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MINUTES OF A PLANNING COMMITTEE MEETING HELD ON MONDAY 20th FEBRUARY 2017 AT ROOM 001, RICHARD LANDER SCHOOL AT 7PM

424/2017 PRESENT: Cllrs. R Tinney (Chairman), J Shenton (Vice Chairman), J Burlinson, I Holroyd, B Hilton, J Keverne, K Hart

Also present: Cllrs. J Earnshaw, W Robinson, J Dunn, F J Dyer

Mr S Horne, Mr M Fisher (part of the meeting), two other members of the public

425/2017 APOLOGIES: Cllr. R Ellis

426/2017 DECLARATIONS OF INTEREST

Cllr. Burlinson declared an interest and would leave the meeting during the following item - D2809 Mr Hugo Trevorrow, 33 Chyvelah Vale Gloweth Truro, Proposed new dwelling PA17/00434

Cllr. Robinson – declared an interest in the following item as he knew the applicant - D2810 Mr Eric Fern, Gale Corners Ashley Road Shortlanesend TR4 9DT. Dining room extension PA17/00856

427/2017 PUBLIC PARTICIPATION (10 MINS MAXIMUM, 3 MINS MAXIMUM PER PERSON ON PLANNING MATTERS ONLY)

No public participation.

428/2017 TO CONSIDER PLANNING APPLICATIONS AS LISTED BELOW

D2801 Mr John Seaber, Acorn Care and Education, Oak Tree School Truro Business Park Threemilestone, Construction of extension to existing school building to create additional teaching, welfare and administrative space of 523 square metres and associated external works to include parking provision and landscaping/outdoor activity space PA16/11567 **Deferred from previous meetings**

Observations: Following further communication from the planning officer we will approve the application but we still have concerns about the flow of foul waste. We note South West Water's comments and responsibilities but we want to see foul waste properly dealt with so it does not cause problems to existing development and this new development.

Proposed: Chairman

Vote: unanimous

D2802 Mrs Dickinson, Director of Finance Truro and Penwith College, Truro College College Road Gloweth, Application for approval of all reserved matters in respect of PA14/00183 (Outline application for construction of new teaching building) PA16/11572 **Deferred from previous meetings**

Observations: Following further communication from the planning officer we will now support this application.

Proposed: Cllr. Burlinson

Seconded: Cllr. Holroyd

Vote: unanimous

D2807 Mr Matthew Orton MAL-VW Ltd, Walker Business Park Threemilestone Industrial Estate Threemilestone, New premises building for Mal-VW (specialist motorhome conversions and sales). Main building including internal showroom, reception, sales offices, fabrication, storage, vehicle servicing and valet bays, with further offices, staff facilities, and storage at first floor. Separate three bay Valet building and covered wash bay. The majority of the site is laid out to provide external parking bays for the LWB vans to be converted or sold PA16/12100 **Deferred from previous meetings**

Deferred to the next meeting.

D2804 Marcel Venn Inox Group & Exemplar Projects (Truro) Ltd, Langarth Farm Threemilestone Truro, Modification of Section 106 agreement dated 10 July 2013 on Planning Reference PA11/06124 PA16/11727 **Deferred from previous meetings**

Observations: We have nothing to add to our previous comments.

Proposed: Chairman

Vote: unanimous

Cllr. Burlinson declared an interest and left the meeting during this item.

D2809 Mr Hugo Trevorrow, 33 Chyvelah Vale Gloweth Truro, Proposed new dwelling PA17/00434

Standing Orders were suspended to allow Mr Fisher to put forward his objections to this application. Standing Orders were reinstated.

Observations: Object – this is unneighbourly, over development of a cramped site, it is not sensitive in design so detracts from the character of the street scene, the architectural integrity and scale of adjacent buildings. The proposed access is poor and is not safe or appropriate for, construction vehicles, Emergency vehicles, refuse vehicles and delivery services.

Although the applicant says there is enough parking for two properties we would question the reality of this due to the use of a communal parking area which already seems to be well used.

We have concerns about the stability of the properties at the back of the site once this site was dug out. It is completely unsuitable for development and out of keeping for the area.

We have taken note of the objections raised by the neighbours, and also the comments by the Planning Officer on the Pre-app

' While the site is of a reasonable size I am not convinced the site can be configured to allow the successful location of a new dwelling or be of a form and scale which respects the local context. The location does not achieve a coherent and legible form for the development with no vehicular access and does not relate to the existing street scene'.

For these reasons we object to the application.

Proposed: Cllr. Keverne

Seconded: Cllr. Hart

Vote: unanimous

D2810 Mr Eric Fern, Gale Corners Ashley Road Shortlanesend TR4 9DT. Dining room extension
PA17/00856

Observations: Support

Proposed: Cllr. Hilton

Seconded: Cllr. Keverne

Vote: unanimous

D2811 Inox Property Limited, Langarth Farm Threemilestone Truro Cornwall TR4 9AN, Non material amendment (3) for alternative wording for condition 34 to the following: "Prior to commencement of development a scheme of mitigation for woodlark and other wintering birds shall be submitted to and approved in writing by the Council" PA17/00983

Observations: Support

Proposed: Chairman

Vote: unanimous

D2812 Inox Property Limited, Langarth Farm Threemilestone Truro Cornwall TR4 9AN, Non material amendment (4) for alternative wording for condition 20 so that it accords with the S106 agreement to PA11/06124

Deferred to the next meeting to wait for the Highways response.

429/2017 TO RECEIVE PLANNING REPORTS

No planning reports.

430/2017 ANY OTHER ITEMS THE CHAIRMAN DEEMS AS URGENT

Cllr. Robinson spoke on a hole that had appeared in the hedge between the playing field at Shortlanesend and the development site above. He wondered if it was to do with the easement that

had been agreed to allow the sewer to come through the hedge and across the car park to join the main sewer. The Chairman would investigate this as he advised no planning permission had been granted on the site yet so no works should be taking place.

The meeting closed at 7.40pm.