

# Kenwyn Parish Council

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## **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 10<sup>TH</sup> JANUARY 2018 AT SHORTLANESEND VILLAGE HALL AT 7PM**

**308/2018 PRESENT: CLLRS. R TINNEY (CHAIRMAN), B HILTON (VICE CHAIRMAN), W ROBINSON, K POLKINGHORNE, J DUNN, J SHENTON, K HART  
Mrs K J HARDING – CLERK TO KENWYN PARISH COUNCIL**

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

Mr Peckham (part of meeting), Dan Mitchell – Influence Planning (part of meeting), Miss C Harding (part of meeting), Mrs Horne (part of meeting)

**309/2018 APOLOGIES:** Cllr. S Walshaw

### **310/2018 DECLARATIONS OF INTEREST**

**Cllr. Horne would declare an interest in his application and leave the room.**

### **311/2018 PUBLIC PARTICIPATION (10 MINUTES MAXIMUM, 3 MINUTES MAXIMUM PER PERSON) ON PLANNING MATTERS ONLY**

No public participation.

### **312/2018 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

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**Standing Orders were rescinded** for the applicant and agent to update the council on the application and the alterations and amendments made since it was last before members. The agent had supplied members with a copy of Cornwall Council's Annexe Policy Guidance Note which he believed the proposal was fully compliant with.

Members had been concerned about the visual impact of the scheme. The agent felt the impact was probably at its worst right now but by looking at the street view on Google Earth it was much better

in the summer months with the established copse in leaf and other boundary trees in hedges in leaf. The actual paddock subject to the application and the house and buildings at Primrose Farm were barely noticeable then. A further landscaping proposal would however be submitted to supplement the existing field boundaries alongside the field proposed for the Glamping. The field in question was well set back from the road and the agent did not believe people driving along the road would notice either the glamping tents or the annexe which would be mainly obscured from view.

Following concerns from the planning committee in December alterations had been made to the access and these had been circulated to members ahead of the meeting.

**Standing Orders were reinstated.**

Members were unhappy with the size and scale of the proposed annexe. Whilst they felt they could support the glamping and camping aspects of the application they felt unable to support the annexe and therefore had to object to the application.

Observations: Object – we do not support the annexe in this application. It is too big and too detached from the main dwelling. We do not object to the glamping and camping proposals but we have to object to the annexe.

Proposed by: Cllr. Polkinghorne

Seconded by: Cllr. Robinson

Vote: 5 in favour, 2 against.

The applicant and agent left the meeting at this point – 7.17pm.

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 – deferred from last meeting

Observations: Support subject to Claude Holman Cars being happy with the new arrangements.

Proposed by: Cllr. Dunn

Seconded by: Cllr. Polkinghorne

Vote: unanimous

Cllr. Horne declared an interest and left the meeting.

D2427 Mr & Mrs S Horne, Seveock Road from Chacewater Garden Centre To Chyvelah Road Greenbottom - Proposed infill dwelling and garage PA17/11582

**Standing Orders re rescinded** for Mrs Horne to address members.

Mrs Horne explained the exact location of the site and spoke on the detail of the application.

**Standing Orders were reinstated.**

Observations: Support

Proposed by: Cllr. Shenton

Seconded by: Cllr. Hilton

Vote: 4 in favour, 3 against.

Mrs Horne left the meeting at this point – 7.36pm.

D2429 Mr & Mrs Guy, Rose-In-Vale Shortlanesend TR4 9ET - Removal of condition 3 attached to decision PA17/01375 dated 30.03.17 (Proposed demolition of existing workshop store and construction of new ancillary accommodation) to allow annexe to be used as holiday accommodation for fee paying guests PA17/11648

Observations: Object – this condition was put on to ensure the building would be used as described in the last application as new ancillary accommodation and not a separate letting unit. We object to it being used as that now.

Proposed by: Chairman

Vote: unanimous

### **313/2018. TO RECEIVE PLANNING REPORTS**

**Chairman** – spoken on the application at Buckingham Terrace, Greenbottom and the Central Planning Committee meeting he and Cllr. Dyer had attended. The Committee refused the application on the access arrangements and it being tandem development.

**Chairman** – had met with Richard Walker and Damien Burley of Walker Developments to discuss their proposals for the Willow Green Site. He could confirm there would now only be one access for both Maiden Green and Willow Green and this would be opposite the Richard Lander School junction.

No thought had gone in to how the electricity supply would be put in to the developments to the north of the A390. Western Power Distribution had now approached Walker Developments to see if there was space for a substation on their land.

Richard Walker was also trying to get clarification from Cornwall Council on the final location for the new school.

**Chairman** – Cornwall Council’s plans to purchase land at Langarth and West Langarth seemed to have changed again and the council was now talking to the owners of Willow Green, Maiden Green and the Hendra site.

**Cllr. Horne** came back into the meeting at this point – 7.41pm.

**Cllr. Polkinghorne** advised a new sign had gone up at East Langarth advertising Westcountry Developments. The Chairman advised Westcountry Developments had bought the holding following LXB pulling out of any development at that site and at Willow Green.

**Cllr. Polkinghorne** advised the Northern Access Road could now go ahead. Cllr. Dyer confirmed it could. He further advised the foul water arrangements could too.

**The Chairman** advised that within the next few months the parish council would see a planning application from Walker Developments for the Willow Green and Maiden Green site and this would include some commercial development. This was likely to be a petrol station and shop and a hotel. From this commercial development the necessary funding would be raised to pay for the road infrastructure into the site.

**The Chairman** spoke on the two permissions at the Hendra site – one for an 80 bed hotel, the other for a retail store and smaller units. He advised the second permission, won on appeal, would go forward.

Hendra would be coming to the parish council to discuss the £250,000 contribution for Threemilestone and the other contribution for office space. How the money would be spent would be the responsibility of Cornwall Council and the developers.

**Cllr. Burlinson** asked for clarification on what Truro City Football Club would do going forward now development of their existing site had been approved. Cllr. Shenton advised the Club was currently up for sale and there was uncertainty as a result as to where they would play in the immediate future. She also advised she had been informed that Cornwall Council would build housing and rent it out to fund the deficit of £4 million needed to build the Stadium. Truro City Football Club would presumably play at the Stadium thereafter.

#### **314/2018. ANY OTHER ITEM THE CHAIRMAN DEEMS AS URGENT**

No other urgent items.

**The meeting closed at 7.56pm.**