



Minutes of a meeting of the **Planning Committee** held on **Monday 13 April 2026** at **6.30pm** in **Shortlanesend Village Hall**

Present: Cllrs Jones (Chairman), Green, Holroyd, Robinson, Cowling, Lusty. In attendance Julie Larter (Clerk); 9 members of the public

(P/296/25) Apologies for absence

Apologies were received from Cllrs Venton, La Borde and Wright.

(P/297/25) Declarations of interest

There were no declarations of interest.

(P/298/25) Requests for dispensations

There were no requests for dispensations.

(P/299/25) Minutes of a meeting of the Planning Committee held on 9 March 2026

It was proposed by Cllr Green, seconded by Cllr Holroyd and **RESOLVED that the minutes of a Planning Committee meeting held on 10 March 2026 be signed as an accurate record of the meeting.**

Referring to planning application PA25/02276 – Great Roseveth Farm, the Chairman said that he had a Teams meeting today with the Planning Officer, Cllr Tudor and Cllr Green. Cornwall Council has not had sufficient time to review the amended documents and several consultees have not responded to the amended documents including the Fire & Rescue Service, therefore the application was deferred to the next meeting. The Planning Officer is to ask an agent to attend next meeting and hopefully the Planning Officer will attend also.

(P/300/25) Public Participation

(i) Shaun Fox representing Vulpes gave a presentation on a proposed development in Shortlanesend

The application is for 4 self build, multi-generational properties on land at the junction of Idless Lane/Ashley road. A design code will be drawn up so that externally all the properties have the same finishes, but internally they can be individually designed to meet the needs of the respective purchaser.

The Chairman then opened the floor to questions

(ii) Public Participation

A member of the public said that a pre-application for a development on this land had been submitted around 2 years ago and the applicant was advised that permission was

only likely to be granted if the property was specifically for the over 55s. The member of the public was concerned that the proposal was for 2 storeys whereas neighbouring properties are all bungalows.

Councillors raised a number of questions including the likely price of the houses, whether they were realistically for local residents or for people from outside the area. The low density of the proposal – is this a good use of the land?

The Chairman explained that detail will be contained in any planning application that may come forward.

The Chairman thanked Mr Fox for his presentation.

A member of the public made comments regarding PA25/08724.

(P/301/25) Planning Applications

(i) PA26/01307 – Pizza Hut Restaurant, Threemilestone: Proposed new Aluminium Automatic single side sliding bi folding doors and 1 x promotional banner sign, 1 x externally illuminated gantry sign, 5 x pole mounted site signs, 2 x internally illuminated box fascia

Cllr Green, proposed, Cllr Holroyd seconded and it was **RESOLVED that the Clerk should respond to the Planning Authority stating that the parish council supports the application subject to a condition stating that there should be no overnight illumination. Signage should be switched off when the store is closed.**

(ii) PA26/01308 – Pizza Hut Restaurant, Threemilestone: Advertisement Consent for 1 x promotional banner sign, 1 x externally illuminated gantry sign, 5 x pole mounted site signs, 2 internally illuminated box fascia

Cllr Green, proposed, Cllr Holroyd seconded and it was **RESOLVED that the Clerk should respond to the Planning Authority stating that the parish council supports the application subject to a condition stating that there should be no overnight illumination. Signage should be switched off when the store is closed.**

(iii) PA25/08724 – Penrose Paddocks, School Hill, Shortlanesend: Change of use of just under 1 acre of the land for a dog walking paddock, and retention of septic tank with soakaway

Cllr Cowling proposed, Cllr Lusty seconded and it was **RESOLVED that the Clerk should respond to the Planning Authority stating that the application contained insufficient information for the parish council to be able to make an informed comment. The parish council is very concerned that there is no mention in application of parking provision.**

(iv) PA26/01742 – Land East of Ruby Barn, Three Burrows, Threemilestone: Construction of animal shelter and implement store

Cllr Robinson proposed, Cllr Cowling seconded and it was **RESOLVED that the Clerk should respond to the Planning Authority stating that the parish council supports the application.**

(v) PA26/02158 – Caravan adj to Honeysuckle Farm, Besore: Application for a Lawful Development Certificate for an Existing use – private use of the site (as previously

accommodated a caravan, which was subsequently replaced with the existing cabin) for shelter, storage and periodic overnight accommodation
Cllr Green proposed, Cllr Lusty seconded and it was **RESOLVED that the Clerk should respond to the Planning Authority stating that the parish council supports the application.**

(vi) PA25/02276 – Great Roseveth Farm, Land SW of Shortlanesend: Installation and operation of a Battery Energy Storage System facility and associated works
As previously stated this matter was deferred to the next meeting.

The meeting closed at 7.27 pm

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Chairman

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Date