

Kenwyn Parish Council

1 Nancevallon
Higher Brea
Camborne
TR14 9DE

Mrs K J Harding
Clerk to the Council
Tel: 01209 610250/0800 234 6077
e mail kenwynpc@btconnect.com
www.kenwynparishcouncil.gov.uk

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 14TH FEBRUARY 2018 AT SHORLANESEND VILLAGE HALL AT 7PM CHAIRED BY THE VICE CHAIRMAN, CLLR. HILTON FOLLOWING THE CHAIRMAN'S RECENT RESIGNATION

**355/2018 PRESENT: CLLRS. B HILTON (VICE CHAIRMAN), W ROBINSON, K POLKINGHORNE, S HORNE, J DUNN, K HART
Mrs K J HARDING – CLERK TO KENWYN PARISH COUNCIL**

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

Miss C Harding

356/2018 APOLOGIES: Cllr. J Shenton

357/2018 DECLARATIONS OF INTEREST

Cllr. Polkinghorne - D2435 Mr Simon Matthews Duchy Estates Ltd, Unit 2 Victoria Mill Threemilestone TR3 6BX - Outline planning permission with some matters reserved: Demolition of existing workshop units and construction of residential development up to 29 apartments PA17/10876 – would declare an interest and leave the meeting for this application.

358/2018 PUBLIC PARTICIPATION (10 MINUTES MAXIMUM, 3 MINUTES MAXIMUM PER PERSON) ON PLANNING MATTERS ONLY

No public participation.

359/2018 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

D2435 Mr Simon Matthews Duchy Estates Ltd, Unit 2 Victoria Mill Threemilestone TR3 6BX - Outline planning permission with some matters reserved: Demolition of existing workshop units and construction of residential development up to 29 apartments PA17/10876

Cllr. Polkinghorne declared an interest and left the meeting at this point – 7.02pm.

The previous Chairman of the Planning Committee, Richard Tinney, who had recently resigned offered the following guidance through the Vice Chairman – he had spoken with Matt Doble,

Planning Officer, about the application and the officer had some concerns regarding highways/access arrangements.

The Vice Chairman read out the comments from the Highways Department which were as follows:

"To demonstrate safe and suitable access there are a number of items that require further work to address.

Emerging visibility to the left is constrained with no parking restrictions and I estimate approximately 3-5 parked vehicles would present a visual obstruction. A general arrangement design of the proposed access is requested from a 2.4m setback to identify the extent of the emerging visibility splay to the left which would require protecting. Emerging visibility to the right is protected via double yellow lines.

Drawing number 6384-PL-00-03 proposes a relocation of the existing bus stop. Further details are requested regarding the relocation positioning.

The kerb to the west of the bus stop would require reinstating and this should be detailed on a plan."

Members had the following concerns:

Boundaries

Disposal of asbestos/dust concerns thought to be used in the current buildings construction

Overlooking

Bin site next to property boundary

Drainage

Parking

The previous Chairman had contacted Lee Quinney at Cornwall Council regarding the removal of the bus shelter to make him aware of the application should he wish to comment.

Observations: The application would be deferred as further information was required for the committee to make its final observations. Members were concerned that the building wouldn't blend in with either the flats or properties to the east of it, they wished to know a definite number of proposed flats, what age group the flats were aimed at, members would like to see flats suitable for older people in the village centre near amenities. Members would like to see a funding contribution from the developer for an additional crossing to make crossing the road a lot easier.

The planning committee shared Cornwall Council Highways concerns over access to the site, in particular along Chyvelah Road where parking was already an issue.

Members were also concerned that the proposed soak away was on higher ground than the adjacent properties.

The proposals for the disposal of asbestos/dust would be followed up with the planning officer.

Finally, a query would be raised as to whether there were sufficient parking spaces for residents and visitors.

Cllr. Polkinghorne re-entered the meeting at this point – 7.16pm.

D2436 Mr & Mrs T Tregear, Ruby Barn Three Burrows Blackwater - Conversion and extension of disused barn to residential dwelling (amended design to PA17/01536) including temporary siting of caravan PA17/11195

Observations: Support

Proposed by: Cllr. Dunn

Seconded by: Cllr. Robinson

Vote: unanimous

D2437 Dr & Mrs Radford, Kernou Veor Greenbottom Truro Cornwall TR4 8QH - Pre-application advice for multiple residential dwellings PA18/00142/PREAPP

It was noted the land was part of the World Heritage Site and was in the open countryside. The land was not identified for development in the Truro and Kenwyn Neighbourhood Plan. If an application were to be submitted it would be necessary to know how many dwellings would be applied for.

Cllr. Dyer advised the applicant, who he knew personally, had visited his house to discuss the pre application. Following advice from the planners it had become obvious development would not be permitted and therefore Cllr. Dyer advised an application would not be made.

360/2018. TO RECEIVE PLANNING REPORTS

The Clerk advised, as per her earlier email, the application for flats at 'Hebron' in Threemilestone had been withdrawn by the applicant ahead of an officer's recommendation for refusal.

361/2018. ANY OTHER ITEM THE CHAIRMAN DEEMS AS URGENT

No other urgent items.

The meeting closed at 7.30pm