MINUTES MAXIMUM, 3 MINUTES' MAXIMUM PER PERSON ON PLANNING MATTERS ONLY)

Cllr. Green – had followed up with Planning Enforcement the issue of the extensive groundworks on land at Treworder. Planning Enforcement had advised all works carried out complied with the planning permission in place.

301/2021 TO CONSIDER PLANNING APPLICATIONS AS LISTED BELOW:

The Chairman altered the running order of the agenda to deal with this application first.

D2967 Application PA21/00320

Proposal Change of Use from Class E(g) office to veterinary clinic (Sui Generis) Location Edhen Kernyk House Church Road Shortlanesend TR4 9DD

Applicant Dr Rachel Simmons Grid Ref 180826 / 47622

Standing Orders were suspended to allow the applicant to address members.

Standing Orders were reinstated.

Observations: Support

Proposed by: Chairman

Vote: unanimous

D2966 Application PA20/10727

Proposal Technical Details Consent for single dwelling and associated works following approval PA20/02938

Location The Retreat Access To The Retreat Gloweth Truro

Applicant Mr And Mrs Healey Grid Ref 179410 / 45022

Observations: Support

Proposed by: Chairman

Vote: 8 in favour, 2 against

D2968 Application PA20/11277

Proposal Raise height of ridge line, installation of dormer, conversion of roof space

Location 20 Newbridge Lane Truro TR1 3JS

Applicant Mr Iain Stark Grid Ref 180004 / 44507

Observations: Support

Proposed by: Cllr. Harry

Seconded by: Cllr. Robinson

Vote: unanimous

D2969 Application PA21/00391

Proposal Development of student, nurses or key worker accommodation, comprising 90 bed spaces in three accommodation blocks, the creation of a new access on Tresawls Road and associated landscaping

Location Chywhela Gloweth Truro Cornwall

Applicant Modena Lifestyles Limited Modena Lifestyles Limited

Grid Ref 179205 / 45052

Deferred to raise the following points:

- This is the gateway to Truro – the design is not good enough for this important location, there are no sustainable materials included, no solar panels, no heat pumps, no recycled water and no ecological design. The college buildings nearby are architecturally interesting, these proposals are not. It feels like a lazy design merely for maximum profit only. Timber cladding should have been included.
- The proposed buildings are too high on the skyline.
- Insufficient car parking spaces proposed. 15 spaces are not enough for 90 bed spaces. It is ludicrous to suggest residents can park at the hospital, the retail park or the park and ride
- Can the S106 agreement ensure the units are only let to people without cars?
- There is no suitable crossing on the A390 in close proximity meaning residents will run across the dual carriageway close to where there was recently a fatal accident.
- There is insufficient indoor cycle storage provision, this should be increased to at least 50%
- Bio-diversity – the net gain is based on a baseline of zero, this isn't correct. There is no bio-diversity gain on site, much more needs to be done ecologically. It is disappointing to read that scrub area is discounted as not important. Scrub is a very important habitat for hedgehogs and other wildlife.

Members were asked to send any further comments to the Clerk by 5pm on 10th February 2021.

302/2021 TO CONSIDER ANY PLANNING REPORTS

No planning reports.

303/2021 ANY OTHER ITEM THE CHAIRMAN DEEMS AS URGENT

No other urgent items.

Meeting ended at 7.47pm.