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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 22nd FEBRUARY 2021 HELD VIRTUALLY VIA ZOOM DUE TO COVID-19 RESTRICTIONS AT 7PM

Ahead of the meeting Cllr. John Davey signed the Declaration of Acceptance of Office in full view of the Clerk, Chairman and members of the Council.

PRESENT: CLLR. B HILTON (CHAIRMAN), CLLR. GAMMON (VICE-CHAIR), CLLR. HARRY, CLLR. HEWITT, CLLR. F J DYER MBE, CLLR. ROBINSON, CLLR. LA BORDE, CLLR. A WILLSHEE, CLLR. D GREEN, CLLR. DAVEY

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

24 members of the public and 1 planning agent

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

320/2021 APOLOGIES: CLLR. I HOLROYD & CLLR. M HOLROYD

321/2021 DECLARATIONS OF INTEREST

No declarations of interest.

322/2021 PUBLIC PARTICIPATION (10 MINUTES MAXIMUM, 3 MINUTES' MAXIMUM PER PERSON ON PLANNING MATTERS ONLY)

Cllr. Robinson referred to planning queries he had raised regarding issues in Idless back in January. He asked Cllr. Dyer to follow this up with a resident present at this meeting. Cllr. Dyer agreed to do this.

323/2021 TO CONSIDER PLANNING APPLICATIONS AS LISTED BELOW:

The Chairman altered the running order of the planning applications as there was a lot of public interest in the following application:

D2975 Application PA20/10316

Proposal Outline planning permission with all matters reserved for up to 5no. four-bedroom detached properties each with detached garage

Location Behaven Road From Idless Lane To Lamerton Idless TR4 9QT

Applicant Mr And Mrs Vian

Grid Ref 181520 / 48224

Standing Orders were suspended to allow the Idless residents to address members.

Standing Orders were reinstated.

Observations: Object –

- This is an unwarranted development in the countryside where there is very little infrastructure to support it.
- The access lane is wholly unsuitable, it is narrow with no passing places. There is no street lighting or pavements and there is a 60mph speed limit. Currently cars trespass on private property in order to overtake each other at Tremeneth, Trelamerton, Allen Bank, and Gossicke. There are no established legal passing places.
- The site is in a flood zone. The neighbouring property to the south - Tremeneth would certainly be flooded should the development proceed due to excess run off flowing down the road and encroaching from the river.
- There is an Embargo related to additional ground water attached to Benhaven (C1/LC14/0823/90)
- Neighbourhood plan - The site is outside of any definable settlement and cannot therefore be considered infill or rounding off and is not compliant with policy 3 of the CLP. The Truro and Kenwyn Neighbourhood Development Plan reaffirms this policy position. The site is not therefore considered appropriate for residential development.
- There is no public transport provision in Idless therefore all occupiers of the proposed dwellings would be using car transport which is contrary to the County's aims of reducing car use and pollution.
- No consultation by the applicants has taken place with the residents
- The development would cause visual harm to the rural area that screening would not mitigate sufficiently.
- The NPPF and Cornwall Local Plan clearly state that new residential development should " be directed to existing settlements, where there is a ready available supply of services /facilities, employment opportunities, transport links and a lesser impact to the natural/rural environment
- The site is both within an Area of Outstanding Natural Beauty subject to Ancient Replanted Woodland and County Wildlife Sites protection orders.

Proposed by: Chairman

Vote: Unanimous

The Chairman altered the running order again to deal with the following application next as the applicant and agent were waiting to speak.

D2974 Application PA20/10725

Proposal Proposed holiday accommodation (16 units and 1 unit for managers accommodation) including creation of lake, and associated works

Location Land At Truro Airfield Tregavethan TR4 9EX

Applicant Blue River Steel Buildings (South West) Limited

Grid Ref 176332 / 46564

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

Standing Orders were reinstated.

Observations: Support but we are concerned about the footpath which is unlit and not suitable for use at night. We are also concerned about the lack of public transport.

Proposed by: Cllr. Gammon

Seconded by: Cllr. Willshee

Vote: 6 in favour, 4 against

D2970 Application PA21/00473

Proposal Proposed Loft conversion to existing bungalow to provide additional bedrooms complete with Porch extension

Location Tomperrow Lodge Tomperrow Truro Cornwall

Applicant Mr And Mrs D Murrish

Grid Ref 177698 / 44272

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

Standing Orders were reinstated.

Observations: Support

Proposed by: Chairman

Vote: unanimous

D2971 Application PA21/00693

Proposal Proposed new lobby and footpath link

Location The Duchy Hospital Penventinnie Lane Truro Cornwall

Applicant Ramsay Health Care Uk Ltd

Grid Ref 179637 / 45464

Observations: Support

Proposed by: Chairman

Vote: unanimous

D2972 Application PA21/00605

Proposal Proposed single storey side extension

Location 6 Berveth Close Threemilestone Truro Cornwall

Applicant Ms D Law Grid Ref 178388 / 44821

Observations: Support

Proposed by: Cllr. Green

Seconded by: Cllr. Gammon

Vote: unanimous

D2973 Application PA21/00526

Proposal Construction of single storey extension to education building (seaton) and internal alterations to expand construction department. Internal / external alterations to education building (motor engineering) to form new science laboratory

Location Truro College College Road Gloweth Truro

Applicant Mr Peter Ward Truro and Penwith College

Grid Ref 179099 / 44914

Observations: Support

Proposed by: Cllr. Gammon

Seconded by: Cllr. Harry

Vote: unanimous

D2976 Enquiry reference PA21/00582

Proposal Non-material amendment regarding the garden fence position of Plot 15 in respect of decision notice PA16/03032

Location Gloweth Barton Tresawles Road Truro TR1 3LT

Applicant Glynnis Poole LiveWest Homes Ltd

Observations: Support

Proposed by: Chairman

Vote: unanimous

D2977 Application PA21/00802

Proposal Reserved matters for 3 dwelling houses (Details following application no. PA20/02088 dated 05.05.20)

Location Cherry Orchard Lower Hugus Road Threemilestone TR3 6BD

Applicant Mr A Blair Grid Ref 177706 / 44420

Observations: Support although we do have concerns about the proposed entrance/egress onto the bends on this part of the highway.

Proposed by: Cllr. Green

Seconded by: Cllr. Harry

Vote: unanimous

324/2021 TO CONSIDER ANY PLANNING REPORTS

No planning reports.

325/2021 ANY OTHER ITEM THE CHAIRMAN DEEMS AS URGENT

No other urgent items.

Meeting ended at 8.15pm.