

Kenwyn Parish Council

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 13TH DECEMBER 2017 AT SHORLANESEND VILLAGE HALL AT 7PM

**275/2017 PRESENT: CLLRS. R TINNEY (CHAIRMAN), B HILTON (VICE CHAIRMAN), W ROBINSON, K POLKINGHORNE, J DUNN, J SHENTON, K HART, J KEVERNE
Mrs K J HARDING – CLERK TO KENWYN PARISH COUNCIL**

Also present: Cllrs. I Holroyd, F J Dyer, J Burlinson, S Horne

Mr G Harding, Miss C Harding, Mr Dan Mitchell and Mr Peckham

The Chairman thanked the Clerk and her family for providing Christmas refreshments for members to enjoy during the meeting.

276/2017 APOLOGIES: Cllr. S Walshaw

277/2017 DECLARATIONS OF INTEREST

No declarations of interest.

278/2017 PUBLIC PARTICIPATION (10 MINUTES MAXIMUM, 3 MINUTES MAXIMUM PER PERSON) ON PLANNING MATTERS ONLY

No public participation.

279/2017. TO CONSIDER PLANNING APPLICATIONS AS LISTED BELOW:

D2421 Ms Flood, The Dairy Boscolla Kenwyn - Conversion of former calf house and dairy including new access drive and outbuilding (amendments to previous scheme approved under PA16/02548)
PA17/10233

Observations: Support

Proposed by: Cllr. Polkinghorne

Seconded by: Cllr. Hilton

Vote: unanimous

D2422 Dr Martin Proctor, Boscolla Farm Road From Junction West Of Boscolla Mill To New Mill Cottage, Boscolla Kenwyn PA17/10726

Observations: Support

Proposed by: Cllr. Polkinghorne

Seconded by: Cllr. Dunn

Vote: unanimous

D2423 Mr And Mrs Peckham, Primrose Farm Penstraze Chacewater TR4 8PJ - Proposed construction of detached annex, and shower/toilet buildings and use of paddock for glamping pitches and tourers PA17/10273

Standing Orders were suspended to allow both the applicant and agent to address members. The agent advised the proposed annexe was not self-contained and would rely on the main dwelling for the use of facilities i.e. the kitchen.

6 Glamping units were proposed and these would be safari tents on timber bases. This was aimed at the high-end camping market and due to the structure of the tents would allow a longer camping season. The agent acknowledged the concerns of the World Heritage Officer regarding the proposed field for the glamping, but he advised there would be no structural change to the field and the glamping units would improve it. There were also proposals for touring caravans to stay at the site and members queried the logistics and safety of turning right into the site off the A390 and whether other vehicles could still pass them. They also queried the road width going into Primrose Farm and whether it was wide enough for a caravan and car to pass each other. Members asked for more assurances that caravans would be accommodated in the lane and would not back out onto the A390.

Glamping – there would be toilet and shower facilities 20 – 30 metres away. Parking would be provided in the field with low impact mesh put down for this. The Glamping side of the proposals would be easily reversible and the touring caravan operation would be classed as a temporary use so was also be easily reversible.

The applicant advised the lane into the site was capable of holding four caravans should more than one arrive at any time. He would provide passing places in the lane and once the caravans arrived they would go straight onto the field and not be held at any reception area.

There was still considerable concern about the caravans turning right and members wished to wait for the Highways Officer to comment.

Standing Orders were reinstated.

The Chairman advised he had contacted the planning officer dealing with the application and had been advised due to the small area involved this was classed as a change of use and not diversification. He also advised the World Heritage Officer would prefer the glamping to be on the field identified for the touring caravans.

The Chairman also advised there was concern over whether the annexe was an annexe or an additional building. He further advised there were no kitchen facilities but queried whether it was a true annexe.

The Chairman noted the concerns of members regarding caravans turning right and also traffic leaving the site wishing to go into the town who would also have to turn right across the A390. Whilst he noted there were two bus stops nearby this would mean pedestrians trying to cross this very busy road.

The Chairman noted the public right of way on site would be preserved.

Cllr. Dunn felt the annexe was more like a house than an annexe.

Cllr. Burlinson asked what facilities would be in the annexe. The applicant advised there would be electric, drainage and foul drainage. He further advised the annexe was to help accommodate his family members whilst they came to stay given that his house would accommodate the foster children he cared for. The agent advised a condition could be imposed to tie the annexe to the main dwelling. **Standing Orders were suspended for this part of the discussion and then reintroduced.**

Cllr. Dyer felt the annexe was the sticking point. The other aspects of the application were all temporary and didn't cause him any concern. He also did not have a problem with the change of use.

Cllr. Horne felt that other drivers would allow the caravans to cross the road especially at busy times so provided there was sufficient space for the caravans to stop and other traffic to pass this was not a problem.

It was decided to defer the application and discuss it further with the planning officer. The response from the Highways Officer would also be needed.

Mr Mitchell and Mr Peckham left the meeting at this point – 7.45pm.

D2424 MRH (GB), Threeburrows Services Access To Filling Station South West Of Chiverton Cross, Roundabout Chiverton Cross Blackwater - The redevelopment of the existing petrol filling stations to include: demolition of existing sales buildings and canopies and car wash, and the removal of 12no. pump islands; and the erection of a new sales building, canopy, 8no. pump islands, tanker stand, car wash, 2no. jet wash bays, air and water bay and underground fuel storage tanks and the redevelopment of the forecourt area to include 18no. customer car parking bays; 1no. staff parking bay, 1no. motorcycle parking bay, cycle stands, formalised access and boundary treatments including landscaping PA17/09024

The application was deferred to ask for more information on:

1. Clarification of the access in relation to Claude Holman Cars
2. Access to the pumps – how would this be achieved when the fuel tanker was unloading
3. Would there be electric hook-ups?

4. Clarification on the size of the shop
5. Would the shop be open 24 hours a day

D2425 c/o Agent Savills Investment Management, Treliske Retail Park Truro TR1 3LN - Advert
Consent: Two totem signs PA17/10909

Observations: Support but want the totem pole that has recently been given permission to be moved in an easterly direction to allow those coming out of Truro to see it.

Proposed by: Cllr. Dunn
Seconded by: Cllr. Keverne

Vote: unanimous

280/2017. TO RECEIVE PLANNING REPORTS

The Chairman advised he had been approached by Marcel Venn of Inox regarding development on land in Shortlanesend. He had advised Mr Venn that the parish council would not look favourably on the proposed development due to its location.

The Chairman spoke on two pre-applications, one at Chybucca and the other at Gloweth Builders, Threemilestone Industrial Estate. He had responded to both.

On 19th December the Chairman would represent the parish council at the Central Planning Committee Meeting to speak against the application at Land to the rear of Buckingham Terrace, Greenbottom.

290/2017. ANY OTHER ITEM THE CHAIRMAN DEEMS AS URGENT

No other urgent items.

The meeting closed at 8.07pm.

